Town Of Sandwich
THE OLDEST TOWN ON CAPE COD
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PLANNING BOARD

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October 20, 2015

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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, William Burbank, Thomas Lynch and Lori Caron
Absent: Robert King
Also Present: Blair Haney, Director of Planning & Economic Development, Josh Peters, Asst. Town Planner, and Sam Jensen, Asst. Town Engineer

Minutes
Mr. Torrey motioned that the minutes of September 1, 2015 be accepted as written. Mr. Vaudo seconded. The vote was unanimous. Mr. Torrey motioned that the minutes of September 15, 2015 be accepted as written. Ms. Caron seconded. The vote was unanimous. Mr. Torrey motioned that the minutes of October 6, 2015 be accepted as written. Mr. Vaudo seconded. The vote was unanimous.

Submission of New Plans
No new plans were submitted.

Public Hearing
Cape Crossing
Off Route 130
Route 130 Land Development LLC
Ms. Regan read the public hearing notice into the record. She also read the following letters into the record:

- Blair Haney, Director, Planning & Economic Development, memo dated October 20, 2015
- Sam Jensen, Asst. Town Engineer, letter dated October 20, 2015
- Erik Van Buskirk, Asst. Superintendent, Sandwich Water District, letter dated October 6, 2015
- William Carrico, Fire Chief, Sandwich Fire Dept., letter dated October 2, 1015

Mr. Richard Rheaume, Engineer for Prime Engineering, was present representing the applicant. He reviewed the plans with the Board. He mentioned that Stinson Road was shown as 600'+/- on the plan which is longer than the usual 500'; this is to accommodate future plans. The plans call for seven lots with an easement for a turnaround. There will be underground utilities. There is a natural depression that will be used to store drainage run-off. Mr. Rheaume also submitted plans for a left turn proposal with a left hand stacking lane going south on Snake Pond Road. Ms. Regan asked Mr. Jensen to go each point on his engineering memo with the Board:

- Travel impact and access study should be provided – The traffic impact study on file was done several years ago for the residential component and not based on BL1 commercial use. Even though the engineering firm would like to delay the study until the occupants of the development are known, the Board favors doing the traffic study planning for the highest traffic that might be generated by the allowable businesses in the development. Mr. Jensen suggested that a baseline study be conducted.

- Under comments for 3.C.2(v), Mr. Rheaume asked for a waiver from showing the trees in the commercial development as they will be clear cut. There was some Board discussion with Mr. Burbank would like Mr. Rheaume to try at least listing the trees.
- Under comments for 3.C.2 (x), Mr. Jensen indicated that that it would be helpful to have the driveways and curb cuts captured on the plans. Mr. Rheaume replied that it is hard to know until the lots have been sold to a particular buyer.
- Ms. Regan noted that the proposed street exceeds the 500' limit for length and mentioned that 500' is the extent of the fire hoses. Mr. Vaudo said that the 500' maximum length had been set by precedent over the years. The Board wondered if it would be possible to have a second access to the lot at the end of the road. There followed a discussion with Mr. Rheaume. The access would have to be 18' wide with proper materials used in construction. Also, the suggestion was made to create a fire lane.
- The Board asked Mr. Rheaume to provide a full list of waivers with the appropriate sections from the Subdivision Rules and Regulations listed and plans showing a second access. Mr. Jensen said that the drainage proposal is under review. The Board also wants a plan that does not show the commercial lots encroaching on any of the lots in the 40B subdivision. Clearly defined lot lines are necessary as it appears that there is some infringement onto Open Space for residential component with Lot #4.

Mr. Rheaume assured the Board he would be able to provide Mr. Jensen with the information that he has asked for. Mr. Burbank would like to study the files of Pimlico Pond from a few years ago.

Ms. Regan opened the meeting for public comment. The following people addressed the Board:

- Lynn Cormay, 11 Old Snake Pond Road, asked if it was the intention to sell the lots without buildings, which it is. Also, she feels a traffic study is very important. When she asked if the Cape Cod Commission would weigh in on the project, the answer was that it depends on the size and use of each building.

Mr. Torrey motioned to continue the Public Hearing for Cape Crossing to the meeting of November 3, 2015 at 7pm. Mr. Burbank seconded. The vote was unanimous.

Proposed Amendments to the Zoning By-Laws
B2 Zoning District - Continued

Ms. Regan began the hearing by reading the following letters into the record:

- Gwenn Dyson, 4 Avon Drive, email dated October 20, 2015
- Robert King, Planning Board member, email dated October 20, 2015

Ms. Regan opened the meeting for public comment. The following spoke:

- Peter Beauchemin, 3 Herring Run, asked the Board to continue the discussion and vote until the May, 2016 Annual Town Meeting
- Dennis Weir, 4 Shady Oak Lane, concerned with the height of the building. Why would anyone want it?
- Lynn Cormay, 11 Old Snake Pond Road, concerned that if the zoning is changed to accommodate a project, it changes forever
- Judy Stainbrook, 2 Faunce Mountain Road, is against the proposed changes
- Carlo DiPersio, 11 Morgan Trail, concerned with the shadow effect and wondered if once a building permit was obtained, could the building go anywhere on the lot.
- Donald Stainbrook, 2 Faunce Mountain Road, if there is no proposal before the Board, then why proposing new zoning?

- Michael Karl, 82 Roos Road, asked if the proposed setback was 650'. Ms. Regan said it was because the Board did not feel that 500' was sufficient. He also wondered if this was the only property in the B2 District – at the top of Rte. 130 the medical buildings are also in the B2 District. He was also concerned if the fire department and equipment could respond to a high rise rescue. Lastly, he asked if there were any expensed the Town would incur.

The Board asked Mr. Haney if he had anything from the police and fire departments regarding this proposed zoning. He does not. After discussion, Mr. Burbank motioned to not recommend the proposed height and solar amendments to the Special Town Meeting to be held November 17, 2015. Mr. Vaudo seconded. The vote was unanimous.

Board Discussion

Ms. Regan is looking for a new zoning book. Currently, there is a supplement for the May 2015 Annual Town Meeting. A new zoning book will be printed after the Special Town Meeting in November. She also mentioned that there would probably be additional zoning to discuss for the ATM in May besides the B2 District height and solar proposals.

She also took a moment to caution the Board members not to send out an email to the entire Board. She cautioned the Board that people are aware of the Open Meeting Law and are being very diligent.

Mr. Haney told the Board that he would have language relative to submission of new materials for the Board to discuss sometime after the Special Town Meeting.

Mr. Vaudo motioned to adjourn. Mr. Torrey seconded. The vote was unanimous. The meeting adjourned at 9:20pm.

Respectfully submitted,

Marilyn K. Bassett