



PLANNING BOARD

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FINAL COPY

MINUTES
March 18, 2014

TOWN CLERK
TOWN OF SANDWICH

APR 03 2014

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7:03pm

Lower Meeting Room
Human Services Building,
270 Quaker Meetinghouse Road

Present: Joseph Vaudo, Chair, Sarah Regan, Elizabeth Cotter, Stanley Torrey, Lori Caron, and William Burbank

Absent: Henry Rakov

Also Present: Nate Jones, Town Planner, and Sam Jensen, Assistant Town Engineer

Approval of Minutes

Ms. Regan motioned to accept the minutes of March 4, 2014 as written. Mr. Burbank seconded. The vote was unanimous.

Academy Drive

Minor Modification

Attorney Ben Losordo and Jay Briggs of Briggs Home Builders were present. Mr. Losordo explained the plan at length and the fact that a neighbor has agreed to grant an easement and the plan showed new access. Also there was a land swap with owners of lot 1 which provides frontage. A 40' wide driveway and utility easement will be created and recorded providing access to lot 2. Mr. Losordo said the applicant is requesting a minor modification to a subdivision. It was agreed that Mr. Briggs had taken care of the issues and that this was still an informal hearing.

Mr. Losordo requested that they come back on April 1st with the final application for the minor modification. The Board agreed to having Mr. Briggs return to file the minor modification on April 1st.

Crestview Drive

Minor Modification

Attorney Jonathan Fitch was present representing the applicants. Mr. Fitch said he was instructed that rather than an ANR this request should be a minor modification. The plan that is before the Board remains the same. Mr. Fitch further stated that he had been instructed to scratch out the word "Not" and then the Board could proceed. The minor modification is requesting the elimination of the unnamed stub road between lots 30 and 31.

Ms. Regan made a motion to approve a minor modification of a subdivision of land from James P. Swindler and Nathaniel Mullins to remove the paper stub and remand into the adjacent lots. Mr. Burbank seconded. The vote was unanimous.

The mylar was not in the file and, therefore, the Board will have to come to the office and sign it. In the meantime, they signed the paper copies of the plan.

Paul's Way

Minor Modification

Attorney Jonathan Fitch along with the applicant, Mr. Bob Bevilacqua was present. Mr. Fitch explained that this plan was for creating a temporary turnaround off of Paul's Way. He further stated that he had



submitted an ANR and was urged to resubmit as minor modification. Mr. Fitch presented new plans to the Board. A lengthy discussion continued regarding Paul's Way and the previous ANR which created three lots and the temporary turnaround which will eliminate a lot of traffic.

Ms. Regan made a motion to approve the minor modification of the road work of a plan of land from 1961 to establish a temporary turnaround easement off of Paul's Way crossing over to the properties owned by Mr. Bevilacqua. Ms. Cotter seconded. The vote was unanimous.

Board Discussion

Mr. Burbank spoke with the Town Clerk in regard to the Special Town Meeting in the fall. Mr. Burbank also discussed the possibility of an Assistant Town Planner along with the payment of \$155,000 by the Town to the Cape Cod Commission.

Mr. Burbank also said that Mr. David Darling was at this meeting and was interested in serving on the Planning Board in the future.

Ms. Regan said there will be a Fall Town Meeting where the discussion of a moratorium on medical marijuana will be considered until the end of December 2014.

Mr. Burbank also said he had discussed Mr. Jones' position and salary commensurate with his predecessor.

Mr. Vaudo brought up the zoning relative to the medical marijuana. The date of the Public Hearing was discussed and it was agreed to hold the Public Hearing on April 4, 2014 at 5:00 P.M. in the second floor meeting room at Jan Sebastian Drive. This will provide the necessary time for the Board of Selectmen to get this on the warrant.

Ms. Caron discussed a follow up to the last meeting and Route 6A also the seminar she had attended in Worcester.

Mr. Vaudo suggested that she meet with Mr. Jones to discuss Route 6A.

Mr. Jones discussed the request for maps to include size, etc. and to direct the request through him.

Ms. Regan made a motion to adjourn. Mr. Vaudo seconded. The vote was unanimous. The meeting adjourned at 8:03 P.M.

Respectfully submitted,
Maureen Carty