

Town Of Sandwich

THE OLDEST TOWN ON CAPE COD



PLANNING BOARD

16 Jan Sebastian Drive, Sandwich, MA 02563

Phone: 508 833 8001

Fax: 508 833 8006

E-mail: planning@townofsandwich.net

PLANNING BOARD

MINUTES May 1, 2012

TOWN CLERK
TOWN OF SANDWICH

MAY 17 2012

8:30 PM
RECEIVED & RECORDED

7:00 pm

Meeting Room

Town Office Building,

16 Jan Sebastian Drive

Present: Sarah Regan, Chair, Amy Lipkind, Henry Rakov, John Campanale

Absent: Dan Marsters, Joe Vaudo

Approval of Minutes

Mr. Rakov motioned to accept the minutes of April 3, 2012 as written. Mr. Lipkind seconded. The vote was unanimous.

7:05 P.M.

Accessory Dwelling Unit

12 West Crossfield Road

McEntee

Ms. Regan read the Public Hearing Notice into the record. She also read the following comment letters into the record:

Mr. David Mason, Health Agent, letter dated April 19, 2012

Mr. J. J. Burke, Fire Prevention Officer, letter dated April 12, 2012

Mr. McEntee was present. The Board discussed the approval of the tenant with the Housing Authority. Mr. McEntee said he had spoken with the Housing Authority and the apartment will be rented by his son and wife and said they qualify for affordable housing. Approval has not yet been received but Ms. Lipkind said the Board could condition it.

The Board discussed the enforcement of Housing Authority tenant approval.

The septic system was discussed along with the 40 square foot lot size.

Ms. Regan asked if there were any questions. There were none.

Ms. Lipkind made a motion for the Board to close the Public Hearing regarding Accessory Dwelling Unit – 12 West Crossfield Road. Mr. Campanale seconded. The vote was unanimous.

Cranberry Trail/Road Determination



Ms. Regan read a letter from Mr. Paul Spiro, Building Inspector, dated April 24, 2012, requesting a determination whether a section of road is considered a road or a way. Mr. Spiro's request is made in order to ensure that a shed be placed in a proper setback position in accordance with our zoning.

Ms. Regan said she wished the Board had received further information from the Town Engineer.

Ms. Lipkind suggested that a member of the Board visit the location to make a determination.

The Board recommended that a memo be sent to Mr. Spiro indicating that they were going to inspect the location along with contacting Engineering Dept. and then they will get back to him. It was further recommended that a memo be sent to Mr. Sam Jensen, Assistant Town Engineer along with a copy of Mr. Spiro's memo requesting his comments.

Board of Appeals Applicaton #12-10

No comment.

Board of Appeals Application #12-11

No comment

Deliberations

The Board reviewed and discussed 12 Crossfield Road, Accessory Dwelling Unit, McEntee. The Board voted to grant the Accessory Dwelling Unit application. The decision and findings are on file in the Planning Board records at the Planning & Development Office.

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

The meeting adjourned at 8:25 P.M.

Respectfully submitted,

Maureen Carty