



PLANNING BOARD

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FINAL COPY

MINUTES
October 4, 2016

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7:00 p.m.

Upstairs Meeting Room
Human Services Building
270 Quaker Meetinghouse Road

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

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

Approval of Minutes

Ms. Caron motioned to accept the minutes from September 20, 2016 as written. Mr. Cubetus seconded. The vote was unanimous.

Submission of New Plans

20&22 Longhill Drive – ANR

Mr. Vaudo abstained from discussion on the ANR. Atty. Jonathan Fitch was present representing his clients, Charles and Marilyn Cocotas who are the property owners of 20 and 22 Longhill Drive in East Sandwich. Atty. Fitch gave a brief history of the original subdivision, Longhill Meadows, which was approved in 1982. Mr. and Mrs. Cocotas are the original owners of both lots each of which have a dwelling. They originally bought the second lot to protect their view and have now decided to sell the main lot (lot 5) and live in the cottage on the second lot (lot 6A). They would like to move the original lot line and add an additional 6100 square feet (shown as parcel A on the plan) to lot 5 in hopes that it will aid in selling the property. Atty. Fitch referred the Board to zoning bylaw 2550 which states two lots can be reconfigured as long as no new building site is created. He went on to explain to the Board that he reviewed Mr. Jensen's memo critiquing the plan he submitted. He didn't realize how much information was missing and realizes the plan doesn't fully comply with the Subdivision Rules & Regulations. He submitted a waiver to waive the following items:

- 3.A.2.b. – Names of all owners abutting the land. He feels this is irrelevant in this case.
- 3.A.2.c – All existing buildings within 100 feet. He feels all existing buildings within 100 feet are not important for this plan. The two existing dwellings on each of the lots is shown.
- 3.A.2.i – Topographic delineation. Would be important if this land wasn't already developed, but the access is there.
- 3.A.2.k – Plan shall be on a scale of 1"=40'. He feels the plan is sufficient because it fits on the sheet.
- 3.A.2.l – Statement that shows lots shown are part of a subdivision. The Book & Page of the original subdivision are shown on the plan.
- 3.A.2.m – Wells, septic systems on all abutting properties shown. He feels septic would be relevant if this was undeveloped land, but because it's already developed, showing the septic systems would be irrelevant.

Ms. Regan asked Atty. Fitch if lot 5's driveway was eased to lot 6 and he responded that it always has been and that is not changing. Mr. King questioned why they share a driveway and Ms. Regan pointed out they don't share the driveway, they share access. Mr. King also asked why we have those points in the Subdivision Rules & Regulations in the first place. Atty. Fitch doesn't know and feels the Rules & Regulations are overreaching. Everything the Board needs to know is shown on the plan. Mr. Jensen



feels the wavier requests are reasonable. They are minor requirements for a sideline adjustment. Ms. Regan stated maybe the applicant can submit a list of abutters with the final plan.

Mr. Torrey made a motion to endorse the waivers as written and submitted by Atty. Fitch. Ms. Caron seconded the vote was unanimous.

Mr. Torrey made a motion to endorse the ANR Plan for 20 & 22 Longhill Drive, prepared by EAS Survey, Inc. and dated August 22, 2016. Mr. King seconded. The vote was unanimous.

Ms. Caron made a motion to enter into Executive Session for the purpose of discussing the litigation strategy for Monomoy Properties LLC v. Planning Board. Mr. King seconded.

The roll call vote was as follows:

Sarah Regan	Yes
Lori Caron	Yes
Robert King	Yes
Thomas Lynch	Yes
Joseph Vaudo	Yes
Matthew Cubetus	Yes
Scott Torrey	Yes

The Board reconvened in open session at 8:19 p.m. Mr. King made a motion to adjourn. Mr. Torrey seconded. The vote was unanimous. The meeting adjourned at 8:23 p.m.

Respectfully Submitted,



Laura C. Watts

Supporting Documents:

1. Form A ANR Application, 20&22 Longhill Drive, Charles and Marilyn Cocotas, received September 26, 2016 (1 page)
2. Plan entitled "Plan of Land at 20 and 22 Longhill Drive" prepared by EAS Survey, Inc, dated August 22, 2016 (1 page)
3. Memo from Samuel Jensen, Assistant Town Engineer, ANR Plan Review, Parcels 55-208 and 55-209, dated September 29, 2016 (1 page)
4. Request for waivers, Cocotas ANR Plan, Longhill Drive, dated September 30, 2016 (1 page)