

Town Of Sandwich

THE OLDEST TOWN ON CAPE COD



PLANNING BOARD

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FINAL COPY

MINUTES
May 21, 2013

TOWN CLERK
TOWN OF SANDWICH

JUN 19 2013

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7:00pm
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, Asst. Town Engineer Sam Jensen

Absent: William Burbank and Elizabeth Cotter

Minutes

Mr. Rakov motioned to accept the minutes of April 23, 2013 and May 2, 2013 as written. Mr. Torrey seconded. The vote was unanimous.

Board Reorganization

Mr. Rakov nominated Joseph Vaudo as Chair. Mr. Torrey seconded. The vote was unanimous. Ms. Regan nominated Henry Rakov as Vice Chair. Mr. Vaudo seconded. The vote was unanimous.

Due to the resignation of John Campanale from the Board, Ms. Regan was nominated by Mr. Campanale as a member of the Community Preservation Committee. Mr. Torrey seconded. The vote was unanimous.

Cranberry Trail Improvement

100 Cranberry Trail

Mr. Don Bracken, civil engineer, submitted plans to the Board for the improvement of Cranberry Trail. He has been working with Sam Jensen, Asst. Town Engineer. At its last meeting, the Planning Board determined that Cranberry Trail must be brought up to Section 5S (Subdivision Rules and Regulations) Minimum Road Construction Requirements. Mr. Bracken's plan calls for adding more coarse material, regrading, and compacting with a cost in the range of \$50,000 – 55,000. He feels that, with these improvements with inspection and oversight, Cranberry Trail can meet the definition of a road; the Planning Board could then certify this as a road.

The Board expressed concerns regarding:

- The front end of Cranberry Trail – what's happening there
- Make sure that the plans bring Cranberry Trail up to Section 5S standards
- Has there been a sign-off of the plans by the Fire Department, including adequate turn-arounds
- Asst. Town Engineer Sam Jensen's memo is incorporated into the plans
- Both Mr. Bracken and Mr. Jensen continue to be involved in the project



Ms. Regan noted that back in 2002 Cranberry Trail met certain standards – this was good at the time. Since the proposed work actually exceeds that done in 2002, and if the applicant can meet the requirements in Mr. Jensen’s memo, then Cranberry Trail will be even better.

Mr. Vaudo opened the meeting for public comment. The following people addressed the Board:

- Mary McLoughlin, 56 Cranberry Trail, expressed her displeasure at the length of time it took for her and her husband to obtain their building permit several years ago
- James McLoughlin, 56 Cranberry Trail, asked for a copy of the plans
- Gabrielle Sullivan, 38 Cranberry Trail, didn’t understand why building permits could not be issued because she is trying to sell a lot
- William Mawdsley, 73 Cranberry Trail, doesn’t see the need to improve the road
- Jeff Hannah, 36 Wing Blvd West, stated that Cranberry Trail is one of the better dirt roads in Sandwich

Mr. Jones stated that about a year ago it was brought to the Board that Cranberry Trail does not meet minimum standards of Section 5S; access is an issue. These standards need to be met.

Ms. Regan moved to close the public hearing for Cranberry Trail with the addition of the letter from the Fire Department. Mr. Torrey seconded. The vote was unanimous.

Board Discussion

Canvasback

The Board had invited Mr. David DeConto, Asst. Conservation Director, to speak to them regarding the Open Space in the Canvasback subdivision. He gave a short background from 2010 when the HOA applied for eight docks/piers on Peter’s Pond to the present. All the appeals have gone through with the State and with the Conservation Commission. The ConCom has now issued an Order of Conditions. There are two main paths to the docks. The Con Com would like to have the following information put into writing:

- When the docks are being put into the water
- When the docks are being taken out of the water
- Where docks are being stored because within 50’ of the shore, the area must be clear

He is comfortable with the plans that were submitted showing proposed paths, stairs, and docks. The Board thanked him for his time.

Canvasback Homeowners Association

Mr. Gerry Scampoli, 22 Pierre Vernier Drive, showed the Board the set of plans that had been presented to the ConCom. He asked if these plans would be sufficient to support the Special Permit Amendment application that has been submitted. After looking at these plans, the Board agreed that they were suitable.

Proposed Zoning

Mr. Jones told the Board that there are more proposed zoning changes for the fall. They include north of the highway and the issue of cottage colonies and the need for safe conversion of them. Once again, there will be outreach meetings for the public. The Board suggested that the outreach meeting be part of a regularly scheduled Board meeting and also suggested it be the meeting scheduled for June 18th. Mr. Mitchell, Zoning Board of Appeals Chair, was present in and asked to have an outreach meeting with the ZBA as well.

Scheduling

The Board agreed to hold meetings on the following dates: June 4th and 18th; July 16th; and August 6th and 20th.

Board of Appeals Comment

The Board had no comment on the application of David Romeiser, Route 6A.

Autumnwood

Mr. Rakov questioned if there is any update on the Autumnwood Development litigation. Ms. Regan said there has been nothing recently.

Cranberry Trail Discussion

After a short discussion, Ms. Regan moved the Board accept the plan of road by Bracken Engineering dated May 13, 1013, amended from the original proposed road lay-out dated February 2, 2002, and further to blend into this plan the Engineering Department's proposed improvements dated May 21, 2013, memo from Asst. Town Engineer Sam Jensen. Ms. Regan then amended this motion to accept the plan with the **recommendations** from Asst. Town Engineer Sam Jensen and with receipt of the Fire Department's approval after review of the plans. Mr. Rakov seconded. The vote was unanimous.

Mr. Rakov moved the Board adjourn. Mr. Torrey seconded. The meeting adjourned at 8:02pm.

Respectfully submitted,

Marilyn K. Bassett