



MINUTES
July 19, 2011

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7:04pm
Meeting Room
Town Office Building,
16 Jan Sebastian Drive

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

Approval of Minutes

Ms. Lipkind moved the Board approve the minutes of May 17, 2011, May 23, 2011, June 7, 2011, and June 21, 2011 as written. Mr. Rakov seconded. The vote was unanimous.

Submission of New Plans

ANR

Town of Sandwich DPW

Sam Jensen, Assistant Town Engineer

This plan creates temporary construction easements by order of the Town of Sandwich. No new property lines are being created. This plan needs to be recorded within 30 days of the Board of Selectmen signing the land.

Ms. Regan asked if there were any public comments. There were none.

Ms. Perkins made a motion to endorse the ANR. Mr. Marsters seconded the vote was unanimous.

ANR

24 Teaberry Lane

William Cotter

Mr. Cotter submitted a new ANR plan for his property at 24 Teaberry Lane drawn to the scale requested by the Engineering Department. Mr. Cotter told the Board that the lot and way were created prior to the Sandwich Zoning By-laws being enacted. He submitted aerial photos, a plan showing that there was a road in 1951 and 1963. He also has a deed referencing the 20' right of way from 1949. He has other documentation that he will make available to the Board.

Ms. Regan told Mr. Cotter that all documentation will be very helpful to the Board in making its decision. Mr. Cotter will return for the meeting to be held on August 2, 2011.

TOWN CLERK
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AUG 04 2011

Mr. Rich Claytor, who has resigned from the Planning Board, asked to speak to the Board. He expressed his appreciation to everyone with whom he had served over the years. He enjoyed his service to the Town and hopes to perhaps return to serve on the Planning Board again one day.

Board Discussion

South Sandwich Village Center

Horsley Witten Group

Mr. Smith reviewed with the Board that the three years ago the Local Comprehensive Plan identified areas of strategic planning within the Town of Sandwich. South Sandwich Village Center is one of those designated areas. Mr. Thomas Tsakalos is the principal owner of property in that location. He has hired the Horsley Witten group to create a concept plan with the necessary zoning change requests.

Present for the Horsley Witten group were Scott Horsley and Nate Kelly. Mr. Tsakalos was also present with his daughter, son, and daughter-in-law. Attorney Kevin Kirrane was also present. Mr. Tsakalos gave the Board a brief history of his coming to Sandwich from Greece and how much the Town of Sandwich and its citizens mean to him. Mr. Kirrane told the Board he had known Mr. Tsakalos for many years and shared some of the projects that Mr. Tsakalos had undertaken and paid for that have benefited the Town including a septic solution for the Golden Triangle that can be applied to other areas in the town. Mr. Horsley explained to the Board that the conceptual plan for the Tsakalos property would blend very nicely with any plans for the remainder of the Golden Triangle that will be going out for bid in the future.

Mr. Horsley said that a MEPA filing was being put together for South Sandwich Village Center. He then showed the Board a powerpoint presentation. Mr. Kelly then shared with the Board information about the project architect, Donald Powers, who has done some of the early work at Mashpee Commons and is strong in the area of redevelopment. Mr. Rakov wondered if there had been any thought given to senior independent living. Mr. Tsakalos said that it would be included in the plans as it is close to the Sandwich Housing Authority senior citizen apartments.

Mr. Kelly then presented a handout showing the proposed zoning changes that are being requested by Horsley Witten Group. The proposed changes are to Sections 2540, 2600, 3110-3120, and 4400. Ms. Regan asked what the driving need for the easement was. Mr. Kelly said that it was to make the best use of the client's property. There is a proposed transit route from Heritage Plaza through to Quaker Meetinghouse Road. Mr. Marsters asked if this proposed route would also go through the RFP land, which it will. There is also a plan for a regional transit stop within the project.

Ms. Perkins asked if there would be any changes to current curb cuts on Cotuit Road. There are plans to redesign the current buildings in the three plazas owned by Mr. Tsakalos as well as extend the access road. Final approval of those plans would affect curb cuts.

Mr. Horsley recapped the presentation for the Board and said he is available to come back if the Board has further questions.

Proposed Zoning By-Law Changes

Mr. Smith gave an overview of the proposed zoning by-law changes to the Board. The first change is the introduction of a Sandwich Development Agreement that can be used in different areas of the Town of Sandwich. The Town of Sandwich is interested in becoming a green community so there is a need for the expedited permitting section. Also, the definition section is weak in its present form. The new definitions are tied to the use table and are very detailed. The Board will review and discuss the use table at the next meeting.

The Board asked Mr. Smith to have Mr. Horsley return for the next meeting to be held on August 2, 2011 to discuss some questions they have about the 30' setback that was requested and also the mixed use cluster idea.

The Board is planning to hold Public Hearings on the proposed zoning by-laws on August 23, 2011 and August 24, 2011 at 7pm.

General Discussion

The members also discussed what they were looking for in relation to demonstration plans. Ms. Regan asked if the Board would like to tighten up the process. Ms. Lipkind said that other boards could be asked for comment on the plans. Questionable access, easements, building footprints, access frontage, and slope easements are the main problems encountered with demonstration plans. Mr. Rakov asked if there is a definition of a demonstration plan.

Ms. Perkins moved the Board adjourn. Mr. Rakov seconded. The vote was unanimous. The meeting adjourned at 9:50pm.

Respectfully submitted,

Marilyn K. Bassett