

# Town Of Sandwich

THE OLDEST TOWN ON CAPE COD



## PLANNING BOARD

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MINUTES  
June 18, 2013

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RECEIVED & RECORDED

6:32pm  
Meeting Room  
Town Office Building,  
16 Jan Sebastian Drive

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

### Approval of Minutes

Mr. Rakov motioned to accept the minutes of May 21, 2013 as written. Mr. Torrey seconded. The vote was unanimous. Mr. Rakov motioned the Board also accept the minutes of June 4, 2013 as written. Mr. Torrey seconded. Mr. Rakov, Mr. Torrey, Mr. Vaudo, and Mr. Burbank voted in the affirmative. Ms. Regan abstained.

### 6:35pm

#### Executive Session

Mr. Rakov moved the Board go into Executive Session for the purpose of discussing the reputation, character, physical condition or mental health, rather than professional competence, of an individual, or discuss the discipline or dismissal of, or complaints against or charges against, a public officer, employee, staff member or individual.

Second: Ms. Regan  
Roll Call Vote:

Mr. Vaudo	Yes
Mr. Rakov	Yes
Ms. Regan	Yes
Mr. Torrey	Yes
Mr. Burbank	Yes

The Board reconvened at 7:12 pm for the purpose of holding the regularly scheduled public meeting.  
Ms. Cotter joined the Board.

### Submission of New Plans

#### ANR

#### 4 Georges Rock Road

#### Farrington

Mr. William Farrington presented an ANR plan to the Board for 4 Georges Rock Road. He explained that this was the last piece needed to obtain a building permit on property that he had bought from the Town at auction several years ago. Ms. Regan questioned the shape factor on Parcel 2. Mr. Burbank said he would like further clarification of the shape factor from the Engineering Department. The Board asked Mr. Farrington to come to the July 2, 2013 meeting to further discuss his plan. This would give the Engineering Department time to comment. Mr. Farrington agreed.

### Proposed Zoning Public Outreach Discussion for Proposed Village Zone

Mr. Jones provided a power point presentation explaining the reasoning behind the proposed Village Zone. Mr. Vaudo asked for comments from the Board and the public. Mr. Burbank asked Mr. Jones if the railroad is a proper boundary or should there be other streets included in the proposed district. He mentioned including Jarvesville, the village green area, and Dewey Avenue as well. He feels there is a real opportunity for development

in the Jarvesville area. Ms. Regan also mentioned the inclusion of Georges Rock Road. The following members of the public spoke:

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- Robert King, 9 Summer Street, is opposed to having by-right uses in the village for anything. Currently there are no by-right uses and he does not want to see a change. He is concerned that too many businesses would ruin the historic feel of the village. He re-iterated these concerns throughout the meeting.
- Jonathan Shaw, 3 Jarves Street, is pleased to see "Historic" on all the slides presented by Mr. Jones. He also does not like the by-right uses proposed for this district; he would also like to see more included in the district. He would like to see everything allowed by Special Permit. In response to a comment made by Mr. Jones, Mr. Shaw pointed out that the number of abandoned properties in the village is small. He would like to see one map that showing all the areas to be included in this district.
- William Collins, 15 Liberty Street, asked Mr. Jones if his goal was to fill empty spaces. Mr. Jones responded that he wanted to avoid properties sitting vacant and becoming nuisance properties in the heart of the village. He also talked about non-conforming uses. He then told the story of his neighborhood when a resident started a small antique business on their property. It eventually turned into an eyesore with signs and merchandise all over the outside of the home. He does not want to see that happen in the village with by-right uses.
- Kate Bavelock spoke as the chair of the Chamber of Commerce and a member of the Glasstown Cultural District committee spoke in favor of the district.
- Richard Johnson, Oyster Hill Road, Chair of the SEIC, also spoke in favor of the district.

The Board members discussed the inclusion of lots at Cross and Liberty streets, growing the district to include Jarvesville, and the possibility of one map showing all proposed changes and inclusions. Ms. Regan summarized the comments for the Board. Mr. Jones said that he heard that there would be support for the proposed Village District if all uses were by Special Permit.

#### **Other Board Discussion**

Mr. Jones told the Board that there was a possibility of an abutter on Cranberry Trail coming before them regarding the road plan that the Board had accepted.

Ms. Regan moved that the meeting adjourn. Mr. Rakov seconded. The vote was unanimous. The meeting adjourned at 9:01pm.

Respectfully submitted,

Marilyn K. Bassett