

Town Of Sandwich

THE OLDEST TOWN ON CAPE COD



PLANNING BOARD

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TOWN CLERK
TOWN OF SANDWICH

JAN 12 2012

MINUTES
December 6, 2011

S.H. 3811 A NL
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7:02pm
Meeting Room
Town Office Building,
16 Jan Sebastian Drive

FINAL COPY

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

Absent: Nanette Perkins

Approval of Minutes

Mr. Rakov motioned to accept the minutes of November 1, 2011 as written. Ms. Lipkind seconded. The vote was unanimous.

ANR

1 Paul's Way

Bassett

Attorney Ben Losordo represented the property owner, Heather Bassett. He explained that Ms. Bassett has a buyer for the lot subject to it being buildable. He stated that Paul's Way is constructed to minimum standards; a turnaround for fire trucks needs to be provided. A "T" shaped, 18" wide, 30" long temporary turnaround has been approved by J.J. Burke of the Sandwich Fire Department. From the Board members standpoint, this turnaround should be permanent.

There was no public comment.

After more discussion about the "temporary" turnaround, the Board agreed to endorse the plan with the wording "temporary permanent turnaround" in place. Also, the Building Department needs to take notice that this turnaround must line up properly. Ms. Lipkind motioned that the Board endorse the ANR plan of land for 1 Paul's Way with two conditions:

1. Temporary turnaround needs to be permanent
2. The temporary turnaround may need to be adjusted based on the layout of Paul's Way and should be coordinated with the Engineering Department.

Mr. Vaudo seconded. The vote was unanimous.

Lot Release

Bay View Farm Estates

Richard Anderson

Mr. Marsters recused himself from the discussion.



Ms. Regan read the memo from Mr. Sam Jensen, Asst. Town Engineer and the Form I that accompanied it showing that \$6258.00 surety would be needed to release the lots. Mr. Anderson had already deposited this amount with the Town. Ms. Lipkind moved that the Board release Lots 1, 2, 3, 4, 5, 6, and Open Space. Mr. Vaudo seconded. The vote was unanimous.

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Board Discussion

Mr. Sam Jensen, Asst. Town Engineer, asked the Board to vote to update the Electronic Filing policy for Forms A and C. Mr. Rakov moved that the Board vote to update the Electronic Filing policy for Forms A and C. Mr. Vaudo seconded. The vote was unanimous.

Ms. Lipkind moved the Board adjourn. Mr. Vaudo seconded. The vote was unanimous.

Canvasback Subdivision

Ms. Regan read a letter to Building Inspector Paul Spiro from Mr. Bruce Frasier of the Canvasback HOA requesting approval to remove dead trees, limbs, and brush. Mr. Marsters said that this could fall under maintenance of trails as written in the original decision. The HOA must clear only dead trees, limbs, and branches. The Board granted its approval.

Farmview Estates

Mr. Jonathan Fitch, attorney, and Mr. Bill Yetman of Howland Development came before the Board seeking their clarification regarding the Solar Photovoltaic Overlay District that was proposed for the Special Town Meeting in November. Ms. Regan said that there was some confusion between what was approved by the Planning Board and what was sent to the Selectmen for inclusion in the warrant. Mr. Fitch said that there is a need for this Solar Photovoltaic Overlay District as part of Sandwich being designated as a green community. Ms. Regan said that the Board wants to create the solar use, but they are unsure how to do this outside of the Industrial District. Mr. Fitch would like to come back with a presentation. After further discussion with the Board, Mr. Fitch said that it looks like his client should start over with the solar plans for the Farmview Estates parcel.

New Member

Mr. John Campanale was introduced to the Board by Ms. Regan. He had served on the Board previously until a move to Florida. He expressed an interest in filling the open seat as an alternate to the Planning Board. Ms. Regan had worked with him previously. The Board unanimously agreed to forward his name to the Board of Selectmen to fill the vacancy as an alternate on the Planning Board.

There was no Board comment on the variance request for 97 Cranberry Trail.

The meeting adjourned at 8:25pm.

Respectfully submitted,

Marilyn K. Bassett