

Town Of Sandwich
THE OLDEST TOWN ON CAPE COD



FINAL COPY

PLANNING BOARD

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MINUTES
August 6, 2013

TOWN CLERK
TOWN OF SANDWICH

AUG 22 2013

8 H 35 M A M
RECEIVED & RECORDED

7:00pm
Emergency Services Meeting Room
Human Services Building
270 Quaker Meetinghouse Road

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

Approval of Minutes

Ms. Regan motioned to accept the regular minutes of July 16, 2013 as written. Mr. Torrey seconded. The vote was unanimous.

Mr. Rakov asked if the Board would object to having Board Discussion before the agenda items since he anticipated lengthy discussions on the agenda items. The Board agreed unanimously.

Board Discussion

Rockhill Estates/Bumstead

Attorney Phillip Boudreau, Ed Gless, Engineer, and Steve Agostinelli, Project Manager, were present as requested by the Planning Board to discuss the landscaping and water retention basins located in the Rockhill Estates subdivision. Mr. and Mrs. Roger Bumstead had come before the Board on July 2nd expressing concern about water in the basement at 202 Route 6A, which abuts Rockhill Estates.

Atty. Boudreau reviewed the drainage system and how it worked. All three representatives agreed that there was no evidence that there was any water in more than the second retention basin. The drainage issues at the bottom of Chipman Road and Route 6A was also referenced. Ms. Regan said that there was a natural flow of an underground stream in the area as well. Atty. Boudreau agreed that the groundwater table was an issue. Attorney Boudreau stated that this is a civil matter and his clients will take care of this with the Bumsteads.

Mr. Rakov thanked those present for Rockhill Estates. This ended this portion of Board Discussion.

Teaberry Lane

William Cotter

Mr. Cotter requested a continuance until the meeting to be held on August 20, 2013. Ms. Regan motioned to grant a continuance of Teaberry Lane to the August 20, 2013 meeting. Mr. Torrey seconded. The vote was unanimous.

Cranberry Trail

Juros

Mr. John Juros, 91 Cranberry Trail, sent a letter to the Planning Board asking to be placed on the agenda to discuss three questions that he had posed. His first question was "Is the private portion of Cranberry Trail a "scenic road" or not?" The Board responded that when Cranberry Trail was declared



a Scenic Road in 1993, it was the entire road and not a portion of it. Mr. Rakov informed Mr. Juros that his other two questions should be addressed to the Building Inspector as they were outside of the purview of the Planning Board.

John Stanton, 2 Windmill Bog Way, and Marion McLoughlin, 56 Cranberry Trail, and Mr. Juros began discussing civil matters. The Planning Board determined that these issues were private.

Proposed Historic Village District Zoning

Mr. Jones reviewed the concept behind the proposed Historic Village District and the definition thereof. The Board and Mr. Jones went over the proposed Use Tables for this district item by item, and then Mr. Jones showed a power point of the proposed district boundaries. The Board also discussed the subject of cottage colonies. Mr. Jones said that he would like the Board to hold another public outreach meeting, perhaps in early September. The Board will continue reviewing the materials for the proposed zoning changes at the meeting scheduled for August 20, 2013.

Board Discussion

The Board has no comment for the Zoning Board of Appeals on either of the following Public Hearing Notices:

- 76 & 80 Tupper Road, Masachi
- 18 Newtown Road, Roy

Mr. Burbank moved that the meeting adjourn. Ms. Regan seconded. The vote was unanimous. The meeting adjourned at 10:15pm.

Respectfully submitted,

Marilyn K. Bassett