

Planning Board

Regular Meeting June
20.2012

The Planning Board held a regular meeting on Wednesday, June 20, 2012 at 7:30p.m. at the Town Hall Annex, 39 Central St. Rowley, MA. The following members were present Curt Bryant, Chairman; Cliff Pierce, Vice Chairman; Jean Pietrillo, Clerk; David Jaquith and Larry Graham of H.L.Graham Associates in Ipswich MA. who is the Review Engineer to the Board. Chairman Bryant called the meeting to order at 7:51p.m.

7:50P.M. Open Hearing-Application for Approval of a Site Plan and Approval of a Special Permit-The Residence at Carriage Pines LLC, 237 Dodge Rd.. Attorney Jill Mann of Mann & Mann Associates 191 South Main St. Suite 104 Middleton, MA and Richard Williams who is an engineer/owner of Williams and Sparages LLC 191 South Main St. Middleton, MA. are present representing the Petitioner.

Ms. Mann is presenting her response to the Review Engineers report with a written report and visual plan of the proposed subdivision. The golf course will be used as open space in the 40 unit residential OSRD(open space residential development). The property has five seasonal employees and an average of five truck deliveries per week. Any hazardous or toxic materials are inventoried annually. The course has a few dumpsters on site and the proposed residences will have curbside trash pickup.

The golf course is appropriate for open space use because it is already existing. It is no less than 70% of the entire OSRD(it is actually 85%) and playable areas are located in already disturbed areas. In order to insure open space perpetuity a restriction will be placed on the property at the Registry of Deeds. A recreational area will include benches and a small playground. There is also a retention pond. The Petitioner is seeking a waiver of the setbacks which Mr. Graham does not support. The use of common driveways is not be contemplated. Ms. Mann has found them to be problematic legally in past instances. Front entrance garages are being proposed. A fence will be installed to delineate golf parking and the residential driveway. Chairman Bryant would also like to see some type of fencing to separate exclusive use areas including patios/decks in the backyard of the units. More visitor parking ought to be spread out throughout the subdivision. The density of the project needs to be reexamined.

Mr. Graham questions how the residents can benefit from the open space if all you can do is play golf. He suggests that the course open trails during the off season. Cliff Pierce notes that just because the course can be used as open space it does not give the project a free pass. This needs to be a quality development. There are more questions regarding the density of units 24, 25, 26 and 27. The driveways seem to back up on other units and there is no view of open space. Mr. Graham would like to see the road realigned and opened up. Mr. Williams feels that all the units have views of either the golf course or open space. He agrees that 3 of the 4 units are questionable. Another area to revisit is the front facing garages. Mr. Graham would like to see some of the units have side entry garages. This could save on curb cuts. The variety of garages and jogging the units will be more pleasing visually. A suggestion is made that Mr. Williams

take a site visit to The Foxmeadows Condominimns located at 545 Newburyport Tnpk. Rowley, MA. An updated Traffic Engineer report will address the safety issues on Dodge/Daniels Rd.

Mr. Jaquith, who is an architect agrees with Mr. Graham that the garages and units need variety yet a relationship to each other. The engineering team can work together with a landscaping team and create quite imaginative ideas. Mr. Pierce feels that there are too many units and driveways. There needs to be more views of open space. 'Inc project needs to be downsized. Ms. Pietrillo feels the subdivision *is* too crowded. Chairman Bryant would like to see all of the Planning Board's opinions and suggestions addressed. Ms. Mann would like to see one substantial rewrite of the plan. Another suggestion to Mr. Williams is to take a look at the plan of the Village Green on Main St. Rowley MA.

The meeting is now open to Abutter's question/comments

John Gonnar 246 Dodge Rd.-Mr. Gorman provides his own revised plan of the project. He blocks out wetlands and buffer zones which is one third of the total area. He proposes relocating the eighth and ninth holes. Most of the development would be located near the driving range. The open space which would be used for passive recreation could now be a buffer to the abutters. Both the clubhouse and restaurant would stay operational. Mr. Gorman points out that the units need to be jogged. The bylaw states that a continuous facade can only be 60ft. long. The proposed units have an 84ft. facade that needs to be addressed.

Joe Pagliarulo 261 Dodge Rd.-Mr. Pagliarulo would like to see the project downsized. He is concerned about the number of vehicles this would add to an already busy neighborhood. This street which barely fits two cars is commonly used as a cut through to the high school. Police are often there to deal with speeding issues. How will this subdivision change the value of his home? Why is the proposed playground located near a pond?

Ronald Gagnon 257 Dodge Rd.-Mr Gagnon is concerned that the new homes will be built on a hill that is solid ledge The water table is approximately 4-5 ft. His property is 150ft. from the project and he is concerned about flooding issues. He also expressed concerns for children's safety in the neighborhood because they have nowhere to play.

Robin Pagliarulo 261 Dodge Rd.-Mrs. Pagliarulo has attended all of the meetings regarding this project including the ones with Windover. She feels her concerns have gone astray. The previous project was over 55 so there were no concerns regarding children, schools and bus stops. The road is too busy. The buffer from her property to the proposed project is measured from the corner of her house not the lot line. She would like to see the restaurant continue operation. Chairman Bryant points out that each project is individual and people have the right to build.

Sandra Jones 291 Dodge Rd.-Ms. Jones would like to see the restaurant continue to operate too It provides jobs for people and has a great function business. She feels the

curve by the bridge is very dangerous. Many children skateboard in this area and speeding cars are dangerous. Where will the children get their buses?

Mr. Peter Sandouse, 11A of 9 Foster St. Wakefield M.A. who is the architect for this project will take all opinions and comments back to his team for revisions

A motion is made and seconded (Pierce/Jaquith) to continue this public hearing on Wednesday August 8, 2012 at 7:30p.m so voted unanimously.

Certificated of Vote-John and Karen Gorman 103 Haverhill St. Rowley, MA.

Present are John and Karen Gorman . Mr. Gorman asks if his wife gets a horse for personal use is she able to ride it in the dog training center. Chairman Bryan states that is not a problem. The plan is accepted with appropriate changes made to grading regarding drainage issues. A motion is made and seconded (Pierce/Pictrillo) so voted unanimously. The Certificate of vote is signed

The next meeting will be on Wednesday June 27,2012 at 8:30p.m.

There being no further business a motion *is* made and seconded (Pierce/Jaquith) the meeting is adjourned at 9:50p.m.

Respectfully Submitted Karen Milo

Minutes accepted at the board's

August 22, 2012 meeting.