

Town Of Sandwich

THE OLDEST TOWN ON CAPE COD



PLANNING BOARD

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FINAL COPY

MINUTES
July 21, 2015

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TOWN OF SANDWICH

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7:01pm

Upstairs Meeting Room
Human Services Building,
270 Quaker Meetinghouse Road

Present: Sarah Regan, Chair, Scott Torrey, Vice Chair, Lori Caron, Bob King, Tom Lynch, Joe Vaudo

Also Present: Blair Haney, Town Planner, Joshua Peters, Asst. Town Planner

Absent: Bill Burbank

Approval of Minute

The Board postponed the approval of the minutes until Mr. Lynch arrived.

Submission of New Plans

No new plans were submitted.

ANR- 76 Route 130

Ms. Regan read a letter from Sam Jensen, Assistant Town Engineer, into the record.

Mr. Paul Cleary of R.P. Consulting was present on behalf of the applicant. He introduced Evan Watson of Prime Engineering; Jay Stinson, one of the partners; Chris Bailey of Commercial Realty Advisors; Tom Ruhan, also a partner; Kevin Pepe of Commercial Realty Advisors and Attorney John Kennan. Mr. Stinson and Mr. Ruhan were the lenders on the 40B project and had to take the property back through foreclosure.

Mr. Cleary gave a history of 74-76 Route 130. He pointed out the assembly of eleven different lots and the ANR endorsed by the Planning Board along with the Comprehensive Permit and the proposed ANR. Mr. Cleary said that lots 241 and 267 are the lots they are talking about tonight. Ms. Regan said that based on Mr. Jensen, the Assistant Town Engineer's memo, because the road has not been built it is not within the Planning Board's purview yet to consider acting on this ANR.

Mr. Cleary turned the discussion over to Evan Watson of Prime Engineering. Mr. Watson presented a plan to the Board and distributed a memo dated July 21, 2015, from Richard J. Rheume, Chief Engineer of Prime Engineering which dealt with several issues that Mr. Haney had with the ANR. There was a lengthy discussion about the Comprehensive Permit and the commercial aspect of the permit. He brought up the question about the time frame of the issuance of the permit and whether it was in effect. He said that two lots have been released on Pine Road and construction has begun so, therefore, the permit is still in place. Mr. Watson further discussed ways to create lot frontage. Ms. Regan said that the applicant has the option of withdrawing the ANR and having an informal discussion. She said there is a twenty-one day period to act on an ANR.....so the road would have to be built in fourteen days for the Board to approve the ANR.

After further discussion about the Stinson Way being built and the length and the turnaround easement it was decided that they would withdraw the ANR. Mr. Cleary wrote a note requesting the withdrawal of the Form A.

Mr. King made a motion to accept the withdrawal of ANR, 76 Route 130 by Land Development LLC. Mr. Vaudo seconded. The vote was unanimous.

Approval of Minutes

Ms. Caron made a motion to accept the minutes of the meeting held on July 7, 2015. Mr. Torrey seconded. The vote was unanimous.

Board Discussion

Zoning – 3 Parcels Jarvesville

The Board agreed to continue this until Mr. Burbank is present.

Section 2550 ©

Prior to this evening's meeting the Board was provided with a map and grid along with wording for a change to Section 2550©. Mr. Killion, Chairman of the Zoning Board of Appeals, is recommending that Planning Board make a change to the current Bylaw relative to Section 2550©.

The Board had a lengthy discussion about the pros and cons of this decision. Based on the grids that were presented; properties that were between 5,001 and 10,000 square feet would apply for a Special Permit. The remaining thirty-four parcels of land with lots sizes between 10,001 and over 20,000 square feet would be issued Building Permits.

The Board had a lengthy debate on the validity of this change.

Mr. Torrey made a motion to adjourn. Mr. King seconded. The vote was unanimous. The meeting adjourned at 8:30 p.m.

Respectfully submitted,

Maureen Carty