



PLANNING BOARD

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MINUTES
February 3, 2015

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7:00pm

Upstairs Meeting Room
Human Services Building,
270 Quaker Meetinghouse Road

Present: Sarah Regan, Vice Chair, Lori Caron, Robert King and Scott Torrey

Absent: William Burbank, David Darling & Elizabeth Cotter

Also Present: Blair Haney, Director of Planning and Development, Sam Jensen, Assistant Town Engineer

Approval of Minutes

Mr. King made a motion to accept the minutes of January 20, 2015 as written. Ms. Caron seconded. The vote was unanimous.

The Board agreed to continue the Board Reorganization until February 17, 2015.

Cranberry Shores

Modification Request

Mr. Jeff Hannah along with his Engineer, Jack Landers-Cauley, and Assistant Town Engineer, Sam Jensen were present. Mr. Landers-Cauley said they have changed the grade so it is uniform and they have kept the drainage the same. He said they have a list of six items they would like waived. The big item is to change from asphalt to gravel. Mr. Landers-Cauley spoke about the three year maintenance agreement that has been put in place.

Ms. Regan addressed the memorandum that had been sent by Mr. Landers-Cauley to Mr. Jensen. Mr. Jensen gave a rundown of the modification request to pave with gravel as opposed to asphalt and he said that the road is 500 feet and is intended to serve two residential lots. Mr. Jensen said the requests for the waivers were reasonable request.

Mr. Torrey made a motion to approve Minor Modification of the Cranberry Shores Special Permit with a note to include the six waivers that were requested and have been reviewed by the Engineering Department and appear to have addressed all of the issues being requested. The road is to be gravel not impervious and also included in that condition the Gallo Construction Company contract for annual grading dated January 1, 2015. Mr. King seconded and the vote was unanimous.

Atkins Road Discussion

Ms. Eliza Z. Cox attorney with Nutter McClennen & Fish, along with engineer Brian G. Yergatian of BSC Group were present. Ms. Cox gave a history of the thirty-six acres that had been acquired by the Town by a series of tax takings and then sold at auction to her client, Monomoy Properties, LLC. Ms. Cox said that her client had considered a 40B but was going with the 40A layout. The project will require numerous permits. They have gone through one ENF permit through MEPA in 2010. Ms. Cox explained that since project is more than thirty acres it has been submitted to the Cape Cod Commission for review and approval. That is pending right now. She also said the property is mapped for the eastern box turtle. When all of the informal meetings are over they want to apply for a Cluster Special Permit and Definitive Plan.

Mr. Yergatian submitted a grid and explained that it was originally prepared to demonstrate twenty-three lots but the lots were much bigger. The current layout has twenty-three lots which meets the intent of a Cluster Subdivision. There is more open space. The Cape Cod Commission was happier with the new layout.

Mr. Yergatian spoke at length about drainage. Ms. Regan asked about access and if there was an easement. A discussion continued regarding access and easement. He also said there would be a swing gate accessible to the fire department.

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Mr. King asked about the amount of Open Space. Mr. Yergatian said the project covers approximately thirty-seven acres and there will be approximately twenty-eight acres of Open Space leaving eight. five acres for development.

Mr. Torrey addressed the water pressure at the hydrants at the properties elevation and said there should be a tank and pumping station to meet that need. Mr. Yergatian said they had not addressed this so far. Mr. Torrey said this should be at the approval of the Water Department.

Mr. King asked if the client had considered twelve lots. Ms. Cox said she would ask. Ms. Cox said also that the Cape Cod Commission requires that 10% of the lots be restricted as affordable and that three of the lots would be affordable.

At the conclusion of the presentation Ms. Regan said that the Board will be seeing Ms. Cox and Mr. Yergatian again but that they will have to address the hydrants needing pressure, road constructed for emergency access and drainage with the topography.

Board of Appeals Comments

6 Bunker Circle #15-04 Variance

King

The Board commented on the Variance for 6 Bunker Circle and said they were opposed to it sets a change in precedent if it does through. It does meet the Zoning Bylaw.

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Mr. Haney discussed the Town Meeting and the four warrant articles. He said if Mr. Burbank was unable to make the meeting due to illness would Ms. Regan be able to attend. Ms. Regan said she would. The Board discussed the articles that are to be presented.

Mr. King made a motion to adjourn. Ms. Caron seconded. The vote was unanimous. The meeting adjourned at 8:23 p.m.

Respectfully submitted,
Maureen Carty