

Town Of Sandwich

THE OLDEST TOWN ON CAPE COD



PLANNING BOARD

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FINAL COPY

MINUTES May 15, 2012

TOWN CLERK
TOWN OF SANDWICH

JUN 06 2012

K H S M J M N
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7:03pm
Meeting Room
Town Office Building,
16 Jan Sebastian Drive

Present: Sarah Regan, Chair, Henry Rakov, Joe Vaudo, John Campanale, Bill Burbank, and Nicole King
Town Planner Nathan Jones and Asst. Town Engineer Sam Jensen
Absent: Stanley Torrey

Approval of Minutes

Mr. Campanale motioned to accept the minutes of May 1, 2012 as written. Mr. Rakov seconded. The vote was unanimous.

Ms. Regan and the Board then welcomed new members Nicole King and Bill Burbank to the Board. This was also the first scheduled meeting of the Planning Board since Nathan Jones had been hired as the Town Planner. He, too, was welcomed by the Board.

7:05pm
ANR
39 Shawme Road
Collela

Attorney Ben Losordo appeared before the Board representing the property owner, Mr. Alessandro Collela in asking the Board to approve recombining the two lots that had been separated by an ANR filed in 2010. The property owner now would like to have two principle dwellings on one lot.

Mr. Jensen, Asst. Town Engineer, said that there is plenty of frontage on Shawme Road to allow for the two dwellings as well as plenty of lot area. Mr. Jones concurred.

Mr. Rakov moved that the Board endorse the ANR request for two principle dwellings on one lot at 39 Shawme Road. Mr. Vaudo seconded. The vote was unanimous.

7:11pm
Board Discussion

Cranberry Trail

Inspector of Buildings Paul D. Spiro had sent a letter to the Board asking them to determine if Cranberry Trail, from the intersection of Windmill Bog, east-northeastward toward Cape Cod



Bay, is considered a “street” as defined by the Sandwich Protective Zoning By-laws. Ms. Regan read the memo from Sam Jensen, Asst. Town Engineer, into the record. Mr. Jensen told the Board that the portion of Cranberry Trail in question conforms to the minimum standards; numerous building permits have already been issued. After a short discussion by the Board, Ms. Bassett was instructed to send a letter to Mr. Spiro stating that the Planning Board unanimously voted that the portion of Cranberry Trail as described in his letter meets the standards to be considered “a way”.

After the discussion, Mr. Jason Caristi, 4 Windmill Bog Way, said that it was his shed that abuts Cranberry Trail. Mr. John Stanton, 2 Windmill Bog Way, asked what the determination by the Board meant. Mr. Jensen told him that this as frontage determination for permitting purposes.

Introduction of New Members

Ms. Regan asked the new members to tell the Board a little about themselves. Ms. King said that this is the first Town Board on which she has served. She currently works in the Town Clerk’s office. Ms. King is also an attorney; she plans to use her experience on the Planning Board for her future practice of law, if she determines to return to practicing law at some point.

Mr. Burbank has served on numerous committees throughout the town since 1984. He hopes that his knowledge and experience will be of value to the Board and make an improvement in planning ethics.

Mr. Burbank brought up the letter that had been sent to the Planning Board from Mr. Swartz, an architect, who was encouraging the members to “think outside the box”. Mr. Burbank had contacted him and wondered about a possible conflict of interest if Mr. Swartz appeared before the Board in the future to present his ideas. Ms. Regan counseled him that anything done outside of a scheduled meeting of the Board could be construed as a conflict of interest. Mr. Burbank then asked to address several questions that he had regarding agenda items he would like to address. He was curious as to how townspeople could modify or tweak zoning articles, were subdivision rules and regulations done the same way, had the Green Community been discussed by the Board, the Local Comprehensive Plan, and other areas of interest. Mr. Vaudo suggested that his questions would best be addressed in a meeting with Mr. Jones and Mr. Jensen and not at a scheduled Board meeting.

Board of Appeals Comment

39 Shawme Road

Variance

The Board had no comment for the Board of Appeals.

Board Reorganization

Mr. Rakov presented Ms. Regan to continue as the Chair. Mr. Campanale seconded. The vote was unanimous. Ms. Regan nominated Mr. Rakov as Vice Chair. Mr. Vaudo seconded. The vote was unanimous. Mr. Campanale was asked to represent the Planning Board on the Community Preservation Committee; he accepted.

Mr. Vaudo then brought up the scheduling of meetings through the summer months. The Board agreed to hold the following meetings:
June 5th, July 17th, and August 21st

Mr. Vaudo moved the meeting adjourn. Mr. Campanale seconded. The vote was unanimous. The meeting adjourned at 8:10pm.

Respectfully submitted,

Marilyn K. Bassett