

Town Of Sandwich



PLANNING BOARD

16 Jan Sebastian Drive, Sandwich, MA 02563

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FORM B APPLICATION FOR APPROVAL OF PRELIMINARY PLAN

Date: _____
Sandwich, Massachusetts

To the Planning Board of the Town of Sandwich:

The undersigned herewith submits the accompanying Definitive Plan of a proposed Subdivision, entitled: _____ dated _____, located in the Town of Sandwich for approval as a subdivision under the requirements of the Subdivision Control Law and the Rules and Regulations of the Sandwich Planning Board.

1. Name of Applicant: _____
Address: _____
Daytime Phone #: _____
Email: _____
Signature of Applicant: _____

2. Name of Engineer and/or Surveyor: _____
Address: _____

3. Name of Property Owner(s): _____
Address: _____
Daytime Phone #: _____
Email: _____
Signature of Property Owner(s): _____

Deed of property recorded in Barnstable County Registry of Deeds, Book ____ Page ____

or under Certificate of Title No. _____ Registered in Land Registry District, Book ____
Page ____.

Subject Property: Map _____, Parcel _____. (Found on tax bill) Zoning District: _____

Registry of Deeds title reference: Book _____, Page _____, or Certificate
Of Title Number _____ & Land Court Lot # _____ & Plan # _____.
(Call Barnstable County Registry at (508) 362-7733).

Date subject lot was created in its present form (Call Barnstable County Registry at (508) 362-
7733. _____

Property Address: _____

Property Access: _____

SECTION 3

PROCEDURE FOR THE SUBMISSION & APPROVAL OF PRELIMINARY PLANS

3.B PRELIMINARY PLAN:

3.B.1 GENERAL

A Preliminary plan of a Subdivision may be submitted by the subdivider for action by the Board. The submission of such plan will enable the subdivider, the Board and other municipal agencies to discuss and clarify the problems of such subdivision before a Definitive Plan is prepared. Six (6) copies of the plan, together with a properly executed Form B shall be submitted to the Board in addition to copies to the Town Engineer, Board of Health, Conservation Commission, and the Water District, (a total of 10 copies) and written notice of such submission made to the Town Clerk by delivery or Registered Mail, accompanied by a copy of the completed application. Proof of such submission to the Town Clerk shall be submitted to the Planning Board at the time the application is delivered to the Board.

- a. A filing fee made payable to the Town of Sandwich is required at the time of submission of a Form B. (Refer to Fee Schedule).

3.B.2 CONTENTS

The Preliminary plan, so titled shall be drawn on Mylar, vellum or bond at a scale of 1"=100' on sheets not to exceed 24" x 36". Said Preliminary plan should show sufficient information about the subdivision in order to form a clear basis for discussion of its problems and for the preparation of the Definitive plan. Such information will be as follows:

- a. The proposed name of the subdivision, the boundaries, date, scale, north point, bench marks, assessor's number, a locus at a scale sufficient to identify the location of the property, present zoning, including overlay districts, the name of the owner and/or the subdivider and the designer, engineer or surveyor and the stamp and signature of the registered land surveyor and/or civil engineer.
- b. In the case of a Preliminary plan of a subdivision that includes less than all of the land owned by the subdivider adjacent to or abutting the subdivision, the Preliminary plan shall be accompanied by a plan showing the location and area of all land owned by the subdivider adjacent to or abutting the subdivision and indicating the section for which approval is requested.
- c. The names of all abutters as they appear in the most recent tax list and approximate intersecting boundary lines of the abutting lands.
- d. The lines of existing and proposed streets, ways, easements and public or common areas within the subdivision in a general manner.
- e. The approximate boundary lines of proposed lots, with approximate areas and dimensions.
- f. Location, names and present widths of streets bounding, approaching or within reasonable proximity of the subdivision.
- g. The proposed system of storm drainage, including adjacent existing natural waterways with computed runoff flows.

- h. The location of major site features such as existing stonewalls, fences, buildings, large trees, rock ridges and outcroppings, swamps and water bodies.
- i. The existing and proposed topography at a two (2) foot contour interval. Contours shall extend a sufficient distance to indicate the effect of the subdivision on abutting property.
- j. Location relative to the Water Resource District shall be shown, if applicable.

3.B.3 BOARD ACTION

The Planning Board and the Board of Health shall within forty-five (45) days after submission, give such Preliminary plan its approval, with or without modification or shall disapprove such plan stating its reasons. The Town Clerk and the applicant shall be notified of both Boards' decision in writing. Such approval does not constitute approval of a subdivision.



Application Fees

Board of Appeals

Special Permit	\$150.00
Special Permit Amendment	\$150.00
Variance	\$150.00
Appeal of a Decision of the Building Insp.	\$150.00
Comprehensive Permit	
By Limited Dividend Org.	\$300/2 lots + \$35 each unit
By Non-Profit Org.	\$ 50 + \$10 each unit over 50 Units
By Local Initiative –760 CMR 45.00	\$100 + \$10 each unit over 50 Units
By Public Agency	No Fee

Planning Board

Approval Not Required	\$120.00
Preliminary Plan	\$240/2 lots + \$30 each additional lot
Definitive Plan	\$360/2 lots + \$42 each additional lot
Major Modification to a Defin. Plan	\$180.00
Definitive Plan Rescission	\$240.00
Wireless Telecommunications Facility	\$1,200.00
Three Ponds District Special Permit	\$150.00
Cluster Special Permit	No Fee
Accessory Dwelling Unit Special Permit	No Fee
Affordable Housing Conditional Density Dev. Special Permit	No Fee
Advertising for Public Hearing	\$70.00