

# Town Of Sandwich

THE OLDEST TOWN ON CAPE COD



## PLANNING BOARD

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# FINAL COPY

## MINUTES December 16, 2014

TOWN CLERK  
TOWN OF SANDWICH

JAN 22 2015

8 H 45 M A M  
RECEIVED & RECORDED

**7:00pm**

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

**Present:** William Burbank, Chair, Sarah Regan, Vice Chair, David Darling, Lori Caron, and Scott Torrey

**Absent:** Robert King, Elizabeth Cotter

**Also Present:** Blair Haney, Director of Planning and Development

### Approval of Minutes

Ms. Regan motioned to accept the minutes of November 18, 2014 as written. Mr. Darling seconded. The vote was unanimous.

### Submission of New Plans

#### ANR

#### 10 & 11 Percival Lane

#### VanBuskirk & Perrin

Brad Bertollo, JC Engineering, Inc. and applicant Erik VanBuskirk were present. The purpose of this ANR is to adjust property lines and clear up past issues. The owners of Lot 325 have encroached on Lot 329 over time. Parcel C will be conveyed to the owners of Lot 325. New Parcels A, B, and C are considered unbuildable as there is no proper frontage on Percival Lane.

Ms. Regan moved to endorse the ANR plan of land for Percival Lane prepared by JC Engineering, Inc and dated December 10, 2014. Mr. Torrey seconded. The vote was unanimous.

#### ANR

#### 39 Shawme Road

#### Colella

Atty. Ben Losordo was present for the applicant. He reviewed the history of this property for the Board. The lots have been separated and recombined in the past. There has also been a Special Permit granted. After a brief discussion the Board agreed to endorse the plan with the addition of a new notation. Atty. Losordo said he could have the new plans in the office on Wednesday for endorsement.

Ms. Regan motioned to endorse the ANR Plan of Land for 39 Shawme Road drawn by Canal Land Surveying and Permitting, Inc. and dated December 10, 2014 with the following added as a note: "Planning Board Endorsement under the Subdivision Control Law shall not be construed as either an endorsement or an approval of zoning lot area dimension (frontage) or other requirements". Mr. Darling seconded. The vote was unanimous. The Board agreed to come in to the Planning & Development office to sign the plans and mylar.

### Modification Request Continued

#### Cranberry Shores Subdivision

#### Hannah

Mr. Jeff Hannah has requested a continuance of his modification request for Cranberry Shores. After a brief discussion, Ms. Regan moved that the Board continue the request for modification of the Cranberry Shores Subdivision to the meeting to be held on February 3, 2015. Mr. Darling seconded. The vote was unanimous.

### Board Discussion

#### Sandwich Hollows Golf Course Recreational Plan

Mr. Blair Haney, Director of Planning and Development, updated the Board on the Sandwich Hollows Golf Course Master Plan and Feasibility Study that was recently completed. The full text is on the Town website. He gave the members of the Board a handout that covered the main points of the study. The study calls for an expanded recreation area with both active and passive recreation. The plans include the following:

- Projected cost is \$9.2 million for the Town with \$2.3 million for the Pop Warner field relocation which will borne by the South Sandwich Village developer
- Yearly maintenance cost is approx. \$185,000
- Access roads to the fields
- Plans call for 3 multi-purpose fields, Little League field, softball field, baseball field, relocation of Pop Warner field that is behind Stop & Shop, pickleball courts, 4 tennis courts, basketball court, dog park, paved walking path, foot trails, disc golf, street hockey relocation, and traditional "park" areas

The project is designed to be done in sections. Ms. Regan reminded the Board that all this has to go before Town Meeting for a vote. Mr. Burbank brought in a plan for the proposed recreational area that he had done several years ago. Mr. Haney will review it. Mr. Darling encouraged the Board to take a serious look at the Sandwich demographics.

### **Beach Renourishment**

Mr. Burbank brought a signature drive to the attention of the Board. The purpose of the drive is to encourage the Board of Selectmen to put the \$5 million debt exclusion on the warrant. BOS member Susan James spoke with the Director of Assessing and found that the average homeowner in town would be assessed an additional \$475.00 for one year for this debt exclusion. Mr. Burbank's interest is in the National Historic Districts in town, not only in the Town Neck area. The Board agreed that Mr. Burbank could circulate the petition as a private citizen, but not as the Planning Board Chair. The Board also discussed dredging and the possibility of financial aid from the State.

Ms. Regan motioned to adjourn. Mr. Torrey seconded. The vote was unanimous. The meeting adjourned at 8:25pm.

Respectfully submitted,

Marilyn K. Bassett