

Town Of Sandwich
THE OLDEST TOWN ON CAPE COD



PLANNING BOARD

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MINUTES
May 20, 2014

TOWN CLERK
TOWN OF SANDWICH

JUN 04 2014

7:04pm

Lower Meeting Room
Human Services Building,
270 Quaker Meetinghouse Road

Present: Sarah Regan, Acting Chair, Elizabeth Cotter, David Darling, Robert King, and William Burbank

Absent: Stanley Torrey and Lori Caron

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

Approval of Minutes

Minutes could not be approved because only three members in attendance had been at the meetings in April.

Minor Modification of a Subdivision

Lookout Ridge

Great Hill Equity, LLC

Atty. Eliza Cox was present for the applicant. Atty. Cox told the Board that back in 2005 the Cape Cod Commission required the applicant to restrict 10% of the lots as affordable. In 2007 the applicant returned to the Commission for a modification to allow flexibility on the affordable lot designation; the Commission agreed to this modification with the condition that there would be one affordable lot on each cul-de-sac. Lots #11 and #19 were so designated. The requested minor modification is to designate Lot #1 as the affordable lot on the Maxwell Lane cul-de-sac in lieu of Lot #11. In response to a question from the Board, Atty. Cox explained that Lot #11 is almost complete and the family would like to retain ownership of this lot due to the death of Mr. Nussbaumer, the original owner and architect. There is currently no construction on Lot #1.

Ms. Regan opened the meeting for public comment. There was none.

Ms. Regan moved that the Board approve the minor modification of the Cluster Special Permit and Definitive Subdivision plan titled "Definitive Subdivision Plan for Lookout Ridge" approved January 10, 2006, to designate Lot #1, shown on the plans, as the affordable lot on the Maxwell Lane cul-de-sac.

Mr. Darling seconded. The vote was unanimous.

Special Permit

8 Bowman's Way

Nurse

Ms. Regan read the Public Hearing Notice into the record. She then read a request from Atty. Ben Losordo to withdraw this application for a special permit in anticipation of the filing of a revised application. Ms. Regan moved that the Board accept the withdrawal of the special permit application without prejudice. Ms. Cotter seconded. The vote was unanimous.

Minor Modification of a Subdivision

46 Roos Road

Idlewild Acres, LLC

(Atty. Molloy requested a public hearing for this minor modification.)

Ms. Regan read the Public Hearing Notice into the record. David Thulin, Engineer, and Atty. Julie Molloy were present with the applicants Peter and Betsy Wild. Mr. Thulin walked the Board through the requested minor modification. He showed a draft plan to the Board and explained that the lots outlined in red and the paper road would be eliminated. These would be Lots 12 – 19 and Lots 23 – 30 as well as portions of the layout of North Shore Boulevard Extension. Atty. Molloy said that she is working to clear a Land Court title issue. Mr. Wild owns the entire Parcel "61A". In response to a Board comment, Atty. Molloy said that Mr. Wild is operating a tree farm; he harvests fruit or trees and sells them to the public.

Ms. Regan opened the meeting for public comment. The following people spoke in favor of the minor modification:

- Wayne Parish, 36 Roos Road
- Peter Hanlon, cranberry grower, end of Roos Road

No one spoke in opposition.

Asst. Town Engineer Sam Jensen asked if it would be possible to incorporate some type of turnaround at the end of the extension. Mr. Thulin will look into that possibility.



Ms. Regan moved that the minor modification request for 46 Roos Road be continued to the June 3, 2014 meeting at 7pm. Ms. Cotter seconded. The vote was unanimous.

ANR

0 Phillips Road

Munro Family Trust

Mr. Rob Braman, Engineer, brought an ANR plan for 0 Phillips Road before the Board. This ANR, drawn by Braman Surveying and Associates, LLC, dated March 27, 2014 involves three lots. Parcel "A" is to be combined with Parcel 002 and is not to be considered a separate building lot. Parcel "B" is not to be considered a separate building lot.

Mr. King moved that the Board endorse this ANR plan as presented. Ms. Cotter seconded. The vote was unanimous.

Board Reorganization

Ms. Regan nominated Mr. Burbank as Chairman. David Darling seconded. There were no other nominations. The vote was unanimous.

Mr. Burbank nominated Ms. Regan as Vice Chairman. Ms. Cotter seconded. There were no other nominations. The vote was unanimous.

Board Discussion

Informal Discussion

Bayview Road

Brenda Archambeault

Atty. Jon Fitch and Brenda Archambeault came before the Board to discuss the possibilities for developing her 111/2 acre parcel off exit 4, Bayview Road. She is considering dividing it into three single family lots. She would like to maintain the farmlike atmosphere. She would also leave the current house on the property. The members of the Board discussed several options with Ms. Archambeault. There is a parcel "b" that also exists. The Board advised Ms. Archambeault to first do an ANR to create a buildable lot and then submit a preliminary subdivision plan when she is ready. She invited the members of the Board to view the property for themselves and thanked them for their time and ideas.

Board Discussion

*Harold Mitchell, Sandwich representative to the Cape Cod Commission, brought two items before the Board that are of benefit to the Town of Sandwich. The first was a revised DRI threshold of up to 40,000 sq. ft. for proposed Research & Development and Light Manufacturing Uses. This would apply to the Flex Zone in its entirety in Sandwich. In response to Board comments of wanting more restrictions lifted across town, Mr. Jones explained that the sectors chosen from each town were the result of a regional marketing study. Light manufacturing and Research and Development were identified as the focus areas. Ms. Regan commented that this is what we're trying to attract to Cape Cod. Board members indicated that they understood this was a first step.

Mr. Mitchell introduced the second item: FRED (Flexible Regional Economic Development). This is an online planning tool that will facilitate identifying locations best suited of new development, redevelopment, and other economic planning needs.

*David Darling presented each Board member with a handout regarding the benefits of successful economic development entitled "Economic Development".

*Mr. Burbank wants to take ½ hour at the end of each meeting to discuss economic development.

Ms. Regan moved the meeting adjourn. Ms. Cotter seconded. The vote was unanimous. The meeting adjourned at 8:40 P.M.

Respectfully submitted,

Marilyn K. Bassett