

Town Of Sandwich
THE OLDEST TOWN ON CAPE COD



FINAL COPY

PLANNING BOARD

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MINUTES
April 23, 2013

TOWN CLERK
TOWN OF SANDWICH

MAY 29 2013

J. H. Y. C. M. P. M. R.
RECEIVED & RECORDED

7:03pm
Meeting Room
Town Office Building,
16 Jan Sebastian Drive

Present: Sarah Regan, Chair, John Campanale, Vice Chair, Stanley Torrey, Joseph Vaudo, and Henry Rakov
Town Planner Nathan Jones
Absent: William Burbank

Approval of Minutes

Mr. Campanale motioned to accept the minutes of April 2, 2013 as written. Mr. Torrey seconded. The vote was unanimous.

Submission of New Plans

Mr. Al Taylor from Canal Land Surveying & Permitting, Inc. brought in a supplemental plan dated January 30, 2013 for 354 Phillips Road. The Board had previously endorsed the ANR for this property. The Registry of Deeds wanted to see more details on the plan. Mr. Campanale moved that the Board resign the ANR Plan for Lots 278 & 279 Phillips Road. Mr. Torrey seconded. The vote was unanimous.

Public Hearing

Scenic Road Permit

0 Cranberry Trail

Arini

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

- Town Engineer Paul Tilton, Acting Tree Warden, letter dated April 12, 2013
- Sandwich Conservation Commission, David DeConto, Asst. Director of Natural Resources, letter dated April 3, 2013

Atty. Ben Losordo reviewed the reasons for the request to remove trees on Cranberry Trail. Mr. Rakov responded by reminding Atty. Losordo that several months ago the Planning Board decided that nothing would happen on Cranberry Trail until a plan was submitted showing that road would be brought up to minimum access standards. He said "Let's not do things piecemeal." Atty. Losordo then informed the Board that the HOA is not interested in fixing or bringing Cranberry Trail up to standards. He reviewed several options that he saw. Mr. Campanale asked what does granting this waiver mean in the future? Mr. Losordo replied that in the immediate future it just means that the applicant can remove two trees from Cranberry Trail.

Ms. Regan opened the meeting for public comment. There was none. Mr. Rakov then motioned to defer a decision until there is rectification of the issues on Cranberry Trail. Mr. Campanale seconded. The vote was unanimous.

Public Hearing

Greenwood Meadows Continued

Attorney Jonathan Fitch, Rich Tabyzinski, and applicant Bill Yetman were present. Atty. Fitch told the Board that they have liability insurance in place. As the project progresses, the amount of insurance will increase as well. NStar and the FAA have given their approval for the project. He submitted additional photographs of the site as requested by Mr. Burbank at the last meeting.

Mr. Tabyzinski then showed the Board the plan revisions dated April 16, 2013 with these changes:

- The engineering comments have been addressed – The access road will be according to minimum standards
- Electrical cabinet are will be fenced in
- The fence will be raised 6" from the ground to allow the for the passage of turtles and other wildlife according to National Heritage standards
- Security lighting will be installed on short poles at four locations and will be used for maintenance purposes

Atty. Fitch once again reviewed the benefits of this project. Under Section 1330 this project does not cause nuisance, hazard, or congestion. He also noted that this is the perfect location for this type of project.

Ms. Regan asked if there was any public comment. There was none. Mr. Rakov motioned that the Public Hearing for Greenwood Meadows Special Permit be closed. Mr. Campanale seconded. The vote was unanimous.

Deliberation

Greenwood Meadows

The Board reviewed and discussed Greenwood Meadows Special Permit for Large Scale Ground Mounted Solar Photovoltaic. The Board voted to grant the Special Permit with conditions. The decision, findings, and conditions are on file in the Planning Board public records at the Planning and Development office.

Canvasback

Ms. Regan read a letter from Atty. Adam Avratin, representing Canvasback HOA, into the record. The HOA is requesting approval to allow the construction of stairs for access to eight docks which have been approved by the Conservation Commission and the State of Massachusetts. After discussing the request, the Board directed Ms. Bassett to send a memo to Mr. DeConto, Assistant NR Director, requesting him to come to the Planning Board meeting on May 23, 2013 to answer questions that they have. The Board also directed Ms. Bassett to send a letter to Atty. Avratin and the HOA reiterating that at a meeting held on May 23, 2011 the Board decided that a Special Permit Modification with a new plan would be required in order to show the changes to Open Space in this subdivision and which paths would be used to access the docks.

Mr. Vaudo moved the Board adjourn. Mr. Campanale seconded. The meeting adjourned at 8:21pm.

Respectfully submitted,

Marilyn K. Bassett