



PLANNING BOARD

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**MINUTES
April 7, 2015**

TOWN CLERK
TOWN OF SANDWICH

APR 23 2015

9:25 M A M
RECEIVED & RECORDED

7:02pm

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

Present: Sarah Regan, Vice Chair, David Darling, Robert King, Scott Torrey,

Absent: William Burbank, Lori Caron, and Elizabeth Cotter

Also Present: Blair Haney, Director of Planning & Economic Development, Sam Jensen, Asst. Town Engineer,

and Justin O'Connor, Tree Warden

Submission of New Plans

No new plans were submitted.

Proposed Zoning Amendment for Town Meeting

Definitions (Amended)

Height

Ms. Regan read the Public Hearing notice into the record. She then explained that this is a proposed addition to the amended definition submitted for STM in the fall that adds language specific to Federal and State regulations for homes in the A or V zones. There was no Board discussion. Judith Stainbrook, 2 Faunce Mountain Road, asked if this applied only to homes in the flood zones. Ms. Regan answered in the affirmative.

Mr. King motioned that the Board recommend the amended Height definition: "The vertical distance from the mean existing grade at the front line of the building to the highest point of the roof for flat or shed roofs, to the deck line for mansard roofs and to the ridge for gable, hip and gambrel roofs; except for those buildings that are required to be placed on elevated foundations, *specific to Federal and/or State flood elevation requirements*, adjacent to the shoreline and/or within those areas designated by FEMA to be part of any A or V Zones, where the vertical distance would be measured from the top of the *Federal and/or State specific* elevated foundation to the highest point of the roof for flat or shed roofs, to the deck line for mansard roofs and to the ridge for gable, hip and gambrel roofs. Not included are spires, cupolas, TV antennae and other parts of structures, which enclose potentially habitable floor space." Mr. Torrey seconded. The vote was unanimous.

Board Discussion

Heritage Museum and Gardens

Proposed Main Entrance and Parking Improvements

Ms. Regan read the letter from Joseph Longo, Senior Engineer, Horsley Witten Group, requesting an informal Board Discussion. Mr. Longo and Atty. Eliza Cox, Nutter, McClennen & Fish, LLP, was also present for Heritage Museum and Gardens. Atty. Cox began by telling the Board that the purpose of being before them was to show the proposed plan for Grove Street and Shawme Road and ask for feedback before the public hearing on April 21st. She then turned the time over to Mr. Longo. He showed a large plan of the proposed work to the Board explaining that minor work would be done within the rights of way citing that 3 trees were scheduled to be taken down. The plans also call for modifying the entrance and taking down a stone retaining wall in the right of way. This retaining wall was built sometime between 1969 – 1972. A split rail fence will also be removed. He further explained that the plan creates a safer way into and out of the property, is ADA compliant, and serves as a

beautification project as well. Ms. Regan asked Mr. Jensen if he had any issues with the proposed work, especially with drainage. Mr. Jensen replied that he couldn't answer that question until he has seen the drainage concept. Mr. Longo said that the plan was to make sure that the grading prevents water from running into the road. Mr. Torrey questioned the number of curb cuts and Ms. Regan asked if the safety boards in Town had any issues with the plans. Mr. King wondered about how the opening was changing. It is proposed to go from 24' or 25' to 40'.

Mr. O'Connor addressed the three trees that the applicant has indicated need to be removed. Mr. O'Connor said that one of the trees is about 21" in diameter and has a wide canopy. He is recommending that shifting the Shawme Road curb cut about 15' either way to preserve this tree. The other two trees are not as statuesque. He also stated that Heritage is expected to replace the trees cut down with mature trees whose diameter adds up to the diameter of the cut trees.

There were no more questions or comments from the Board; Ms. Regan asked for public comment. The following people addressed the Board:

- Don Stainbrook, 2 Faunce Mountain Road, read his presentation that focused on impact these plans will have on the neighborhood in general, but Shawme Road in particular. He also expressed concern for the lack of a plan for bus parking, citing safety and congestion. He further quoted the Town By-laws relating to Public Ways and feels that the character of the neighborhood scenic Shawme Road will undergo major change if the proposed plan goes forward. He would like to see a thorough review from each Town department and especially a safety review performed by the Town Engineer be completed before consideration of the application.
- Judith Stainbrook, 2 Faunce Mountain Road, wants to make sure that the Board follows procedures. She also addressed the beauty of the canopy created by the trees.
- Carolyn Noble, 20 Pine Street, said she has limited interest in what Heritage does on its own property but traffic safety is her concern. She would like to know how to get a traffic study done. Mr. Haney will follow-up on that for her.
- Anne Phelan, Highview Condominiums, wants a traffic study to be done.
- Thomas Stanton, 9 Morgan Trail, asked if the new entrance would take buses up Grove Street.

Mr. Torrey asked Mr. Jensen if he had any comments regarding the plans. Mr. Jensen replied that the parking lot is not generating traffic.

Mr. Longo told the Board that the concept is to accommodate existing patrons and alleviate traffic issues. Atty. Cox thanked the Board and the public for their feedback. She reminded everyone that the public hearing for Heritage Museum & Gardens is scheduled for April 21, 2015.

Board Discussion

Mr. Darling told the Board he is willing to be a write-in candidate for the Planning Board in the election scheduled for May. Ms. Bassett to send out an e-mail to the entire Board noting this.

Mr. Torrey motioned to adjourn. Mr. King seconded. The vote was unanimous. The meeting adjourned at 8:10pm.

Respectfully submitted,

Marilyn K. Bassett