

# **Rowley Planning Board Meeting**

Wednesday, October 15, 2014

## **DRAFT MINUTES**

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Planning Board Members present: Curtis Bryant (Chairman), Cliff Pierce (Vice Chairman), David Jaquith, Jean Pietrillo, Chris Thornton, Steve Kassiotis. Kirk Baker, Town Planner and Larry Graham, Consulting Engineer are also present.

Bryant calls the meeting to order at 7:30 pm.

### **7:30 pm - Site Plan Review Public Hearing Continued- 56 Newburyport Turnpike**

Bryant notes that the applicant has requested to continue the hearing. Baker notes the public hearing was opened at the previous meeting. The Board agrees to continue the hearing to November 5<sup>th</sup> at 7:30 pm. Pierce motions to approved the request for a continuance. Jaquith seconds the motion. All vote in favor of the motion 6-0.

### **Minutes:**

The Board requests some corrections. Jaquith motions for approval of the minutes from the September 17, 2014 Planning Board meeting with requested revisions. Pietrillo seconds the motion. The Board votes 6-0 to approve the minutes.

### **44 West Ox Pasture Lane:**

Pierce gives a brief synopsis of the joint meeting between the applicant and various departments in regards to the proposal to develop 44 West Ox Pasture Lane as a Open Space Residential Development (OSRD).

### **7:45 pm - 4 Main Street – Public Hearing:**

Bryant reads the legal notice pertaining to 4 Main Street Site Plan Review application submitted by Ed Sutherby. Jaquith motions to open the public hearing. Thornton seconds the motion. All vote 6-0 in favor to open the public hearing.

Chris Rokos of Meridian and Ed Sutherby are in attendance to present the proposed to the Planning Board. Sutherby notes that the proposed 2 unit commercial building will be constructed on the existing foundation that was approved and constructed in 2004. Sutherby notes the primary use will be that of a hair salon and the secondary commercial use is yet to be determined.

Bryant states that various departments have reviewed and submitted numerous comments in regards to the project. Bryant outlines the comments from the Planning Board Engineer Consultant, HL Graham, those from the Conservation Commission, the Health Department, the Fire Chief, and, the Building Inspector. The applicants note they have received some of the comments but not all. Baker states he will forward the remainder of the comments to Mr. Rokos following the meeting.

Bryant opens the floor to several citizens in the audience who wish to express their concerns in regards to the application. Janice Workman who lives at 1 Jewett Hill Drive states her concern about additional traffic congestion which will be produced by this use, especially in the wake of the approval of White Farms which is just south of this use although it is actually located in

Ipswich. Linda Stacy of 33 High Street seconds Workman's concerns and also expresses her own concern about the length of construction and its impact on traffic. Ed Sutherby estimates construction will take approximately 7 months. Eliana Paglia of 20 Prospect Street asks about the location of the septic system on the site.

After hearing from the concerned citizens the Board acknowledges that the applicant will need a few weeks to respond to the various comments presented. The Board decides to continue the public hearing to November 5 to correspond with the continued hearing for 56 Newburyport Turnpike. The Board decides that this item should be heard first at 7:30pm and that the other application should be moved to 8:00 pm.

**Adjournment:**

Kassiotis motions to adjourn the meeting. Jaquith seconds the motion. All vote in favor to adjourn (6-0). The meeting adjourns at 9:07 pm.