



PLANNING BOARD

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**MINUTES
October 21, 2014**

TOWN CLERK
TOWN OF SANDWICH

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7:00pm

**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 October 7, 2014 as written. Mr. King seconded. The vote was unanimous.

Submission of New Plans

There were no new plans submitted.

Board Discussion

Comments for Zoning Board of Appeals

The Board had no comment regarding the following applications: SP #14-12, ADBI #14-13, and SP #14-14.

The Board questioned the cutting down of two trees on Jarves Street, a scenic road. Mr. Haney was tasked to find out more information.

Mr. Burbank then opened the discussion of the Local Comprehensive Plan (LCP). Mr. Haney advised the Board to engage the Board of Selectmen (BOS) as a first step in possibly reopening the LCP. Ms. Regan added that when the Board approaches the BOS, there should be Board consensus and topics should be well prepared. Mr.

Burbank identified six areas in the LCP he feels should be updated:

- Marina – outdated
- Village – one major storm away from disaster
 - *Beaches not discussed in LCP, property threat not discussed in LCP
 - *Ms. Regan suggested the Board should investigate where Town management is at this point
 - *Beach erosion affects property values, commuting, tourist industry, and has an economic impact
- Golf Course
- Flex District
- Ridge District
- Industrial

There were many Board comments regarding the reopening the LCP and what would the purpose be for doing that:

- Does the LCP contain suggestions or is it a guide to what is supposed to be done in Sandwich
- Has anyone actually come before the Board saying that current zoning is preventing them from what they want to do
- LCP is a broad, dynamic document
- Perhaps the LCP is not the problem, but how it is being implemented
- Need to create climate for private investors
- Perhaps the Board should take issues to the Board of Selectmen rather than revising the LCP
- This may be a good time to expand/perfect the LCP



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In response to a question from the Board regarding the Marina, Mr. Haney told them that there is a pre-development study being conducted. Ultimately the goal is to RFP the land and get a developer involved.

Mr. King motioned to adjourn. Ms. Cotter seconded. The vote was unanimous. The meeting adjourned at 8:55pm.

Respectfully submitted,

Marilyn K. Bassett