

Town Of Sandwich

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TOWN CLERK
TOWN OF SANDWICH



PLANNING BOARD

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NOV 27 2013

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RECEIVED & RECORDED

MINUTES
July 16, 2013

FINAL COPY

7:03pm

**Meeting Room
Town Office Building,
16 Jan Sebastian Drive**

Present: Henry Rakov, Vice Chair, Sarah Regan, William Burbank, Stanley Torrey, and Elizabeth Cotter

Absent: Joseph Vaudo, Chair

Approval of Minutes

Ms. Regan motioned to accept the regular minutes of July 2, 2013 as written. Mr. Torrey seconded. The vote was unanimous.

Board Discussion

Mr. Rakov informed the Board that the Town has received preliminary copies of the Flood Insurance Rate Map and Flood Insurance Study from FEMA.

Greenwood Meadows

Attorney Jon Fitch was present representing Howland Development Company. He came to the Board seeking clarification of two issues in the Special Permit so that the facility can be constructed:

1. The bank needs clarification of Condition #7 regarding the Operations and Maintenance Plan. The O&M plan referenced dated 11-01-12 provides a check list. The Bank would like a memo stating that these activities could be performed during routine or as-needed maintenance visits. This list should not be considered a binding agreement to perform a specific item at a particular time.
2. The underground interconnection for NStar needs to be moved approximately 50' from where it is shown on the signed plan. The interconnection would lie within the pre-existing pathway shown on the approved site plan.

After a brief discussion the Board authorized Town Planner Nathan Jones to issue a memo clarifying the above issues.

Teaberry Lane

William Cotter

Mr. Cotter came before the Board to begin finalizing the last of the road construction plans for Teaberry Lane. He presented the Board with a working copy of the road plan and profile. He realized that this was not a formal submission, but wanted the Board to have this information for review before the next meeting on August 6th. Mr. Rakov read the memo sent to Mr. Cotter dated November 7, 2012 outlining the conditions he needed to meet before coming back before the Board. Mr. Cotter stated the only issue on Teaberry Lane is the last 200'. Ms. Regan noted that the road had ended in a turnaround. There was discussion about Teaberry Lane being a road when Mr. Cotter began asking questions about Cranberry Trail. The Board told him that they were two different issues. Mr. Cotter disagreed. David Evans, Teaberry Lane, said that Teaberry Lane has been there for years. Years ago someone

took a backhoe and scooped out part of it so cars couldn't go down the road. Mr. Cotter said that the minutes from a 1963 Planning Board meeting define Teaberry Lane from the church to the cul-de-sac. Mr. Burbank asked that Mr. Cotter submit his plan in typical format with approval from Asst. Town Engineer Sam Jensen. Until then he felt the Board could not react to anything. Mr. Jones suggested that Mr. Cotter bring in any aerials and other supplemental material to the meeting on August 6th. Mr. Cotter had asked previously to be on the agenda for the meeting on the 6th and will be providing additional documentation.

Proposed Historic Village District Zoning

The Board discussed the feedback from the public outreach meeting held on June 18th. Mr. Jones had additional feedback from the SEIC as well. He said that these were two polarized groups and hoped to be able to find a compromise. The primary points from the outreach meeting are:

- Nothing by-right – this is all right with the Board and the SEIC agrees
- Be sure to keep "historic" in the district designation
- Not interested in seeing more business in the district

The SEIC promotes more opportunities for business growth in the district.

Mr. Jones prepared a presentation for the Board showing several iterations of the proposed district for the Board's discussion. It is most important to separate the village from the BL-1 zoning district. In discussing the many aspects of this district, the Board wanted to be sure that the historic nature of the area be preserved. At the conclusion of the discussion, the Board directed Mr. Jones to incorporate their ideas into a new map. Mr. Jones said he would have this new iteration out to the Board by the end of the week.

Mr. Rakov suggested that Mr. Jones also send them a copy of the use table before the next meeting on August 6th. Members can review the tables and see what changes need to be made for this district.

Ms. Cotter moved that the meeting adjourn. Ms. Regan seconded. The vote was unanimous. The meeting adjourned at 8:55pm.

Respectfully submitted,

Marilyn K. Bassett



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