Town Of Sandwich
THE OLDEST TOWN ON CAPE COD

PLANNING BOARD
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MINUTES
July 5, 2016

TOWN CLERK
TOWN OF SANDWICH
JUL 21 2016
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7:03pm
Upstairs Meeting Room
Human Services Building,
270 Quaker Meetinghouse Road

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

Approval of Minutes
Ms. Caron motioned to accept the minutes from June 7, 2016 as written. Mr. Lynch seconded. The vote was unanimous.

Submission of New Plans
No new plans were submitted.

Aubuchon Realty Inc.
Definitive Subdivision
311 Cotuit Road
Mr. Greg Wirsen, owner of Green Seal Environmental, Mr. Robert Bersin, P.E. Green Seal Environmental and Mr. Eamon Moran, Vice President of Aubuchon were present. Mr. Wirsen began with a brief history of the application process. They had initially started with a site plan review on February 18, 2016, then submitted their preliminary plan on April 19, 2016 and after two continuances, are now moving forward with the Definitive Subdivision. Mr. Wirsen explained they have taken many of the comments from town departments and modified the plan accordingly. Mr. Bersin made a presentation explaining the project. They are attempting to take two very narrow lots and make them into three. After many conversations with Mr. Jensen in Engineering, they have settled on a southerly access road that will provide adequate frontage to the rear parcel. There will be a rear easement across the existing commercial parking lot that will allow access to Tom's Way and the Sandwich Housing Authority. This easement will also permit a circular flow of traffic and will help with emergency access. The applicant is seeking a waiver for a 612' dead end street. Subdivision Rules and Regulations state that a dead end street should not exceed 500' and Ms. Regan explained that the Board is a stickler for following that rule. Mr. Bersin believes that by incorporating the easement at the end of the dead end, the requested waiver is justifiable. He also explained that traffic in the commercial area is already difficult, so they have added line painting and stop bars in the plan. Green Seal Environmental has recently hired a third party to perform a traffic study and hopes to have that completed in time for the next Planning Board meeting on July 19, 2016.

In regards to drainage, the original plan showed closed drainage in the rear and Mr. Jensen believed that would not have enough capacity, so they have widened the drainage area and made it open to accommodate more storm water. They have not changed the drainage to the parcel where the existing Aubuchon Hardware store is located because there doesn't seem to be an issue. Mr. Torrey questioned who will maintain the roads and drainage in the subdivision and Mr. Bersin responded that it would be a shared cost amongst the future businesses and would be spelled out in their deeds.

They're currently drafting a maintenance plan. Mr. Bersin is hoping to have updated plans ready by Thursday, July 7, 2016. These plans will incorporate comments from the Planning Board.

Mr. Jensen walked the Board through his memo dated July 1, 2016. Many of his comments have been addressed by Mr. Bersin and will be shown on the updated set of plans. In particular Mr. Jensen is looking for dimensions on easement markers, pavement grades and location of utilities south of the proposed intersection, a title block for the Town Clerk (Engineering will forward samples), all lines clearly labeled, an erosion control plan to be provided, a 70 foot buffer of natural vegetation along Cotuit Road to be preserved, all drainage components to be fully cleaned and inspected prior to plan approval and a road and drainage maintenance plan to be provided. Mr. Jensen also touched upon a few minor comments regarding some "nut and bolts" details that will be ironed out between the applicant and the Engineering Department.

Mr. Bersin presented the list of waivers that are being sought. Initially, a waiver for a traffic study was requested. Green Seal has since decided to hire an outside firm to complete the traffic study. Mr. Haney questioned the general use that they will use to generate a trip study. He also questioned the easement waivers that are being considered and if they are brought to full fruition, will this impact the trip generation. Mr. Bersin replied that the traffic study is in the process of being completed and that it would answer more detailed questions. He said they are only studying traffic proposed on their property and not abutter's use of the easements. Mr. Wirsen is meeting with the traffic engineer this week and will bring up those issues with him. In addition, a wavier was sought for a providing a detailed landscape plan. The applicant has since decided to hire a landscape architect to address the location of all street trees and prepare a detailed landscape plan that will follow Subdivision Rules and Regulations. The applicant is requesting waivers from section 4.B.2 Width Alignment and Grades of Streets items c. (property lines at street intersections), g. (minimum centerline radius) and j. (the width of streets right-of-way). A waiver is also requested from section 4.B.3 Dead End Street item a. (requesting a dead end street of more than 500') and c. (dead end street providing a closed end cul-de-sac). To address the dead end street, the applicant has proposed the use of access easements across a commercial parking lot instead of a conventional turn around. The Board would like the access easement at the dead end shown on the plan. This would show that access is not restricted because the road along with the easement would create a circular pattern for traffic to follow.

Ms. Regan opened the hearing for public comment. There was none. Mr. Torrey made a motion to continue the public hearing to the next Planning Board meeting on July 19, 2016 at 7pm. Mr. Vaudo seconded. The vote was unanimous.

Spaulding Rehab Hospital
Special Permit
311 Service Road

Ms. Regan read the following comment letters into record:

- James Killion, Chair, Sandwich Board of Appeals, memo dated June 29, 2016
- Don Campbell, Fire Prevention Officer, memo dated June 20, 2016

Mr. Matthew DiNisco of GE solar was present. He gave a brief history of the process and described the existing conditions. The proposed solar site will sit atop a leaching field to the east of the road that leads to the entrance of Spaulding Rehabilitation Hospital from the Service Road. GE is proposing to trim some of the vegetation, but is not planning on removing any trees. Spaulding will receive renewable energy credits, but this means the solar array must be installed by the end of the year in order for them to receive the credits. Mr. DiNisco explained this project will have very little impact on the existing area as the proposed location is already vacant and needs to be maintained. There is no other use for the land and it is the perfect location. GE looks for property just like this. In response to the Fire Departments memo, the fence around the array will extend to an existing gate and a new gate will also be added. There is a 14 ft. wide perimeter between the array and the fence. The array is a 470kw array with 1300 modules. Each modules is about 3 ½ by 6 feet tall. The posts will sit on precast,

concrete pedestals that are 9ft x 18in x 30 feet wide that will not penetrate the ground. There will be approx.175 ballasted blocks evenly spread throughout the array in relation to the modules. Inverters will be mounted on the back of these racking systems and the system will run back to a central transformer and switchboard that will be located near a utility shed and backup generator. They will build an additional, open utility building. There is an existing vegetative buffer along three of the four sides of the array with the open side being the South side that faces the hospital. Surrounding the array will be a 6 foot fence with 1 foot of barbed wire which is required by code. All of the components of the array are industry standard. Erosion control has been addressed in the existing condition sheet and they have also done a hydrologic analysis of the area.

Mr. Peter's walked the Board through the memo from Planning & Development. The applicant will also be building a car port system in phase two of their project at Spaulding. This will be a by-right structure with permits issued through the Building Department. The revised plan is being presented by Mr. DiNisco reflects adjustments to comments made by the Fire Department. The revised plans show standard access for the Fire Department to get around the array with their pick-up truck and Polaris vehicle. The mounting of the ballasted blocks over the leach field was reviewed by David Mason of the Health Department and because the blocks will not penetrate the ground, he confirmed the design was satisfactory. Mr. Torrey asked what would happen when the septic system needs to be replaced. Mr. DiNisco answered that the ballasted blocks can be broken down by components, moved and put back. In as little as three days the area can be cleared and there is a financial incentive to put the array back together as quickly as possible. The entire array is about 77,000 square feet and the leaching field is only in one corner of this area. Mr. Lynch had questions/concerns regarding the weight of the ballasted blocks over the leaching field.

Mr. Jensen walked the Board through the memo from the Engineering Department. The applicant has been very responsive to his comments and it seems many of the issues have been solved through the revised set of plans. Mr. Jensen would like to see a maintenance plan submitted that would address maintenance of the emergency access road as well as plans to restore and maintain ground cover and vegetation during the construction process. Erosion controls should be provided during construction and maintained until the site is stabilized.

Ms. Regan asked about the location of the fifth picture in the application packet. The picture shows a lot of vegetation. Mr. DiNisco said that is looking from the Service Road into the property. She also asked about the distance between Service Road and the fence. Mr. DiNisco replied that it is 180 feet. Mr. Lynch reiterated the importance of maintaining vegetation to help with the drainage. Mr. Jensen believes most rain will absorb right into the ground and the rest will run off into the vegetation. Mr. DiNisco explained that it is in their Standard Operating Procedures to restabalize the soil.

Ms. Regan opened the hearing for public comment. There was none. Mr. Vaudo made a motion to continue the Public Hearing to the next Planning Board meeting on July 19, 2016 at 7pm. Mr. Torrey seconded. The vote was unanimous.

Board Discussion

Comments for the Zoning Board of Appeals

Regarding Board of Appeals application #16-13, the Board had no comments to offer.

White Cap Path

Carol Walsh of White Cap Path came before the Board to talk about an illegal fence that had been put up blocking homeowner's with deeded beach rights from accessing the beach. The Board told her that because the fence is on private property, they do not have jurisdiction. The Board recommended the abutter's attend the Selectman's meeting on Thursday night.

Mr. Torrey made a motion to adjourn. Mr. Vaudo seconded. The vote was unanimous. The meeting adjourned at 9:08 p.m.

Respectfully Submitted,

Laura C. Watts

Supporting Documents:

1. Plans for Aubuchon Realty Inc. Definitive Subdivision, prepared by Green Seal Environmental, dated May 2016 (13 pages)
2. Memo from Samuel Jensen, Assistant Town Engineer, regarding Aubuchon Definitive Subdivision, dated July 1, 2016 (6 pages)
3. Letter from Robert Bersin, PE Green Seal Environmental, regarding definitive subdivision submittal, dated June 14, 2016 (5 pages)
4. Letter from Robert Bersin, PE Green Seal Environmental, regarding definitive subdivision submittal (response to Engineering comments), dated June 13, 2016 (8 pages)
5. Memo from Samuel Jensen, Assistant Town Engineer, regarding solar special permit, dated July 1, 2016 (1 page)
6. Memo from Blair Haney, Director of Planning & Development, regarding solar special permit, dated June 30, 2016 (1 page)
7. Memo from Don Campbell, Fire Prevention Officer, regarding solar special permit, dated June 22, 2016 (1 page)
8. Memo from James Killion, Chair Sandwich Board of Appeals, regarding solar special permit, dated June 29, 2016 (1 page)
9. Solar special permit plans prepared by Webby Engineering Associates, Inc., dated June 14, 2016 (3 pages)
10. Pictures of existing conditions at proposed solar sight, prepared by GE Solar (2 pages)