

Town Of Sandwich
THE OLDEST TOWN ON CAPE COD



PLANNING BOARD

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MINUTES
December 3, 2013

TOWN CLERK
TOWN OF SANDWICH

JAN 09 2014

S H L O M A M R
RECEIVED & RECORDED

7:03pm

Lower Meeting Room
Human Services Building,
270 Quaker Meetinghouse Road

Present: Joseph Vaudo, Chair, Henry Rakov, Vice Chair, Stanley Torrey, Sarah Regan, and Elizabeth Cotter

Absent: William Burbank

Also Present: Nate Jones, Town Planner, and Sean Harrington, Engineering

Approval of Minutes

Ms. Regan motioned to accept the minutes of September 3, 2013 as written. Mr. Rakov seconded. The vote was unanimous.

Submission of New Plans

ANR

71 Wing Boulevard West

Mr. Peter Ryll presented a corrective plan of land for Elise Murgida for 69 and 71 Wing Boulevard West. The Board had no questions for Mr. Ryll. Mr. Rakov moved that the Board endorse the corrective plan of land for 69 and 71 Wing Boulevard Prepared by Canal Land Surveying and Permitting drawn by Richard Hood dated November 7, 2013. Mr. Torrey seconded. The vote was unanimous.

Mr. Burbank arrived at 7:10pm.

Rockhill Estates

Rockhill Sandwich LLC

Lot Release and Modification Request

Atty. Jonathan Fitch was present for the applicant. Rockhill Sandwich LLC is requesting the release of lots 1 – 9; lots 10 and 11 are to remain as security. The value of these two lots is approximately three times the value of the remaining work which is shown as \$58,476 on the Engineering Form I submitted to the Board. Ms. Regan said that given the configuration of the subdivision it would benefit the neighborhood for the Board to hold lots 10 and 11. Mr. Vaudo asked if everyone on the Board had a chance to visit the site of the subdivision; the Board answered in the affirmative.

Mr. Torrey moved to release lots 1 – 9 from the Covenant with lots 10 and 11 remaining subject to the Covenant. Mr. Rakov seconded. The vote was unanimous.

Rockhill Estates

Modification Request

Rockhill Sandwich LLC

Modification Request

Atty. Fitch said that his client is asking the Board to approve this request as a concept to allow flexibility in the final design. The frontage is limited and the cluster design requirements have created slivers of open space. He presented letters from two landscape professionals stating that the "streetscape is diminished" with the current plan that has been approved. The applicant would like to have side-entry garages at locations of lots 1,2,5,6,7, & 8 with the driveways moved to the side. He is also proposing a square foot for square foot switch for the open space adjacent to the driveways with and the land along the back parallel line.

Ms. Regan asked if emergency vehicles would access the subdivision by Mary Leal and, if so, either "E" or "F" should be eliminated from the proposal. Mr. Fitch agreed.

The Board discussed who be the overseeing the placement of the driveways, and where open space is on the property. Ms. Cotter suggested that there can be parameters set to take care of these items.

Ms. Regan moved to modify the Special Permit decision approving the Rockhill cluster subdivision to allow use of the open space lots adjacent to lots 1,2,5,6,7, and 8 to be used for construction of driveways, not to exceed 12' at the apron, serving

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said lots. For each square foot of open space dedicated to driveway use, an equal amount of square feet parallel to the rear of the lot being served by the driveway shall be permanently restricted so as to be left in its natural condition. The Planning Board finds this modification is not inconsistent with allowed use of subdivision open space under the zoning bylaw and is minor. Copies of the recorded restrictions and easements shall be filed with the Planning and Development office. Mr. Burbank seconded. The vote was unanimous.

Board Discussion

Cape Cod Commission Report

Mr. Harold Mitchell is the Sandwich representative to the CCC. When he was appointed to the Commission by the Board of Selectmen, he agreed to report to them on a regular basis. In keeping with this, he wanted to update the Planning Board on several issues before the Commission;

- RESET
- MMR
- YMCA property
- South Sandwich Village
- Sandwich Beach Nourishment Dredging

Mr. Burbank had several questions for Mr. Mitchell concerning NStar and also bike trails.

Joint Public Hearing

Proposed Cell Tower

Mr. Jones told the Board that there is a potential proposal for a cell tower outside of the overlay district. This would require a variance from the Board of Appeals and a Special Permit from the Planning Board. He is proposing that both boards meet jointly. Logistics and details would still need to be worked out.

Mr. Rakov moved that the meeting adjourn. Ms. Cotter seconded. The vote was unanimous. The meeting adjourned at 8:36pm.

Respectfully submitted,

Marilyn K. Bassett