



Town Of Sandwich
THE OLDEST TOWN ON CAPE COD

PLANNING BOARD

16 Jan Sebastian Drive, Sandwich, MA 02563
Phone: 508 833 8001
Fax: 508 833 8006
E-mail: planning@townofsandwich.net

MINUTES
February 16, 2016

FINAL COPY

7:00pm
Upstairs Meeting Room
Human Services Building,
270 Quaker Meetinghouse Road

Present: Sarah Regan, Chair, Scott Torrey, Vice Chair, Lori Caron, Robert King and William Burbank
Absent: Joseph Vaudo and Thomas Lynch
Also Present: Blair Haney, Town Planner and Sam Jensen, Assistant Town Engineer

Approval of Minutes

Mr. King motioned to accept the minutes from February 2, 2016 as written. Mr. Torrey seconded. The vote was unanimous.

Submission of New Plans

No new plans were submitted.

Atkins Road

Definitive Subdivision & Cluster Special Permit
Monomoy Properties LLC

Ms. Regan read a letter into the record from Atty. Eliza Cox requesting that the public hearing be continued to the meeting of March 15, 2016. Mr. King moved that the public hearing for Atkins Road Definitive Subdivision and Cluster Special Permit be continued to the meeting of March 15, 2016 at 7pm. Mr. Torrey seconded. The vote was unanimous.

TOWN CLERK
TOWN OF SANDWICH

MAR 16 2016

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RECEIVED & RECORDED

Cape Crossing

Definitive Subdivision Cont'd
Route 130 LLC

Ms. Regan read the following letters into record:

- Lynn Cormay, 11 Old Snake Pond Road, letter dated October 23, 2015
- Planning and Development, Blair Haney, memo dated February 11, 2016

Mr. Paul Cleary, Route 130 Land Development LLC, Mr. Shaun Kelly, Vanasse & Associates, Atty. Thomas Recupero, attorney for the applicant and Mr. Richard Rheume, Prime Engineering, were present. Atty. Recupero spoke first. He had a meeting with Town Council attorney, Johnathan Silverstein, to discuss the legal issues regarding the reconciliation of the old land development. He felt that the Planning Board would be able to endorse the plans once his talks with Johnathan Silverstein were complete. Atty. Silverstein is away for the next week and Atty. Recupero will be in touch upon his return. Ms. Regan referred to a letter from Town Council dated December 22, 2015 that clearly states that the development would trigger a DRI. The Planning Board needs to see clear communication between Town Council and Atty. Recupero. Mr. Burbank asked how many times this has been discussed with Town Council and Atty. Recupero responded approximately 4-5 times since December of 2015. Mr. Burbank also asked Mr. Haney how many conversations he's had with Town Council and Mr. Haney remarked 2 times.

Mr. Shaun Kelly presented the traffic study that was completed in December 2015. Ms. Regan asked if there was a planned traffic light that would be installed on Route 130 at the entrance to the



development. Mr. Kelly said no traffic light was planned at this time. Per the plans, there would be a two lane approach to a stop sign at the intersection of the proposed Cape Crossing and Route 130. One lane would be designated as a left turn only and the other lane a right turn only. The design is made to be pedestrian friendly with sidewalk access, ADA approved crosswalk ramps and a crosswalk across Route 130. At this time, trees and vegetation block the site lines for turning traffic. This vegetation would need to be removed. Mr. King asked if the traffic generated is considered heavy, moderate or light. Mr. Kelly said that at the time the data was collected, there was an average of 1452 car trips per day. Mr. Burbank brought up the traffic study that was done in 2009 for Forestdale Village and asked if Mr. Kelly had any involvement in that study. Mr. Kelly said he did not have any involvement but he did represent the town in the study that was done in 2009. Mr. Burbank asked if he compared the two and Mr. Kelly responded that he did not compare them and that new data was collected. Mr. Burbank would like to compare the two studies to see how the traffic patterns have changed. Mr. Haney said that the 2009 study was done for a residential development. Mr. Jensen concurred and said that projections were made in that study for commercial traffic, but at that time the development was planned to be strictly residential. Mr. Burbank then asked how long it will take Engineering to review the traffic plan. Mr. Jensen explained that he had already met with the project engineer and he will continue to work on it and hopefully present his findings at the next meeting. Ms. Regan thinks that traffic may be heavy enough to require a traffic light.

Mr. Richard Rheume of Prime Engineering spoke about the possible removal of trees and vegetation along Route 130 which is designated as a scenic road. He had an arborist evaluate the trees that would be impacted by constructing the proper site lines for road traffic. If they did a 475 foot taper, a mature elm tree would have to be removed among other things. They could also consider a 350 foot taper in order to save the Elm tree. As early as this week, they will file a Scenic Road application with the Planning and Development office in order to have the item on the agenda for the next meeting. Ms. Regan asked how many trees would be impacted. Mr. Rheume responded 6. Mr. Jensen asked if a left hand turn lane into Cape Crossing from Route 130 would be necessary right away. Mr. Kelly would want it from day one and Ms. Regan agreed.

Mr. Rheume feels that all issues have been resolved. The drainage and road layout is in alignment with the original Comprehensive permit. Once Engineering reviews the traffic study and the Scenic Road application has been filed for the removal of the trees, he believes the plan will be ready for approval. Ms. Regan feels that there are three things that still need to happen before any decision can be made. One, the legal issues need to be clearly stated between Town Council and Mr. Cleary. Two, the engineering department needs time to review the traffic study and make comments. Three, the scenic road application needs to be filed for the removal of trees.

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

- Lynn Cormay, 11 Old Snake Pond Road, stated this may be a low impact project, but for the Forestdale neighborhood it is high impact. She wanted to know if there would be a cohesive design for the seven buildings or would it be a miss match of buildings like in the industrial park. Mr. Paul Cleary of Route 130 Land Development LLC said that he hopes to work with each potential buyer to create a cohesive plan. Ms. Regan explained that once a subdivision is approved it is out of the hands of the Planning Board to regulate building aesthetics. Ms. Cormay also asked what would happen if only one or two lots were sold. Who will maintain the additional lots and prevent them from becoming overgrown? Mr. Rheume responded and informed her that the landscaping would be taken care of and nothing would be left abandoned. Ms. Cormay also brought up the use of a pedestrian light at the intersection. She feels that there is enough foot traffic that may want to access the development. Since the town added sidewalks from Snake Pond Beach up Route 130, more and more people are walking. Ms. Regan said that it would be unlikely the town would approve a pedestrian light on a Scenic Road. Mr. King said that the Riverview School did pay for one to be installed on 6A. Mr. Jensen asked if a crosswalk was warranted. Mr. Kelly responded not yet. They are attempting to balance the aesthetics of the Scenic Road with pedestrian safety.

- Robb Sykes, 66 Route 130, feels traffic will be impacted especially at the Snake Pond lights. He said something needs to be done with the light cycle at that intersection to prevent traffic from backing up. He then asked if there were any waivers for the subdivision plan. Ms. Regan said yes. There's a landscape plan for the road, no landscape plan required by a landscape architect and the street center line will run through the cul-de-sac.

Mr. King made a motion to continue the Public Hearing for Cape Crossing to the meeting on March 15, 2016 at 7pm. Mr. Torrey seconded. The vote was unanimous.

Board Discussion

The Board discussed possibly adding a meeting on March 29, 2015 since no meeting is scheduled for March 1st because of Primary Elections. The Board felt it wasn't necessary since there was nothing urgent on the agenda.

The Board also reviewed application #16-01 for 145 Route 130 that will appear before the Board of Appeals on February 23, 2016. They had no comment.

Mr. King brought up designation of Scenic Roads. He would like the Planning Board to have more control over what happens on Scenic Roads besides only considering trees and stone walls and will likely look into the possibility of changing the town by-laws and adding additional language to give the Board more control.

Mr. Torrey motioned to adjourn. Mr. King seconded. The vote was unanimous. The meeting adjourned at 8:57pm.

Respectfully submitted,

Laura C. Watts