FUTURE WWTP
KIAN'S WAY - ANCIENT ROAD - POTENTIAL ACCESS BETWEEN - RT . 130 AND QUAKER MEETING HOUSE ROAD.

POTENTIAL SITE FOR

- EXECUTIVE OFFICE PARK
- LIGHT/CLEAN MANUFACTURING
- GOOD LOCATION FOR LARGER BUILDINGS
- CHILD CARE/RESTAURANT/OTHER SUPPORT SERVICES NEEDED
- POTENTIAL SPIN OFF INDUSTRIES FROM PARAMOUNT
- HIGH TECH DEFENSE INDUSTRIES FROM MMR

WATER QUALITY/ PERMITTED USE IS LIMITING FACTOR

OFFICE PUBLIC WASTEWATER NONEXISTENT - BUILDINGS UNATTRACTIVE/SOME VACANT - ADULT ENTERTAINMENT ZONE LANDERS DOOR ATLANTIC KNAPP CONST.

SIDEWALKS (NEEDED)

FUTURE OFFICE SITE

MOBIL

HEALTH DEVELOPMENT PLANT

COCA COLA ATTRACTIVE NEW BLDG GOOD MODEL FOR NEW MASS.

MILITARY (PRIVATELY OWNED) RESERVATION SERVICE COMPANIES

NO SIDEWALK

FEW INTERNAL OR BIKE ACCESS CONNECTIONS (NEEDED) - POTENTIAL BUSINESS INCUBATOR FOR center landscaped median.

should serve as a model for future developments in the park.

but there are no streetscape improvements, sidewalks and limited private landscaping.

are also several vacant lots available for development.

possible opportunity for improved access.

Heritage.

mixes uses.

start up businesses. Space is inexpensive and flexible. Other potential uses are

just revised Section 5000 but didn't change much. The town could

property and created better development opportunities in the park.

with walkways, trails and bikepaths.

Industrial Park.

Most buildings in the park are prefabricated metal and unattractive.

The new Sandwich Medical Office building at the entrance is well designed and

Currently there is a fair amount of building vacancy in the Industrial Park. There

Limited streetscape on Jan Sebastian Drive. Electric utilities are underground but there are no streetscape improvements, sidewalks and limited private landscaping.

Roadway is very wide with unbroken center turn lane. Should break up with center landscaped median.

Most buildings in the park are prefabricated metal and unattractive.

The new Sandwich Medical Office building at the entrance is well designed and should serve as a model for future developments in the park.

Currently there is a fair amount of building vacancy in the Industrial Park. There are several vacant lots available for development.

Businesses are predominately small service industries, storage, extraction, and small manufacturing operations.

Permitted uses and water quality are limiting factors. The park is located in a Zone 2 Recharge Area.

The park is designated as an adult entertainment zone.

Any form of mixed use would require a change in zoning.

Access to areas of the Industrial District need to be improved. Kiah’s Way is a possible opportunity for improved access.

There may be conservation restrictions on future development through National Heritage.

There is no central wastewater treatment system in the district.

Dana’s Fields is a 40B with 60 units at a cul-de-sac off Jan Sebastian Drive. It is a residential use in an industrial district.

Dana’s Field has potential access and septic issues. They plan on building their own septic system. There is a preliminary agreement for the town to grant them some land for putting back water.

The community has identified high tech businesses as a desired use for the district but the market demand is unproven and non currently exist.

Opportunities:

The Sandwich Industrial Park provides good opportunities for small service and start up businesses. Space is inexpensive and flexible. Other potential uses are medical facilities and back office operations.

Additional services may be needed in the future for employees such as food services and child care.

Need to connect residential, industrial, and commercial areas (Golden Triangle) with walkways, trails and bikepaths.

The land swap between the Town and Landers consolidates undisturbed property and created better development opportunities in the park.

Industrial zoning revisions should be made to provide better opportunities for mixed uses.

Jan Sebastian Drive is good place to foster incubator companies. Initially, a start-up, but as businesses grow they could move out to larger spaces in the Industrial Park.

The market for Sandwich may be for attractive light industry, scientifically clean businesses, near facilities.

The industrial district is in a Zone 2. Aquifer protection is an issue. The Town just revised Section 5000 but didn’t change much. The town could create overlay district with new development.

P.A. Landers owns a large amount of property in the district and has prepared conceptual plans for an executive office park with light, clean manufacturing.

The is potential to site a public wastewater treatment plant to serve the park and Golden Triangle. Ownership, management, costs would have to be worked out. This would help address the Mass. Estuary issues in this park and Golden Triangle.