



Town Of Sandwich

THE OLDEST TOWN ON CAPE COD

PLANNING BOARD

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MINUTES February 4, 2014

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7:03pm

**Lower Meeting Room
Human Services Building,
270 Quaker Meetinghouse Road**

Present: Joseph Vaudo, Chair, Sarah Regan, Stanley Torrey, William Burbank and Lori Caron
Absent: Hank Rakov, Elizabeth Cotter
Also Present: Nate Jones, Town Planner, and Sam Jensen, Assistant Town Engineer

Approval of Minutes

Ms. Regan motioned to accept the minutes of January 7, 2014 as written. Mr. Torrey seconded. The vote was unanimous.

ANR

Paul's Way

Mr. Jones informed the Board that as a follow up to a conversation with Attorney Fitch the applicant has requested a continuance until the meeting of February 18, 2014.

Ms. Caron made a motion to continue the ANR for Paul's Way until February 18, 2014. Mr. Torrey seconded. The vote was unanimous.

Board Discussion

Jay Briggs- Grove Hill/Academy Drive

Mr. Jay Briggs of Briggs Home Builders, LLC was present and had come back based on the Board's request to have him present a plan with lesser impact. Mr. Briggs said in the process he has come up with a much lower impact by not running the driveway through Grove Hill Road. Mr. Briggs said he has been granted an easement from the gentleman at 5 Academy Drive for a 40' wide driveway and utility easement to go through his property which actually provides a 18" wide for 40' common driveway. Mr. Briggs said this would avoid any topography issues.

Mr. Briggs said he had run the plan by the Building Inspector who likes it also Mr. Jensen and J. J. Burke and they appeared in favor of the new plan as well as Mr. Gunshor.

Frontage was discussed along with doing away with Grove Hill Lane.

Ms. Regan said this plan was substantially better than what was previously proposed.

Mr. Jensen asked if this could be done by an ANR or a Modification to the Subdivision.

Ms. Regan said the subdivision created two lots, therefore, it is a Minor Modification. She also suggested that Mr. Briggs get together with the Planning and Development Office before coming back to the Board with the Minor Modification.

Dave Thulin - 46 Roos Road

Mr. & Mrs. Peter Wild, property owners as well as Mr. Thulin, Engineer and Attorney Julie Molloy were present.

Ms. Regan read a letter from Thomas A. Gelsthorpe that Attorney Molloy had faxed to Mr. Jones. Ms. Regan asked Ms. Molloy if Mr. Gelsthorpe was in favor of this proposal. Ms. Molloy said yes. Ms. Regan asked Mr. Thulin if this meeting is to eliminate the lines of North Shore Blvd. Extension defining the portion of the roadway separating Assessors Lots 69-024 and 69-025. The purpose of eliminating the roadway lines is to combine the two holdings so that an existing house on 69-025 can be relocated to an area within 69-024 as allowed by Special Permit in Section 2540. Mr. Thulin said yes.

Ms. Molloy said that this plan had been submitted to the Land Court but she felt the Planning Board should sign off on the plan. It was further discussed if this could be created through an ANR and Ms. Regan said it is a Minor Modification of a Subdivision because of the road.

A lengthy discussion followed regarding North Shore Blvd. Extension along with the date of the subdivision.

Ms. Regan said that the applicants should file a Minor Modification with the Planning Board.

Board Discussion

Ms. Caron asked the Board how they felt about her reaching out to various people relative to zoning changes. A lengthy discussion followed relative to the last Town Meeting and zoning changes that had been proposed.

The subject of cottage colonies was discussed. Mr. Jones said we expect an extension on the medical marijuana site and also the finalizing of the sign code which needs some final touches.

Ms. Regan requested that zoning language be put on the next Planning Board meeting.

Mr. Burbank moved the meeting adjourn. Mr. Torrey seconded. The vote was unanimous. The meeting adjourned at 8:05 P.M.

Respectfully submitted,
Maureen Carty