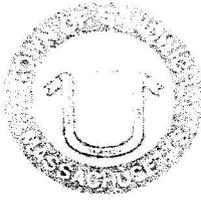


# Town Of Sandwich

THE OLDEST TOWN ON CAPE COD



## PLANNING BOARD

16 Jan Sebastian Drive, Sandwich, MA 02563  
Phone 508 833 8001  
Fax 508 833 8006  
E-mail [planning@townofsandwich.net](mailto:planning@townofsandwich.net)

## MINUTES August 20, 2013

TOWN CLERK  
TOWN OF SANDWICH

SEP 05 2013

8 H 30 M 4 M  
RECEIVED & RECORDED T

7:00pm

**Emergency Services Meeting Room  
Human Services Building  
270 Quaker Meetinghouse Road**

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

### Approval of Minutes

Ms. Regan motioned to accept the regular minutes of August 6, 2013 as written. Mr. Torrey seconded. The vote was unanimous.

Mr. Rakov asked if the Board would object to having Board take the agenda items out of order. The Board agreed unanimously.

### Release of Surety

#### Olde Harbor Estates

Attorney Geoffrey Nickerson, representing Sandwich Old Harbor, LLC, submitted a request for a partial Release of Surety for Olde Harbor Estates in a letter dated August 6, 2013. Asst. Town Engineer Sam Jensen updated the Form I Construction Cost Estimate indicating that the remaining work is estimated to be \$8742.50. Mr. Burbank had several questions and wanted to review the files before he voted to release the surety. Mr. Burbank motioned to continue the Release of Surety until September 3, 2013. Ms. Regan seconded. The vote was unanimous.

### Teaberry Lane

#### William Cotter

Mr. Cotter requested a continuance until the meeting to be held on September 17, 2013. Ms. Regan motioned to grant a continuance of Teaberry Lane to the September 17, 2013 meeting. Mr. Burbank seconded. The vote was unanimous.

### Cranberry Trail

#### Maintenance

Atty. Ben Losordo brought the Board up-to-date on the progress of the maintenance of Cranberry Trail. He reported that most of the work has been completed; the entrance remains a problem due to the large tree on one side and the fence on the other side. He outlined plans to temporarily widen the entrance to the required width. He has contacted the Fire Chief to see if he has any objections to the proposed temporary solution until the tree can be removed. Mr. Jensen requested a copy of the answer when the Fire Chief sends it to Atty. Losordo.

Ms. Regan moved that the Board waive the requirement for the northern radius at Cranberry Trail and Windmill Bog Way and accept the temporary radius. Mr. Burbank seconded. The vote was unanimous.

**Cranberry Trail – Iris Hills**

Mr. Rakov asked Mrs. Hills what she wanted to accomplish by coming before the Board at this time. She told the Board that she wanted to make sure that things were done by the book. To that end, she submitted a letter outlining five questions she wanted answered. (See attached document “Important Points for the Record” and “Request to the Board”). Mrs. Hills read point #6 (see attached) into the record. It was noted that her questions were pointedly legal and would need to be referred to Town Counsel. Harold Mitchell, 2 Settlers Path, asked if the Board would ask Town Counsel for an accounting of how much money the issues on Cranberry Trail have cost the Town over the last several years. Ms. Regan motioned to continue Cranberry Trail to a date to be determined. Mr. Burbank seconded. The vote was unanimous. Mr. Rakov instructed the Planning and Development office to refer Mrs. Hills’ questions to Town Counsel along with a request from the Board to estimate how much money the Town had spent in legal fees regarding this referral of Cranberry Trail to Town Counsel as well as over the last few years.

**Proposed Historic Village District Zoning**

Mr. Jones and the Board went over the proposed zoning material for the public outreach meeting that is scheduled to be held on September 3<sup>rd</sup>. The following was part of this discussion:

- Cottage Colony uses
- Boundaries for Historic Village and Historic 6A Corridor
- Business along 6A
- Recognition and protection of historic and residential nature of the village and 6A

Mr. Rakov moved that the meeting adjourn. Ms. Regan seconded. The vote was unanimous. The meeting adjourned at 8:45pm.

Respectfully submitted,

*Marilyn K. Bassett*

## Carty, Maureen

---

**From:** scschills@aol.com  
**Sent:** Wednesday, August 14, 2013 11:52 AM  
**To:** Planning Dept.

Town of Sandwich Planning Board  
16 Jan Sebastian Drive,  
Sandwich, MA 02563

8/14/13

RE: Request to be put on the agenda.

To the Planning Board:

Please put me on the agenda for the meeting of August 20, 2013.

Concerning the board's recent acceptance of a plan proposing road improvements to bring Cranberry Trail up to 5S standards, I would like for the board to determine:

1. That as an amendment to the 2002 "Hannah Plan" the current applicants who have submitted the Bracken Engineering plan dated 5/13/13, must correct the deficits of the previous "Hannah Plan" road improvements which include but are not limited to the following:

1) Filing a proper application with the planning board for approval of the road improvements under the 5S requirements. 2) Submitting a new application to the Conservation Commission because Hannah's permit expired without meeting the commission's order of conditions 3) submitting an "As Built" plan of the road improvements drawn by a registered land surveyor.

2. That in order to comply with section 5.S.9, proof must be submitted to the planning board by the current applicants that all parties with ownership in the way consent to the proposed widening and construction within their ownership.

3. That to comply with section 5.S.10, the asphalt apron at the entrance to the private portion of Cranberry Trail at the Windmill Bog must be widened to the required 18 feet.

4. That in accordance with section 5.S.8 and because of the longstanding access issues affecting the trail properties that the board members determine that they will request the town engineer to personally inspect the work and provide the planning board accurate documentation that the required work has been done to town standards.

5. That the board address its own concerns that portions of Cranberry Trail have been constructed outside of its proper path by requiring these applicants to submit an "As Built" plan drawn by a RLS defining the location of the road and demonstrating that their road improvements have fully incorporate the ancient way and prescriptive right-of-way leading into Scornton Dunes.  
Sincerely,

Iris Hills

---

This email has been scanned by the Symantec Email Security.cloud service.  
For more information please visit <http://www.symanteccloud.com>

---

RECEIVED  
MAY 14 2013  
TOWN OF SANDWICH  
PLANNING BOARD