



MINUTES
July 2, 2019

7:00 p.m.
Sand Hill School Community Center
16 Dewey Avenue

Present: Robert King, Chair; Matthew Cubetus, Vice-Chair; James Kalweit; David Darling; and Jennifer Reisig

Absent: Jeffrey Picard; and Robert Prol

Also Present: Ralph Vitacco, Director of Planning & Development; Maureen McCabe, Sr. Administrative Assistant; and Caleb White, Planning Department Intern

Mr. King opens the meeting with the reading of the Opening Statement.

Mr. King welcomes Jennifer Reisig to the Planning Board.

Approval of Minutes

Mr. King explains that there is a misprint on the Agenda. The minutes being approved are for the June 4, 2019 meeting. Mr. Cubetus motions to accept the minutes of June 4, 2019, as written. Mr. Kalweit seconds. The vote is unanimous.

Submission of New Plans

- 184 & 186 Old County Road – Approval Not Required – Down Cape Engineering, Inc.

Mr. Dan Ojala introduces himself to the Board. He explains that the purpose of the application is to create a conveyance parcel. The two lots will be merged together with a perimeter plan. The plan clearly indicates a house will not be put on the lot. Mr. Ojala tells the Board he believes the plan meets the requirements of Approval Not Required. The plan will be recorded at the Registry. Mr. King states that the Engineering Department has no reason why the plan shouldn't be approved. There are no questions or comments from the Board. Mr. Darling motions to accept the application for endorsement. Mr. Cubetus seconds. The vote is unanimous. Board members sign the Mylar and three blueprints.

Mr. Vitacco introduces Caleb White as the Planning Department's summer intern. Caleb attends Western New England College and is working with our office for several weeks this summer. Mr. King welcomes Caleb.

TOWN CLERK
TOWN OF SANDWICH

AUG 09 2019

1 H 30 M P M
RECEIVED & RECORDED

Old Business

There is no old business to discuss.

New Business

- Aubuchon Lane Subdivision Lot Release – 6 Aubuchon Lane, Map 22 Parcel 182 – Aubuchon Realty

The applicant is not present. Mr. King provides Board members with a history of this project which includes the reason the applicant posted surety. Mr. Vitacco tells the Board Town staff has met with representatives from Aubuchon to discuss this lot release. In addition, Aubuchon has made an additional request for the release of surety. This will require the Engineering Department to conduct an inspection of the work which will be done at a later date. Mr. Cubetus motions to release 6 Aubuchon Lane, Map 22, Parcel 183, Lot 33. Mr. Kalweit seconds. The vote is unanimous.

Board Discussion

- Mr. King explains that Bob Prol doesn't believe he can adequately serve on the Planning Board any longer. He reads Mr. Prol's resignation letter into the record. Mr. Cubetus motions to accept Mr. Prol's resignation. Ms. Reisig seconds. The vote is unanimous.
- Mr. King reads Sarah Regan's letter of interest into the record. Ms. Reisig motions to accept Ms. Regan's letter of interest and forward to the Board of Selectmen. Mr. Cubetus seconds. The vote is unanimous.
- Request for Comment – Petition #19-05: 92 Town Neck Road – Special Permit – Buckland
 - The Board has no comment for the Board of Appeals as it relates to this application.

Deliberations

There are no matters to deliberate.

Other Matters Not Reasonably Anticipated by the Chairman

- Mr. Vitacco tells the Board he has reached out to Bucky's family but has not heard back.
- Mr. Vitacco advises the Board that the Cape Cod Commission's hearing on the development of regional impact on the proposed solar project at 180 Cotuit Road is scheduled to take place on July 12, 2019. This is a procedural hearing only; no testimony or substantive action will be taken.
- Mr. Vitacco and Mr. Kalweit briefly discuss a solar project on Chase Road. Mr. Vitacco tells Mr. Kalweit that staff has met with the interested party and has advised them of their options.

- Mr. Darling would like the Board to revisit the restrictions on restaurants which have drive-thru window service. He goes on to say that he doesn't believe it is appropriate to restrict them. Mr. King responds by saying that this topic was discussed prior to Mr. Darling's appointment to the Board and, at that time, the general consensus was that it is not something people wanted to pursue. He requests that it be put on an upcoming Agenda for discussion again. Mr. King provides the Board with an explanation of the original intent of the By-Law. Mr. Vitacco states that the drive-thru ban took effect in 2013. Staff brought this item forward to look at for zoning but the majority of the Board voted to not move that zoning change forward. Mr. Darling requests that this topic be put on a future agenda. Mr. King states that the Board wouldn't move it forward as a suggested zoning change unless the majority of this Board agrees to do so.
- Caleb White provides the Board with a brief history of his background and interests.

Adjournment

Mr. Cubetus motions to adjourn. Mr. Kalweit seconds. The vote is unanimous. The meeting adjourns at 7:18 p.m.

Respectfully submitted,



Maureen McCabe

Supporting Documents

1. Robert Prol's Letter of Resignation dated June 27, 2019 (1 page)
2. Sarah Regan's Letter of Interest dated June 11, 2019 (1 page)
3. 184 & 186 Old County Road ANR Application (3 pages)
4. Aubuchon Realty's Request for a Lot Release (1 page)
5. 92 Town Neck Road Special Permit Application (12 pages)
6. Cape Cod Commission Legal Hearing Notice (1 page)