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

# FINAL

TOWN CLERK
TOWN OF SANDWICH
JUN 08 2016
11 H 01 M AM
RECEIVED & RECORDED

## MINUTES
## May 31, 2016

**7:02pm**
**Upstairs Meeting Room**
**Human Services Building,**
**270 Quaker Meetinghouse Road**

**Present:** Sarah Regan, Chair, Lori Caron, Vice Chair, Robert King, Joseph Vaudo, Scott Torrey, Thomas Lynch, and Matthew Cubetus
**Also Present**: Blair Haney, Director, Planning and Economic Development, Josh Peters, Asst. Town Planner, and Sam Jensen, Asst. Town Engineer

**Submission of New Plans**
No new plans were submitted.

**Deliberation**
**Atkins Road**
**Cluster Special Permit**
**Monomoy Properties LLC**
Ms. Regan read the first page of the decision, the procedural history and the findings. There was discussion of Finding #5: "Pursuant to Section 4447 of the by-law, as criteria for Cluster Development Approval, the Planning Board finds/does not find that the project is superior to a conventional grid subdivision in all of the following ways:

a. In preserving open space for conservation and recreation;
b. In utilizing natural features of the land;
c. In allowing more efficient provision of streets, utilities, and other public services;
d. And at least equal to a conventional plan in other respects."
e.

Mr. Torrey said he has a problem with Cluster Subdivisions and does not think they are "superior" as referenced in Finding #5. In a roll call vote, Mr. Torrey, Mr. Vaudo, and Mr. Lynch voted "does not find" and Ms. Regan and Mr. King voted for "does find" for Finding #5. This vote is reflected in the decision. Ms. Regan then read the Conditions which were approved unanimously by the Board. The next discussion regarding approving or denying the cluster special permit. Planning and Development staff was directed to add language that would tighten up some of the concerns expressed by the Board – access from Marie Lane and the water going under Route 6A being primary. Mr. King motioned that the Planning Board approve the special permit for the cluster subdivision at Atkins Road. Mr. Vaudo seconded. The vote was as follows:

| | | |
|---|---|---|
| Mr. King | Yes | The applicant has met all the requirements |
| Ms. Regan | Yes | The findings and conditions are accurate |
| Mr. Lynch | No | Applicant hasn't met obligation; too much pressure on neighbors |
| Mr. Torrey | No | Concerns with safety issues; looking for a plan showing access from Marie Lane |
| Mr. Vaudo | No | Agrees with Mr. Torrey – also has concerns about the water and is looking for an application to the Sandwich Water District for a permit |

The Cluster Special Permit for Atkins Road was denied.

**Board Discussion**

There was a brief discussion about the removal of four red pine trees – two at the entrance of Shawme Crowell park and two on Pine Street across from Heritage. Mr. Haney informed the Board that they were taken down as part of Eversource's pruning package. The trees by Shawme Crowell were dead, and the two on Pine Street were either dead or infected. Several members of the Board would still like to have Mr. O'Connor, Tree Warden, come to a future meeting as they still have questions. Mr. Haney will follow up on this with Mr. O'Connor.

Mr. King made a motion to adjourn the meeting. Mr. Vaudo seconded. The vote was unanimous. The meeting adjourned at 7:33pm.

Respectfully submitted,

Marilyn K. Bassett