



PLANNING BOARD

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FINAL COPY

**MINUTES
January 5, 2016**

TOWN CLERK
TOWN OF SANDWICH

JAN 20 2016

11 H 00 M A M
RECEIVED & RECORDED

7:02pm

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

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

Also Present: Blair Haney, Director of Planning & Development, Josh Peters, Asst. Town Planner, and Sam Jensen, Asst. Town Engineer

Approval of Minutes

Mr. Torrey motioned to accept the minutes December 15, 2015 as written. Mr. Burbank seconded. The vote was unanimous.

Submission of New Plans

No new plans were submitted.

Lot Release

**10 Captain Paine Road
Trautner Realty Trust**

Ms. Regan read a letter from Attorney Christopher McAuliffe dated January 5, 2016 requesting that the Lot Release request for 10 Captain Paine Road be withdrawn without prejudice because the Planning Board does not hold a covenant for that lot. Ms. Regan also read a memo from the Engineering Department, Sam Jensen, P.E., Asst., Town Engineer, supporting Atty. McAuliffe's request. Mr. King motioned to allow the withdrawal without prejudice of the lot release request for 10 Captain Paine Road. Mr. Vaudo seconded. The vote was unanimous.

Cape Crossing Definitive Subdivision Cont'd

Off Route 130

Route 130 Land Development LLC

Ms. Regan read the following letters into the record:

- Engineering Department, Sam Jensen, P.E. Asst. Town Engineer, letter dated December 31, 2016
- Kopelman & Paige, PC, Jonathan Silverstein, Esq., letter dated December 22, 2015
- Prime Engineering, Richard Rheaume, P.E., LSP, letter dated January 5, 2016

Mr. Richard Rheaume, Prime Engineering, and Mr. Paul Cleary were present. Mr. Rheaume reviewed the revised plans with the Board explaining that the revisions were based on input from Engineering, the Board, and the Fire Department. The cul-de-sac is now exactly 500' in length, there are still seven lots, and the applicant will provide twenty nine street trees. For the time being, the site will remain vegetated. The plans mirror the Comprehensive Plan that was approved by the Zoning Board of Appeals. At this time, the left turn lane is conceptual; it will be finalized after the traffic study is completed. The drainage report was also discussed. According to the submitted report, post construction runoff from Lots 1-3 will be conveyed to a retention basin to the north. The plan submitted does not include the drainage improvements such as swales, pipes and other structures to accomplish

this. Runoff from those three lots will result in discharge to the adjacent land to the south. He also requested that the leeching pits and drainage easements be shown on the plans. This needs to be addressed along with erosion control and grading information. Mr. Jensen said his memo builds on previous comments and that many of the small items have been addressed satisfactorily. Mr. Rheume said that once the lots are sold, he will come back with a grading plan. He will provide Engineering with the erosion control plan. He also told the Board that the road will be constructed as soon as approval is granted for the subdivision. Site distance issues will be addressed during the traffic study, which should be done this month.

Mr. Torrey questioned if the cul-de-sac was still going to be built. Mr. Rheume assured him that it is going to be built, but maybe not putting all the trees and shrubs in. Later in the meeting he said that the developer will bond for all 29 trees – all the trees within the street layout will be planted. When Mr. King asked how the Board will hold future owners of the lots to the drainage plan, Mr. Rheume explained that the design of the system will take care of that. Mr. Vaudo wanted to make sure that it was noted that the template for the plans matches that of the Comprehensive Permit plan that was approved by the Board of Appeals.

Mr. Jensen addressed the remainder of his memo pointing out some housekeeping items that still need to be addressed:

- Centerline and stationing of cul-de-sac still needed
- Labeling of street signs
- Lengths and boundaries need to be provided along boundary between Rte. 130 and Stinson Way
- Grading at southern boundary of property should be labeled
- More erosion control elements needed to be included

Ms. Regan noted that it would be difficult to require a full landscape plan because of the uncertainty of what businesses would be on the lots in the future. It might not be necessary for a landscape architect to provide a plan, but the permit needs to be conditioned to assure that the project complies with the Subdivision Rules and Regulations. Mr. Torrey asked about the location of a fire hydrant, and Mr. Rheume said it would be at the very end of the water main.

Ms. Regan then told the Board that there were two additional letters that were received:

- Kolpeman and Paige, PC, Jonathan M. Silverstein, letter dated December 22, 2015
- Prime Engineering, Richard Rheume, P.E., LSP, letter dated January 5, 2016

The Board agreed that there was a great deal of information to assimilate, especially since they disagreed with one another. The applicant informed the Board that they had hired a land use attorney who spoke with Kopelman & Paige today. Both sides hope to clear up the issues before the next meeting. Mr. King motioned to continue the hearing until the meeting February 2, 2016. Mr. Burbank seconded. The vote was unanimous.

Board Discussion

Conflict of Interest

Ms. Regan reminded the Board that it is a state requirement to take this test and print out the certificate to be filed with the Town Clerk.

Cape Cod Commission

DLTA Application

The Cape Cod Commission has sent out an invitational letter to local municipalities advising that the District Local Technical Assistance funds are available. The deadline to file an application for these funds is January 18, 2016. Mr. Haney explained that the Commission provides technical assistance to

the municipalities under these grant funds. Planning and Development is working to submit a project that fits well with the specifics since the Commission receives more requests than it can accommodate. Mr. Burbank brought up the topic of wastewater which is one of the focus areas for funding. Ms. Regan noted that there is a need to partner with the private sector to accomplish these goals.

Mr. Vaudo

Mr. Vaudo was concerned that the Asst. Town Planner was taking pictures of the demolition of his building at the Marina. Mr. Haney and Mr. Peters explained that the Town was looking at the site post tear-down as part of the Marina District improvements. After several heated comments, Ms. Caron suggested that Mr. Vaudo would be a great source of information and help to the department for that area. It was mentioned that some of the Board was concerned with what they see as a lack of openness among town officials, some department heads, the Board, and the public.

Mr. Torrey motioned to adjourn. Mr. King seconded. The meeting adjourned at 8:35pm.

Respectfully submitted,

Marilyn K. Bassett