

Town Of Sandwich
THE OLDEST TOWN ON CAPE COD



PLANNING BOARD

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FINAL COPY

MINUTES
October 6, 2015

TOWN CLERK
TOWN OF SANDWICH
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7:00pm

Upstairs Meeting Room
Human Services Building,
270 Quaker Meetinghouse Road

Present: Sarah Regan, Chair, Scott Torrey, Vice Chair, Joseph Vaudo, Robert King, William Burbank, Thomas Lynch and Lori Caron

Also Present: Blair Haney, Director of Planning & Economic Development, Josh Peters, Asst. Town Planner, Sam Jensen, Asst. Town Engineer, and Justin O'Connor, Tree Warden

Minutes

No minutes were submitted for approval.

Submission of New Plans

No new plans were submitted.

Public Hearing

Scenic Road Permit

20 Water Street

Kleekamp

Ms. Regan read the public hearing notice into the record. She also read the following letters into the record:

- Engineering Dept., Sam Jensen, Asst. Town Engineer, letter dated October 1, 2015
- Conservation Commission, David DeConto, Asst. Director of Natural Resources, letter dated September 9, 2015
- Frank Colombo, 138 Main Street, opposing the removal of the tree

Mr. O'Connor spoke to the fact that this black locust tree has been utility trimmed in the past. If the Planning Board, acting as the Scenic Road Committee, grants the tree removal, the replacement would be 1 1/2 trees for the one removed. Also, because there is an objection to the tree removal, he will have to forward the request to the Board of Selectmen if the tree removal is granted.

Charles and Kathryn Kleekamp presented their request to the Board. Mr. Kleekamp spoke to the two reasons for the request to remove the tree:

1. Needed safety exiting onto Water Street
2. Eliminate the branches entangled in the electrical wires

The Board asked why, after twenty years they wanted to remove the tree; the speed limit is not being observed and traffic has increased over the years. Mr. O'Connor responded to a question by Ms. Regan that there was very little damage to the tree over the winter as it had been pruned. The Board requested that the black locust be replaced with a major shade tree and placed within the Village Historic District. Several members voiced "safety first" comments. Ms. Kleekamp also mentioned that often cars were unable to see them trying to exit their driveway.

When Ms. Regan opened the meeting for public comment, Mr. Dan Stainbrook, 2 Faunce Mountain Road, spoke to the explosion of traffic in Sandwich.

Mr. King motioned to close the Scenic Road Public Hearing for 20 Water Street. Mr. Torrey seconded. The vote was unanimous.

Deliberation

Scenic Road Permit

20 Water Street

After brief discussion, Mr. Burbank motioned to recommend removal of the black locust tree at 20 Water Street including the stump to be replaced on or near the Kleekamp property. The replacement tree should be a native shade tree with no less than a 3" caliper. Mr. O'Connor noted that removal of the stump would cause more problems in the area. The amended motion was made to recommend removal of the black locust tree at 20 Water Street to be replaced on or near the Kleekamp property. The replacement tree should be a native shade tree with no less than a 3" caliper. Rather than removing the tree stump completely, the stump should be small ground below the grade. Mr. King seconded. The vote was unanimous.

Public Hearing

Proposed Amendments in the B2 District

Ms. Regan wanted everyone to be very clear that the proposed large scale ground mounted solar proposed amendment was for the B2 District. There is also a proposed amendment for large scale ground mounted solar on the other side of town. She felt that there might be some confusion based on an article in the paper. She then read the public hearing notice into the record. The following comment letters were also read into the record:

- Jason and Marya Caristi, 4 Windmill Bog Way, letter dated October 5, 2015
- Lois Wack, 279 Service Road, letter dated October 5, 2015
- Amanda Sullivan, 185 Main Street, letter dated October 5, 2015

Mr. Haney and Mr. Peters showed a power point presentation showing a history of the site and prior attempts to develop it and the proposed amendments. After the presentation, Ms. Regan opened the meeting for public comment. The following people spoke:

- Gwenn Dyson, 4 Avon Drive
- James Rogers, 197 Main Street
- Peter Beauchemin, 3 Herring Run
- Steven Shakin, 18 Old County Way
- Eric Small, 6 Jonathan Lane
- Michael Dwyer, 2 Jonathan Lane
- Patricia Stebbins, 41 Easterly Drive
- Jeffrey Hood, 278 Cotuit Road
- Annette Hood, 278 Cotuit Road
- Robert Krawiec, 4 Avon Drive
- Jennifer Murphy, 5 Pickerel Way
- Charles Kleekamp, 2 Water Street
- Tim Cooney, 4 Quiet Street
- Daryl Crossman, 15 Telegraph Hill Road
- Judith Stainbrook, 2 Faunce Mountain Road

A summary of the comments expressed regarding the proposed amendments are as follows:

- What have proponents done to help themselves since the beginning?
- Impact of nitrogen, chemical impact if artificial turf used

- Lack of tree cover
- Noise levels
- Lack of exit onto Rte. 130
- Keep the height regulations that are currently in place
- Sufficient water pressure to put out fire in 70' structure
- Request for a shadow study to be conducted
- Does 70' include mechanics on roof or would those add extra height?
- Impact on residents in area
- Would rather see industry that creates many permanent, full time, well-paying jobs
- Sports/recreation a good fit for the land
- Town needs to be proactive
- Why not wait and address at Annual Town Meeting
- Keep height requirement as it is presently; create a cluster of smaller buildings
- Spot zoning concerns
- Why change zoning for this particular project?
- No regard for South Sandwich Village Center
- Can/will a shadow study be done? Is it required?
- Need to be proactive as some project will eventually be situated on this site
- Sports/recreation seems to be a good fit for the property
- Has Town received donation per RFP?
- Need to get the word out to more people in Town before Special Town Meeting
- Will project be tax exempt?

Ms. Regan reminded everyone that there was also a solar component to the proposed zoning amendment. In response to a question from the audience, Mr. Haney explained that the solar array would be over the top of the parking area. Mr. Haney then asked the Board to make a positive recommendation to the Special Town Meeting.

Mr. Torrey motioned to continue the public hearing for the proposed zoning changes in the B2 District to the meeting to be held on October 20, 2015 at 7:00pm. Mr. Vaudo seconded. Ms. Regan, Mr. Torrey, Mr. Vaudo, Ms. Caron, Mr. King, and Mr. Lynch voted yes. Mr. Burbank voted no. The motion carried.

Board Discussion

Sign Code Variance #15-09

After a brief discussion, the Board decided there was no comment for the Zoning Board of Appeals on the above request.

Mr. Torrey motioned to adjourn. Mr. Vaudo seconded. The vote was unanimous. The meeting adjourned at 9:26pm.

Respectfully submitted,

Marilyn K. Bassett