



PLANNING BOARD

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FINAL COPY

MINUTES
August 2, 2016

TOWN CLERK
TOWN OF SANDWICH

SEP 22 2016

12H 10M PM
RECEIVED & RECORDED

7:05pm

Upstairs Meeting Room
Human Services Building,
270 Quaker Meetinghouse Road

Present: Sarah Regan, Chair, Lori Caron, Vice Chair, Robert King and Matthew Cubetus

Absent: Joseph Vaudo, Thomas Lynch and Scott Torrey

Also Present: Blair Haney, Director, Planning and Economic Development, Josh Peters, Asst. Town Planner, Samuel Jensen, Asst. Town Engineer and Justin O'Connor, Tree Warden

Approval of Minutes

Mr. King motioned to accept the minutes from July 19, 2016 as written. Ms. Caron seconded. The vote was unanimous.

Submission of New Plans

No new plans were submitted.

Town of Sandwich DPW

Scenic Road Permit

Off Sandy Neck Road

Mr. Jensen briefly discussed the project and explained that it's been a goal for the Department of Public Works for some time and is even laid out in the 2009 Local Comprehensive Plan. The town hired Horsley Witten Group, Inc. to design the pedestrian pathway that will end up connecting with Route 6A. In addition to the Scenic Road Permit, the DPW will also need to go in front of the Conversation Commission for permitting. Mr. Justin Lamoureux, P.E. and project manager for Horsley Witten, was present to discuss the plan. He explained that the pathway would begin on Route 6A near Amari's Restaurant and connect with the sidewalk that already exists over the Barnstable town line. The roadway is wide which will make it easier to make the improvements and no takings or easements will be needed. The design is a country style sidewalk that will allow larger caliper trees to be saved and leave adequate space to add a future bike lane. There will be a 4 ft. grass shoulder between the roadway and the pathway. The path will be pitched to allow for proper drainage. There are a few areas where the pathway will be right up against the roadway and in these spots granite curbing will be used. Several stone retaining walls along the wetland areas will be built but they will be made of natural stone and look similar to ones that were recently installed at Sandy Neck Beach. Twenty-eight trees will need to be taken down to build the pathway. The engineers walked the path 2-3 times to make sure all the trees are accounted for. Most that need to be removed have been heavily pruned by the utility companies and most are only 12 inches in caliper. Mr. King asked what the distance is from edge of pavement to inside of sidewalk. Mr. Lamoureux responded the roadway will be approximately 13 feet, there will be a 4 foot grass shoulder and the path will be 6 feet wide. Mr. King really likes how the plan is laid out and that it will save some of the bigger trees. He also likes the greenspace and is very pleased with the design. He feels the grass shoulder will help with drainage and allow for cars to pullover in case of an emergency. Mr. Cubetus explained that this will be much safer for pedestrians. He's walked that roadway at night and said it can be very dangerous. Mr. King asked Mr. O'Connor whether any significant trees would have to come down. Mr. O'Connor said there is one Poplar near Cranberry Trail and an Ash tree that has been hallowed out. The other tagged trees are interfering with wires and entangled with briar. Ms. Regan asked about electrical lines and poles and whether any

would be moved. Mr. Jensen said there are powerlines that cross the road and one or two poles would need to be moved and replaced. They will be working closely with Verizon, Eversource and Comcast. Mr. Lamoureux clarified that the poles being moved would only be moved 2-3 feet, not a significant distance.

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

- Paul White, 45 Tillage Lane, West Barnstable, questioned the number of trees flagged on the plan and the fact that the proposed path wouldn't match the path installed on the Barnstable side of Sandy Neck Road. He also mentioned the excessive speeds that are traveled down the road and if the road could be narrowed to help reduce traffic speeds. Mr. Lamoureux thinks the addition of the bike lane may help reduce traffic speeds. Mr. King mentioned that Sandwich Police could put a speed sign on Sandy Neck Road to help as well. He questioned the parking lot size at Sandy Neck Beach and said that on high volume weekends, cars spill out of the lots and park along Sandy Neck Road. He wondered if cars would end up parking on the new pathway. Mr. Jensen explained that "No Parking" signs would be placed along the roadway and Ms. Regan even suggested the Town use reflectors in conjunction with the "No Parking" signs to help deter cars. Mr. White also brought up his neighbor at 43 Sandy Neck Road who has landscaping out to the street and was wondering if this would have to be pushed back. Mr. Jensen explained that areas with decorative landscaping will have to be relocated. Mr. King talked about the sidewalk that was installed on Quaker Meeting House Road and how the DPW did a great job accommodating homeowners during the construction by relocating mailboxes, etc... He's sure they will do a great job working with neighbors on this project. Mr. White also asked about his neighbor at 25 Sandy Neck Road and told the Board that he has a very steep driveway and how this would be affected. Mr. Jensen said that granite curbing and a low stone retaining wall would be installed because of the embankment. This would also help with visibility.
- Allison Bressi, 2 Putting Green Circle, was very distressed with the project because her house is located very close to the roadway. Mr. Lamoureux explained that the roadway is wide enough and has adequate space to install the pathway. He also explained that the bike lane would be just that, a designated lane on the current roadway, not an actual "bike path". She would like the cedar tree in front of her property possibly spared. Mr. Jensen explained that the DPW is very sensitive to residents and will provide certain amenities to help offset the burden of the project. Ms. Bressi asked when the project would start and how long the construction would take. Mr. Jensen believes construction will not be underway until Spring or even Fall of 2017 because funding still needs to be secured. The project could take approximately three months to complete.
- Johnathan Fitch, 16 Great Island Road, is a supporter of the project, but questioned whether there was a demand. He feels like it's a "road to nowhere." He explained there is no public parking at Amari's Restaurant, so who would be using the pathway? Ms. Regan responded that motel guests at Sandy Neck Motel could walk to the beach safely. Mr. Cubetus said parents of younger kids could drop off and pick up on 6A and the kids could walk to and from the beach. Mr. Jensen said significant interest has been expressed by residents over the years.

Mr. King motioned to close the Public Hearing for the Scenic Road Permit on Sandy Neck Road. Ms. Caron seconded. The vote was unanimous.

Deliberation:

Town of Sandwich DPW

Scenic Road Permit

Off Sandy Neck Road

The Board reviewed and discussed the Scenic Road Permit application made by the Town of Sandwich DPW for the removal of 28 trees along Sandy Neck Road. The Board voted unanimously to approve

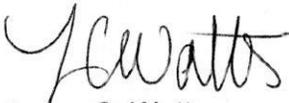
the Scenic Road Permit. The decisions, findings and conditions are on file in the Planning and Development Office.

Board Discussion:

- Jonathan Fitch (Michael Cardello Property off Spring Hill Road):
 Atty. Fitch was present to discuss the landlocked piece of property that his client owns. He came in front of the Board at the end of last year and they suggested he do a land trust swap, but he did not get the approval, so he's back to discuss a new plan. He is wondering if, under the local bylaw, his client could build a small 2-3 bedroom house with a barn that would include one affordable unit. The lot is 60,000 square feet and would dip slightly below with the addition of a roadway. Mr. King asked if this would be creating a new subdivision. Mr. Haney responded that this would be creating a new roadway to create frontage. He feels that deed research would need to be done prior to submitting a formal application to show there is an easement that shows the required access. Atty. Fitch said he has done the research and can prove there is an easement. Mr. Haney explained to the Board that this new plan could be done under the Zoning Bylaw section 4450 that gives dimensional relief for affordable housing units. He then stated the applicant would have to file a Definitive Subdivision plan in conjunction with an Affordable Housing Conditional Density Development Special Permit. Mr. King said that creating frontage could take them down a slippery slope, but Atty. Fitch said the frontage would be created exactly according to the bylaw. Mr. Haney wants to make sure that any disputes with neighbors are worked out before this plan comes before the Planning Board and Atty. Fitch agreed.

Mr. King made a motion to adjourn. Ms. Caron seconded. The vote was unanimous. The meeting adjourned at 8:22 p.m.

Respectfully Submitted,



Laura C. Watts

Supporting Documents:

1. Memo and supporting pictures from Samuel Jensen, Assistant Town Engineer, dated July 29, 2016 (13 pages)
2. Memo from David DeConto, Asst. Director of Natural Resources Dept., dated July 21, 2016 (1 page)
3. Email and list of trees to be removed from Justin Lamoureux, P.E., dated July 29, 2016 (2 pages)
4. Plan entitled "Sandy Neck Pedestrian Pathway" prepared by Horsley Witten Group, Inc., dated June 2016 (13 pages)
5. Supplemental Plan entitled "Sandy Neck Road, Pedestrian Pathway" prepared by Horsley Witten Group, Inc., dated August 2016 (1 page)
6. Plan entitled "Michael Cardello, 16 Spring Hill Road" prepared by Existing Grade Inc., dated June 30, 2015 (1 page)