

**Town Of Sandwich**  
THE OLDEST TOWN ON CAPE COD



**PLANNING BOARD**

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**MINUTES**  
**June 5, 2012**

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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, Nicole King, and Stanley Torrey  
Town Planner Nathan Jones

**Approval of Minutes**

Mr. Rakov motioned to accept the minutes of May 15, 2012 as written. Mr. Vaudo seconded. The vote was unanimous.

TOWN CLERK  
TOWN OF SANDWICH

**Submission of New Plans**

There were no plans submitted.

AUG 08 2012

**7:05pm**

**Board Discussion**

**Manor Drive Cluster Subdivision**

As an abutter, Mr. Campanale recused himself from the discussion. Attorney Jon Fitch, property owner Rick Hall, and engineer Gary LaBrie were present. Mr. Fitch reviewed the previous meeting with the Board and said that the plan submitted reflected the changes that the Board had suggested at that time. Ms. Regan wanted to make sure that the second access from Gray Birch was shown. Mr. LaBrie had met with Asst. Town Engineer Sam Jensen regarding the second access and had some additional ideas. Mr. Rakov asked if it would be paved. Mr. LaBrie told him it would be a gravel access. Mr. Burbank asked why the second access had been requested. Ms. Regan said it was for emergency vehicles only; Mr. Fitch said that it would be gated.

12H10M PM  
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Mr. Fitch then reviewed the history of the new plan after Mr. Vaudo brought up that originally there had been eight lots proposed. Mr. Jones then suggested that the plans be brought before the Site Plan Review Committee on the 21<sup>st</sup> of June. The plans can be submitted for comment by the various departments in an informal setting. Mr. Fitch liked that idea. He went on to say that the applicant was not interested in creating an association as this is not a new neighborhood; the development would be part of an existing one.

Mr. Regan suggested that a single curb cut for the driveways branching off from the pork chop lots might be a good idea. She also said that with some of the proposed changes, it might be possible that the emergency access might not be necessary in the future.

It was decided that Mr. Fitch would contact the Planning and Development office in the morning to make arrangements for the Site Plan Review Committee meeting on the 21<sup>st</sup>. He and Mr. Hall will be back before the Board at a later date.

**Board Discussion**

Mr. Jones had nothing new at the present time for the Board.

**Board Reorganization**

Mr. Rakov informed the Board that he felt that Mr. Campanale had more experience on the Board and should be the Vice Chair. He also said he would be comfortable in the future filling that position. Mr. Vaudo nominated Mr. Campanale for Vice Chair. Mr. Burbank seconded. The vote was unanimous. Mr. Campanale said he would continue to serve on the Community Preservation Committee as well.

Mr. Vaudo moved the meeting adjourn. Mr. Campanale seconded. The vote was unanimous. The meeting adjourned at 7:40pm.

Respectfully submitted,

Marilyn K. Bassett