

Town Of Sandwich

THE OLDEST TOWN ON CAPE COD
16 Jan Sebastian Drive, Sandwich, MA 02563



PLANNING BOARD

Phone: 508 833 8001
Fax: 508 833 8006
E-mail: planning@townofsandwich.net

MINUTES
November 17, 2015

FINAL COPY

7:02pm

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

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

Absent: Joseph Vaudo and Thomas Lynch

Also Present: Josh Peters, Asst. Town Planner and Sam Jensen, Asst. Town Engineer

Ms. Regan took a minute to introduce Laura Watts to the Board. Ms. Watts is the new administrative assistant in Planning and Development.

Minutes

Mr. King motioned that the minutes of October 20, 2015 be accepted as written. Mr. Burbank seconded. The vote was unanimous.

Submission of New Plans

No new plans were submitted.

Public Hearing Continued

Cape Crossing

Off Route 130

Route 130 Land Development LLC

Ms. Regan read a letter from Genevieve Reynolds, Prime Engineering, Inc., requesting that the public hearing be continued from November 17, 2015 to the meeting scheduled for December 15, 2015. Mr. Torrey moved that the Public Hearing for Cape Crossing be continued to the December 15, 2015 meeting at 7 pm. Mr. Burbank seconded. The vote was unanimous.

Public Hearing

24 & 52 Pinkham Road

OSRD

Special Permit

Scenic Road

SSYMCA

Ms. Regan did not open the public hearing. She informed the Board that due to the size of the parcel being subdivided, a Development of Regional Impact (DRI) referral to the Cape Cod Commission was necessary. Mr. King moved that the Planning Board authorize the Director of Planning and Economic Development, Blair Haney, to file the DRI referral for 24 and 52 Pinkham Road, SSYMCA, on behalf of the Board. Mr. Torrey seconded. The vote was unanimous.

TOWN CLERK
TOWN OF SANDWICH

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Board Discussion

Cardello Property

Off Spring Hill Road

Atty. Jonathan Fitch reminded the Board that he had come in a little over a year ago with a proposed plan for this landlocked property. The Board had urged him to contact the Sandwich Conservation Trust and other neighbors. He told the Board that the Sandwich Conservation Trust didn't want to even discuss any possibilities with him.

He brought a plan in for the Board to look at that shows expanding the existing road to an 18' width with a hammerhead turnaround on the Cardello property. This turnaround would reduce the size of the lot to under the required 60,000 sq. ft. Atty. Fitch suggested that perhaps the only use would be for affordable housing. In the end, he told the Board he would probably submit this to the ZBA for a variance and would ask for the Planning Board support.

Board Discussion

Mr. Burbank asked Mr. Peters if there was any way to locate and identify landlocked parcels in the town and produce a map showing the location. Mr. Peters will look into this. This led to a lengthy discussion on the appetite of the Board for looking at zoning changes. Ms. Caron expressed the opinion that it seems to her that the zoning is working as it should for the unique lots in town. Also discussed was taking a close look at the Scenic Road By-Law. The Board would like make sure that it reflects the State law, and the Board would like to see some type of monitoring language. The idea on zoning changes that could attract business to the area was also brought up. The Board decided to address the Scenic Road By-Law and zoning for the "Golden Triangle" after the first of the year.

Mr. Torrey motioned to adjourn. Mr. Burbank seconded. The vote was unanimous. The meeting adjourned at 8:26pm.

Respectfully submitted,

Marilyn K. Bassett