



PLANNING BOARD

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MINUTES  
August 15, 2017

TOWN CLERK  
TOWN OF SANDWICH

SEP 07 2017

11 H O I M A M Y  
RECEIVED & RECORDED 6

7:00 p.m.

Upstairs Meeting Room  
Human Services Building  
270 Quaker Meetinghouse Road

**Present:** Scott Torrey, Chair; Sarah Regan, Vice Chair; Robert King; Robert Prol; Matthew Cubetus; and Jeffrey Picard

**Absent:** Joseph Vaudo

**Also Present:** Paul Spiro, Building Inspector; Sam Jensen, Assistant Town Engineer; Justin O'Connor, Tree Warden; and Maureen McCabe, Sr. Administrative Assistant

Approval of Minutes

Mr. King motions to accept the Minutes of the meeting held August 1, 2017, as written. Mr. Cubetus seconds. The vote is unanimous.

Submission of New Plans

11 Meadow Spring Drive – ANR

Craig Ferrari from down cape engineering introduces himself to the Board. Mr. Ferrari explains that he is submitting an ANR plan. The existing lot, approved by the Planning Board, is being reconfigured. The purpose is to create a conveyance parcel which will then be sold and merged with the abutting property. Mr. Ferrari says that there will continue to be one buildable lot on the plan and one unbuildable parcel that is new that will then be conveyed. He goes on to say that Lot 4 is being split into two. The parcel in the back will be sold to the abutting property. The purpose is not to create a lot but to create a parcel, and then sell. This is explained in the "note" portion of the drawing. Mr. Jensen addresses the Board to say he reviewed the plan and it appears to meet the Subdivision Rules & Regulations with a few exceptions. A supplemental plan was provided this afternoon which shows the well, septic and topography. Most of Mr. Jensen's comments were addressed with the exception of the rear yard setback which was shown on the plan as 25 feet. Mr. Ferrari explains that this was corrected and the correct setback is shown on the revised Mylar as 45 feet. With this correction, Mr. Jensen has no further comments. Mr. Torrey states that the shape factor has been met. There are no further comments from the Board. Mr. King motions to endorse the ANR plan as submitted in the Mylar dated August 12, 2017, for Parcel 50-098, Meadow Spring Drive, Walter and Marianne Murray. Mr. Cubetus seconds. The vote is unanimous.

Old Business

There is no old business.



**New Business**

**Scenic Road Permit – 261 Old County Road - Lippincott**

Mr. Torrey reads the Public Hearing Notice into the record. Mr. O'Connor tells the Board that removal of the tree will increase the line of sight. It is a 12" tree so it is a tree of size but it is growing out at an angle and the tree probably won't be missed if it is removed. Mr. O'Connor explains that the black growth on the backside of the tree could be mold; Locust trees really don't rot. Mr. Torrey feels that because the tree is on a sharp corner, it is a good idea to remove it for sight visibility. There are no further comments from the Board. Mr. King motions to approve the application to remove the tree at 261 Old County Road. Mr. Prol seconds. The vote is unanimous.

**Board Discussion**

Ms. McCabe reminds the Board that Mr. Haney was tasked by the Board of Selectmen to draft proposed zoning amendments for the Wing School. The document has been drafted and was reviewed by Jonathan Silverstein, Esq., Town Counsel. It is staff's strong recommendation that this proposed zoning amendment be included under Board Discussion at the Board's next regularly scheduled meeting on September 5, 2017. Mr. Dunham, Town Manager, is planning to attend this meeting and will answer any questions the Board might have. It is further recommended that the Public Hearing be opened on September 19, 2017. This will allow staff to finalize the necessary paperwork. The Board is in agreement on both of these points and indicates that they would like the Public Hearing(s) to take place at Town Hall. Ms. McCabe tells the Board that the draft zoning language will be included in their September 5, 2017 meeting packet.

**Deliberations**

Mr. Torrey recuses himself from this discussion.

**#17-14 – 358 Route 6A – Special Permit  
Kenneth Grady**

The Board reviews and discusses Special Permit #17-14. The Board votes to approve the Special Permit with conditions. The Decision, Findings and Conditions are on file in the Planning & Development office.

Mr. Torrey rejoins the meeting.

**Other Matters Not Reasonably Anticipated by the Chairman**

There are no matters to discuss.

Mr. King makes a Motion to adjourn. Mr. Prol seconds. The vote is unanimous. The meeting adjourns at 8:18 p.m.

Respectfully Submitted,



Maureen McCabe

Supporting Documents:

1. Plan of Land in (East) Sandwich, MA prepared for Walter & Marianne Murray, drawn by down cape engineering, inc. dated August 12, 2017 (4 prints)
2. Mylar drawing of the Plan of Land in (East) Sandwich, MA prepared for Walter & Marianne Murray, drawn by down cape engineering, inc. dated August 12, 2017 (1 Mylar drawing)
3. Well & Septic Plan of Land in (East) Sandwich, MA prepared for Walter & Marianne Murray, drawn by down cape engineering, inc. dated August 15, 2017 (1 drawing)
4. Memo to Scott Torrey, from Samuel J.P. Jensen, P.E., re: ANR Plan Review, Parcels 50-098, Meadow Spring Drive, Murray, Walter & Marianne, dated August 15, 2017 (1 page)