

Planning Board Meeting Minutes
April 25, 2012, 7:30 p.m.
Town Hall Annex - 39 Central St., Rowley, MA

Those present: Chairman Curt Bryant, Cliff Pierce, Jean Marie Pietrillo, David Jaquith, Michael Kovalchuck, engineering consultant Larry Graham.

I. 7:30 p.m.: Chairman Bryant calls the meeting to order.

II. Public Hearings

A. The Residences at Carriage Pines LLC, 237 Dodge Rd. (Site Plan/Special Permit)

Bryant requests a motion to open the public hearing. **Pierce motions to open the public hearing, Jaquith seconds the motion. All members vote in favor.**

Bryant explains the ground rules for the public hearing. He will allow the applicants to present their development proposal and then allow members of the Planning Board to ask questions. Next, he will allow members of the public to speak. He requests that members of the public clearly state their names and addresses. Bryant reads the legal notice and mentions that it was posted and sent to abutters according to the requirements of MGL c40A §11. He invites the applicant to present the project.

Jill Mann, attorney representing the owners, Windover Properties, LLC, introduces herself and engineer Rich Williams to the board. The project includes the construction of 40 residential units including 12 duplex style townhouses and at least 16 single family homes. This is to be an Open Space Residential Development and the existing golf course, with minor modifications, will be viewed as the required open space.

She explains that they are using the yield plan for the prior approved OSRD application. This yield plan results in 45 units. The formula that the OSRD section of the zoning bylaw includes, results in a total of 54 units. However, the proposal before the board includes a total of 40 units. She states that the applicant is working hard not to overburden the site. She points out that a low percentage of the wetlands on the site can be found in the required open space. They did eliminate the restaurant and driving range; however, the existing clubhouse will remain. The golf course will have its own separate entrance.

The application package includes sign renderings and samples of the granite and wood signs planned for the entrance of the golf course.

Mann mentions that they met separately with abutters to the golf course and as a result of that meeting several units were relocated and/or changed from duplex style units to single family homes.

Rich Williams, Williams & Sparages LLC, explains to the board that they will be doing additional percolation tests for the sewage design.

Mann explains that the firm of MDM Transportation Consultants has conducted a traffic impact analysis comparing the effects of the existing golf course with restaurant, and the proposed development.

A landscape rendering of the proposal has been prepared by Hawk Design, Inc. and Thomas Miner. She presents the rendering to the board and points out specific parts of the design.

Mann presents artist renderings and sample floor plans of each of the home styles being proposed by the applicant. The renderings show shingle style arts and craft style structures with white garage doors. The sizes of units range from 2000sf to 2800sf (+/-). She also shows the board samples of the proposed maintenance free fencing that will be installed in different areas along the roadway.

Mann explains that they will be asking for several waivers: 1. waiver of the 25' front yard setback, 2. waiver of the requirement that the percentage of wetland on the open space parcel be no greater than the percentage of wetlands on the entire property.

Pierce asks if the modifications to the golf course will be located in undisturbed areas. Mann answers that they will be not touching any undisturbed areas, Hole #9 will be relocated to an already disturbed area.

Pierce asks how long the cul-de-sacs are in the development. Williams answers that one is 1300' and the shorter one is 350'. Pierce lets them know that OSRD developments have to comply with the Planning Board Rules and Regulations so that they will need to ask for a waiver of the maximum dead end length also. Pierce then asks why they are proposing only one entrance when it would be so easy to have a second entrance onto Dodge Rd.

Ron Gagnon, 257 Dodge Rd, tells the board that the reason for the second entrance being shown as an emergency entrance and not a full second entrance is that its location is at a dangerous bend in the very narrow portion of Dodge Rd and that there is a high concentration of children playing in and around the street in this particular area. There has also been a high number of accidents close to this particular bend in the road. It is because of these concerns that the developer closed the second entrance and made it into an "emergency access" only.

Jaquith asks if the board's maximum dead end length is purely for safety issues, Pierce answers that it isn't only for fire protection safety.

Williams also mentions that the development team did not think there would be a real benefit to looping the proposed roadway as opposed to a long dead end. They can still loop the water main which is advantageous and there will be an emergency access too.

Bryant refers to the fact that the applicant answered “NA” for questions regarding “employees” and “customers” on the special permit and site plan applications. Due to the fact that there will still be a golf shop on the premises, the applicant should explain the extent of this commercial use. Bryant would also like to see a list of the chemicals that the golf course uses and stores on site. He asks about the proposed method of trash removal – will there be any collective dumpsters for the residences? Williams answers that they will have curbside pickup for the residences.

Maureen McDonald, 67 Bennet Hill Rd, lets the board know that the golf course business creates a great amount of trash every day. She also wants to know when the traffic study was done. She has grave concerns about this development due to the number of children always playing on the street.

Bryant lets those present know that the planning board has hired engineer Larry Graham to review the development proposal.

Mann states that the elimination of the restaurant use on the property will actually reduce weekend traffic on Dodge Rd. They are proposing to serve sandwiches and light fare in the existing golf pro shop building; however it will only be during golf hours and they are not sure if the owners would like to apply for a liquor license.

Williams describes the layout of the gravity pump sewage system. They are proposing country drainage with no catch basins and a wetland type treatment facility for the runoff.

Bryant asks if all development is outside the buffer zone. Williams – yes. Williams states that the system is designed to meet the MA Storm Mgt. Policy requirements along with Rowley’s Storm MGT policy bylaw.

Pierce feels that this development proposal is not very imaginative and thinks that it could benefit from a reduction in unit density.

Bryant asks if the golf course will be open to the public, seeing as it is being allowed as a part of the required open space in an OSRD, which, in return allows a greater density of homes on the site.

John Gorman, 246 Dodge Rd., asks the board if allowing a golf course as required open space in an OSRD is unique to Rowley. Pierce answers there are other communities that allow this, and the Town of Rowley approved the change allowing the preservation of the golf course at Town Meeting several years ago.

Pierce feels that usually the homes in an OSRD are on small lots, but most abut some of the preserved open space. In this plan, the open space is nowhere near the proposed homes.

Jaquith feels the plans include very little variables in design. He would like the architect present at one of the board's future meetings.

Pietrillo agrees that the proposal is too dense.

Bryant reads a letter received from the Board of Health.

Katrina O'Leary, 54 Wilson Pond Lane, asks if the board could consider requiring that land for a future trail be laid out so that at a future date, Rowley could try connecting its open space together such as Hunsley Hills to Eiras Park, through the golf course and possibly to the Girl Scout land on Wethersfield St. She also asks if the rock wall along Dodge Rd will be retained. Mann – yes. She asks if the board could consider asking the applicant to stagger the entrances to the 2 car garages proposed so that the neighborhood doesn't look like a row of white garage doors facing the street.

Larry Graham, Planning Board consultant, lets the applicant know that he just found out tonight that his consultant fee was paid 3 weeks ago and he will begin reviewing the proposal immediately.

Leslie Milne, 204 Dodge Rd, is concerned about additional young children in the neighborhood that may be tempted to breach her horse fences – which could be dangerous.

John Gorman, 246 Dodge Rd, is concerned that this development will include many children – and they will not be able to use the golf course. It would be better suited to an over 55 development.

Kovalchuck mentions that the Ould Newbury Golf course allows cross county skiing, etc so maybe this could be an alternative use of the golf course.

Bryant suggests the applicant including a playground in the OSRD for the children living there. Williams explains that there is a rather large grassy area proposed over the leaching field that children have access to.

Bryant continues the public hearing to May 30, 2012 at 7:30 pm.

III. Continued Public Hearings

- A. 8:30 p.m. – John & Karen Gorman, 103 Haverhill Street (Site Plan/ Special Permit Applications)

The chairman explains that they have been asked by the applicant to continue the public hearing to May 16.

Pierce motions to continue the public hearing for the special permit and site plan review at 103 Haverhill Street to 8:00p.m. on May 16, 2012.

IV. New Applications

- A. Application for approval of a special permit – Amy Ahearn – Downriver Ice Cream, 120 Newburyport Turnpike, received 4/23/2012

Chairman Bryant explains that there are still items that Larry Graham needs from the applicant to complete the application. When the application is complete they will hold the public hearing.

V. Other Business

- A. Planning Board discussion regarding the Sheehan Estates Subdivision

Chairman Bryant summarizes a letter from Larry Graham regarding the work left to be done at Sheehan Estates. He has not been able to contact developer Joe Pelich. Bryant would like to make progress on completing this subdivision so the street can be accepted at a Fall Town meeting.

- B. Planning Board discussion regarding Pingree Farm OSRD and correspondence from Town Counsel, dated 3/21/12

Bryant reads a letter from the Water Department asking that the conditions attached to the OSRD permit granted be revised to reflect the change in monitoring well responsibilities. Pietrillo asks if the results of ground well monitoring can be made available to the public if the Water Dept. takes over the monitoring of ground wells in town. Bryant asks Graham to contact Laura Hamilton in the Water Department to see if these monitoring well results will be made public.

Pierce motions to direct Graham to draft an amendment to the permit granted for the OSRD special permit for Pingree Farms to reflect the items mentioned in the letter received from the Water Department. Jaquith seconds. All members vote in favor – motion passes.

- C. Memo from Assessor's Office regarding requested abatement request from Said Abuzahra

General discussion takes place regarding the received request by the Rowley Assessors office concerning the abatement request by Said Abuzahra. After discussing the amount of research necessary to respond to the Assessor's office, Pierce suggests waiting until after a new town planner is hired and letting the newly hired planner draft a response. Graham lets the board know that Cammett was Abuzahra's engineer at one time.

D. Bills Payable

Bryant lets the board know that they are behind in paying the board's review consultant and he will be working on making sure Larry gets paid in the next week.

E. Other

Bryant reminds the board that Town Meeting is next Monday, April 30. He will be available at the meeting to explain the Planning Board's revised budget, if necessary. Pierce will also be at the meeting to present the four proposed zoning articles. He will draft a Planning Board report for this meeting. Jaquith adds that the Town Common Tree Planting Project will also be voted on the night of the Town Meeting.

Pierce asks how soon after Town Meeting the PB will be doing interviews, if the Planning Board proposed budget passes. Bryant assumes that they will be able to conduct interviews immediately.

Graham asks if the board would like him to review the Ice Cream shop application. Bryant tells him that they would like him to review the application.

VI. Adjournment

Jaquith motions to adjourn the meeting. Pietrillo seconds the motion. All members vote in favor. Meeting is adjourned at 9:30 pm.

Documents provided at the meeting and available in the PB office:

Application package for Carriage Pines OSRD

Letter from the Board of Health re: Carriage Pines

Letter from the Board of Assessors re: Said Abuzahra abatement

Minutes accepted at the September 5, 2012 meeting.