

# Town Of Sandwich

THE OLDEST TOWN ON CAPE COD

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TOWN OF SANDWICH



## PLANNING BOARD

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JUL 21 2011

MINUTES  
June 21, 2011

*S H S M A M*  
RECEIVED & RECORDED

7:03pm

Meeting Room  
Town Office Building,  
16 Jan Sebastian Drive

FINAL COPY

**Present:** Sarah Regan, Chair, Dan Marsters, Vice Chair, Henry Rakov, Amy Lipkind, and Joseph Vaudo

**Absent:** Nanette Perkins

### ANR

#### 24 Teaberry Lane

##### William Cotter

Mr. Cotter submitted a letter requesting to withdraw without prejudice his ANR plan for 24 Teaberry Lane. Mr. Claytor moved to accept Mr. Cotter's request to withdraw without prejudice the ANR plan for 24 Teaberry Lane. Mr. Rakov seconded. The vote was unanimous.

### Board Discussion

Mr. Greg Smith, Director of Planning and Development, introduced Mr. George Zantuhos, 8 Knott Avenue, to the Board to address the issue of lot size as regards the current noise zoning by-law and his suggestion for revision. He would like to see the 200' residential boundary reduced to 50' in areas where there are smaller lots.

Ms. Regan thanked him for his presentation.

### 3 Vacation Lane

Mr. Marsters recused himself from the discussion.

Ms. Regan read the following letters into the record:

Town of Sandwich Building Department, Paul D. Spiro, Inspector, dated June 18, 2011  
Town of Sandwich Fire Department, J.J. Burke, Fire Prevention Officer, dated June 17, 2008

Attorney Ben Losordo, representing the seller, and Attorney Kevin Flanagan, representing the buyer, were both present. They, and the Building Inspector, are requesting the opinion of the Board that the Board still considers the lot to have sufficient frontage on an accepted town way because the Building Department has been asked to consider issuance of a building permit for the property. The plan as endorsed on June 21, 1984 shows a cul-de-sac at the end of Vacation Lane, which is the frontage for this lot. On November 2, 1994, the Planning Board waived construction of the cul-de-sac. Presently the paved portion of Vacation Lane end about

20' from the lot line.

Mr. Vaudo asked if the property is assessed as a buildable lot. Mr. Losordo said it was. The Board also discussed the Fire Department requirement that the road continue at 18' width, 10' into the property with a (T) turnaround area at the end of the 10' to provide adequate access for emergency vehicles.

At the end of the discussion, Ms. Regan asked Ms. Bassett to send a letter from the Board to Mr. Spiro stating that the Board finds no record of any plans for this property being rescinded. Also, the Board agrees that paving of Vacation Lane, a public road, be extended the 20' to the property line. This allows the Building Department to work with both the Engineering and Fire Departments to insure proper service to the property.

#### **Draft By-Laws**

Mr. Claytor said that he would like a presentation on the context of the proposed by-laws and why/how these thirteen articles. Mr. Smith said that these particular articles had their genesis in the Local Comprehensive Plan. One goal is to expedite the permitting process. The Board also discussed the possible design of a by-law supporting development agreements. The Board would like to hear from Mr. Smith one more time and then block out a two-hour work session to review the proposed zoning changes. Further meetings would be scheduled if necessary.

Ms. Lipkind moved the Board adjourn. Mr. Claytor seconded. The vote was unanimous. The meeting adjourned at 8:25pm.

Respectfully submitted,  
Marilyn K. Bassett