

Town Of Sandwich

THE OLDEST TOWN ON CAPE COD



PLANNING BOARD

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FINAL COPY

MINUTES October 7, 2014

TOWN CLERK
TOWN OF SANDWICH

OCT 22 2014

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7:02pm

Upstairs Meeting Room

Human Services Building,

270 Quaker Meetinghouse Road

Present: William Burbank, Chair, Sarah Regan, Vice Chair, David Darling, Robert King, Elizabeth Cotter, Lori Caron, and Scott Torrey

Also Present: Blair Haney, Director of Planning and Development

Approval of Minutes

Ms. Regan motioned to accept the minutes of September 16, 2014 as corrected. Ms. Cotter seconded. The vote was unanimous.

Submission of New Plans

There were no new plans submitted.

Preliminary Plan for Subdivision

16 Bay View Road

Archambeault

Mr. Burbank read the memo dated October 7, 2014 from Sam Jensen, Asst. Town Engineer, into the record. Atty. Jon Fitch and Engineer Daniel Ojala were present with the applicant. Mr. Ojala explained the reasons for the waiver requests to the Board. The following are the concerns expressed by the Board:

- Water not flowing out to Bay View Road – Mr. Ojala said that there was a natural dry kettle hole, the contour of the land would create a little bump to hold the water, and that the revegetation would also help keep the water off Bay View Road – grading to contain storm water
- Some Board members prefer to see bituminous concrete berms
- Length of driveway for house on lot #1 and a possible easement to Lot #1 from Lot #2 if driveway reaches 500'- secondary access
- Location of wells – possible deed issue (easement) to consider as well for Lot #3 not on that Lot
- Septic system plan
- Revegetation very important
- Shape of cul-de-sac – why not do regular shaped cul-de-sac as there is adequate frontage for all three lots

Mr. Burbank asked if there was any public comment. None was made.

Atty. Fitch reviewed the issues to be worked on before bringing in the definitive plan to the Board for approval.

Ms. Regan moved that the Board accept the Preliminary Subdivision Plan of Land in Sandwich, prepared for Brenda Archambeault, #16 Bay View Road, dated September 30, 2014. There are four waivers for inclusion on this plan that have to be addressed both through the definitive plan and through the Town Engineer's office.

In addition, there are five areas of conditions that need to be addressed on the definitive plan, including but not entirely:

- Grading for the surface water at the point of entry off of Bay View Road and on the point of entry to lots to contain surface water
- The length and location of the driveway leading up to Lot #1 and the possibility that the length will exceed 500' or at least recommend that there be an alternative exit from that lot
- An easement would be required for the well for Lot #2 as it actually exists on Lot #1 and possibly the second lot as well depending on the actual location on well for Lot #3
- A possible separate plan illustrating the locations of the dwellings, the septic, and the wells paying attention to Assistant Town Engineer's memorandum that was dated October 7, 2014 addressing those waivers and any other

additional roadway construction that includes the possibility that the design of the curve for the cul-de-sac may be a straight arc rather than a dipped arc

Mr. Torrey seconded. The vote was unanimous.

Board Discussion

Percival Lane

VanBuskirk, Erik

Mr. Ed Pesce, Pesce Engineering, and Mr. VanBuskirk came before the Board for an informal discussion regarding two lots off Percival Lane. Mr. Pesce reviewed the history of the property – there are two recorded plans that have been dispute for years. Mr. VanBuskirk now co-owns the property so this becomes a moot point. Mr. Pesce said that both lots are pre-existing nonconforming and that both lots are unbuildable until Percival Lane is brought up to subdivision standards. The new plan showing Parcel A, 14.6 acres, and Parcel B, 5.4 acres will be designed to clear up the old disputes. Mr. VanBuskirk will provide an easement for Parcel B to the campground. Mr. Burbank suggested that the applicant come back with a plan based on the goal he has in mind. Mr. VanBuskirk wants to be sure the land is conveyed properly.

Strategic Planning/LCP

Mr. Darling presented a 13 documentary on strategic planning. He would like the Board to approach changes to the Local Comprehensive Plan utilizing strategic planning.

The Board then discussed the LCP:

- How outdated is LCP and how much can be saved without huge investment of time/resources
- Procedurally, how does this process happen? Requires money, Town Meeting vote, setting up a committee of stakeholders and meeting together
- Whose responsibility is it to actually open/modify the LCP?
- Should there be a discovery phase?
- Pinpointing areas of focus

Mr. Darling left at 9:16pm.

The Board will continue to discuss the LCP and possible changes at future meetings. Mr. Haney was tasked with finding out the best way to begin the process of updating the LCP before the next meeting on October 21st. Ms. Regan brought up the fact there is among the Board members there is a great deal of expertise and experience in several areas which should be utilized in the updating process. Mr. King asked Mr. Burbank to have three examples of things he sees as going wrong or being fragmented regarding the LCP and how the Planning Board could fix them for the Board meeting on October 21st. Mr. Burbank agreed.

Ms. Cotter motioned to adjourn. Ms. Regan seconded. The vote was unanimous. The meeting adjourned at 9:28pm.

Respectfully submitted,

Marilyn K. Bassett