

Town Of Sandwich
THE OLDEST TOWN ON CAPE COD



FINAL COPY

PLANNING BOARD

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MINUTES
December 4, 2012

7:02pm
Meeting Room
Town Office Building,
16 Jan Sebastian Drive

TOWN CLERK
TOWN OF SANDWICH

JAN 16 2013

3H 29 M P M H
RECEIVED & RECORDED

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

Approval of Minutes

Mr. Rakov motioned to accept the minutes of November 20, 2012 as written. Mr. Vaudo seconded. The vote was unanimous.

Submission of New Plans

There were no new plans submitted.

Board Discussion

Atkins Road – Preliminary Cluster Plan

Attorney Eliza Cox, Attorney for the applicant and Mr. Brian Yergatian, Project Manager & Associate of BSC Group were present.

Ms. Cox explained the history of this particular site. It is approximately thirty-six acres off of Atkins Road. It used to be owned by the town. It is in the R-2 District. Ms. Cox said there have been several informal meetings with the site plan committee. Their purpose this evening is to walk the Board through their proposal.

Mr. Yergatian presented a subdivision grid along with a preliminary lotting plan and grading plan. He explained that the site is located in East Sandwich with a total of twenty-three lots. All standards are met. With the creation of this plan there will be six non-buildable parcels which will provide an additional buffer. There are nineteen acres of open space. Mr. Yergatian further explained the road access into the subdivision along with the topography. He said with the topography storm water basins will be created with rain gardens.

A lengthy discussion followed with various questions from Board members to Mr. Yergatian and Mr. Jensen, Assistant Town Engineer. Board members had several concerns regarding access for emergency vehicles along with traffic emptying from the subdivision onto Atkins Road. Ms. Cox said there will be a full traffic study. Board members asked additional questions and expressed their concerns.



Ms. Cox said they would keep in touch with the Town Planner.

7:32 P.M.

Cranberry Trail Discussion

The Board had requested a legal opinion from Town Counsel relative to Cranberry Trail. Attorney Lane responded to their questions and the Board discussed their authority.

7:40 P.M.

Proposed Zoning Changes

Mr. Jones has been working on the Town Zoning and made a presentation to the Board with proposed changes.

Discussion was held in length regarding Cottage Colonies.

The Board discussed medical marijuana. Mr. Jones said he would be meeting with Town Administrators to discuss the subject. He said it appears there are a lot of communities statewide are looking at this issue. It should be determined by the Board where this will be allowed in the best interest of the Town.

Mr. Ravko moved the meeting adjourn. Mr. Vaudo seconded. The vote was unanimous. The meeting adjourned at 8:35 P.M.

8:37 P.M.

Ms. Regan called for the meeting to reconvene in order to accept Ms. Nicole King's letter of resignation. In her letter she explained that she and her family had moved out of Sandwich to a neighboring town and she would no longer be eligible to sit on the Board. Mr. Vaudo voted to accept Ms. King's resignation. Mr. Ravko seconded. The vote was unanimous.

It was also voted to not plan for another meeting in the month of December 2012 due to no agenda items. Mr. Ravko moved the meeting adjourn. Mr. Vaudo seconded. The vote was unanimous. The meeting adjourned at 8:48 P.M.

Respectfully submitted,

Maureen Carty

