

Town Of Sandwich

THE OLDEST TOWN ON CAPE COD
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PLANNING BOARD

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FINAL COPY

MINUTES
December 1, 2015

TOWN CLERK
TOWN OF SANDWICH

DEC 16 2015

12 H 10 M P M
RECEIVED & RECORDED

7:00pm

Upstairs Meeting Room
Human Services Building,
270 Quaker Meetinghouse Road

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

Absent: Lori Caron and Robert King

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

Minutes

Mr. Torrey motioned that the minutes of November 17, 2015 be accepted as written. Mr. Vaudo seconded. The vote was unanimous.

Submission of New Plans

No new plans were submitted.

Lot Release

10 Captain Paine

Trautner Realty Trust

Ms. Regan read the letter from Atty. Benjamin Losordo requesting the lot release of Lot #72 on Land Court Plan 11765-G (Sheet 1) into the record. She also reading the Engineering memo from Asst. Town Engineer Sam Jensen into the record. Atty. Losordo was present for the applicants. This lot is in a 1962 subdivision. The HOA maintains the road very well – part of the road is paved and part of the road is gravel. Atty. Losordo is hoping for some type of a compromise similar to the one for Cranberry Trail several years ago. Ms. Regan said that the main concern from the Board is the width of the road being well below the standard 18'. The widest part of the road is 13.5' wide and the narrowest is 11' wide. Mr. Jensen suggested improving the road across the frontage of the lot. Atty. Losordo acknowledged that he would need to work with the Engineering Department. He asked if the Board would consider continuing the discussion at the next scheduled meeting. Mr. Torrey moved that the Board continue the Lot Release for 10 Captain Paine Road until the meeting scheduled for December 15, 2015 at 7pm. Mr. Vaudo seconded. The vote was unanimous,

Scenic Road Request

52 Pinkham Road

Acella Corporation

Ms. Regan read the request from the applicant to withdraw this application without prejudice. Mr. Torrey motioned to allow the applicant to withdraw the application for a Scenic Road Permit for 52 Atkins Road without prejudice. Mr. Vaudo seconded. The vote was unanimous.

Private Road Acceptance

Aviators Lane

Ms. Regan read the memo from Asst. Town Engineer Sam Jensen dated November 25, 2015 into the record. Mr. Jensen then summarized the process for acceptance of a private road by the Town for the

Board. This is a statutory process; the Planning Board's role is to refer the request to the Board of Selectmen with its recommendation to either accept or reject the request. The Selectmen then place the request on the warrant for the Annual Town Meeting. Mr. Jensen told the Board that the road is in very good condition – free of defects with good drainage. There needs to be some work done on a couple of catch basins and some cleaning of the road. Ms. Regan asked if the large lot on Percival Lane would have access by connecting into Aviators Lane. Mr. Jensen said no. Mr. Burbank asked if the road would need to be redrafted; Mr. Jensen said that his department has the as built plans so that wouldn't be necessary. Ms. Regan expressed concern that the Town is not in fiscal shape to accept any private roads at this time.

Mr. Torrey motioned to recommend the acceptance of Aviators Lane to the Board of Selectmen. Mr. Burbank seconded. Mr. Torrey, Mr. Burbank, Mr. Lynch, and Mr. Vaudo voted in favor. Ms. Regan voted against (4-1).

Board Discussion

After a brief discussion, the Board has no comment for the Board of Appeals Variance Application #15-12, 357 Cotuit Road.

Mr. Burbank brought up the proposed 40B development behind the high school that was brought to a meeting of the School Committee. He is concerned about the lack of progressive planning in Town. Ms. Regan felt that the Board should not be discussing this project as nothing has come before the Planning Board for this.

Mr. Vaudo motioned to adjourn. Mr. Torrey seconded. The vote was unanimous. The meeting adjourned at 7:52pm.

Respectfully submitted,

Marilyn K. Bassett