

# Town Of Sandwich

THE OLDEST TOWN ON CAPE COD



## PLANNING & DEVELOPMENT OFFICE

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TO:  
FROM: Blair Haney, Director, Planning and Development  
DATE: July 9, 2015  
RE: Atkins Road Residential Cluster Development

The Residential Cluster Subdivision proposed by Monomoy Properties, LLC on Atkins Road is understood to be a 36+ acre subdivision of 23 residential lots. It is located within the Town's R-2 zoning district, which, according to the Town's Local Comprehensive Plan (LCP), is intended for low-density residential use. Pursuant to Section 4410 of the Sandwich Zoning By-Law (the "By-Law"), "Cluster Development is the preferred form of development for any proposed project that can comply with the requirements of Section 4400."

Local permitting for the project will include a Cluster Development Special Permit from the Planning Board and Definitive Subdivision approval from the Planning Board. The Applicant will be required to demonstrate compliance with and/or obtain a waiver from the Town of Sandwich Subdivision Rules and Regulations. For the proposed construction of homes on the subdivided land, additional permitting will include, Board of Health Disposal Works Construction Permits, Old Kings Highway Certificates, and Building Permits.

The conceptual plan shows lots that conform to the Town's dimensional requirements for lot area and frontage for Residential Cluster Subdivisions, pursuant to Section 4443 of the By-Law. We cannot provide comment on set-backs or lot coverage yet because structure sizes and locations have not been established. This will be reviewed at a regular planning Board meeting in accordance with standard subdivision review guidelines. The Applicant will need to justify the number of units that are proposed by demonstrating that conventional grid site plan would allow for the same number of units, pursuant to Section 4441 of the By-Law. Section 4446 requires cluster developments to preserve not less than 30% of the entire development (i.e. 11.07 acres) for recreation or conservation. The project plans depict more than 11.07 acres of open space and therefore appear to meet and exceed open space requirements.

Section 4.B.3 of the Town's Subdivision Rules & Regulations stipulates that, "No street shall have a length where a condition of restricted access exists which is greater than 500 feet." The Engineering Department has determined that Atkins Road is non-conforming in this way and has advised the Applicant that the project would require a variance granted from the Planning Board. The Engineering Department has also recommended to the Planning Board that Emergency Vehicle access be created via Marie Lane. It is the recommendation of Town Staff that these conditions be stipulated as part of the Special Permit. These recommendations were made to the Planning Board by Town Staff at the February 3, 2015 Planning Board meeting.

The Applicant has verbally agreed to install an access driveway with a locking gate located along the southeast portion of Atkins Road that will provide access to the Town-owned land that abuts the project. The access will be strictly for municipal use, and not open to the public.

Monomoy Properties has requested that the Sandwich Water District provide residential water service to its planned subdivision. In careful consideration of the needs of the new development, and the District's capacity, the Sandwich Water District has proposed to supply the subdivision with water from its south side High Zone. The service would be delivered using a to-be-constructed water main that crosses under Route 6.

The project demonstrates a commitment to the Sandwich Land Use & Growth Management Goals as set forth in the Town of Sandwich Local Comprehensive Plan. Specific Goals furthered by this project are noted below:

- *Goal LGM-1: Sandwich shall encourage sustainable development that is consistent with the carrying capacity of the Town's natural, historic and social environments and supports economic health and quality of life.*
- *Goal LGM-2: Sandwich shall minimize adverse impacts on the land by using land efficiently and protecting sensitive resources, and to create vibrant communities by directing growth and redevelopment to appropriate locations.*

Both of these goals are furthered through the use of cluster style development, which provides a density of residences that is aligned with the Town's R-2 zoning district, while also achieving a remarkable amount of Open Space. This land might otherwise be developed more extensively through a Definitive Subdivision, which would require substantially more roadway to achieve the frontage and area of the conventional grid subdivision, thereby diminishing open space and increasing the amount of impervious surface.