

**Rowley Planning Board Minutes
For Regular Meeting on April 27, 2016
Approved on October 12, 2016**

Members present: Chris Thornton (Chairman), Curtis Bryant (Member), Cliff Pierce (Member), and, Jean Pietrillo (Associate Member). Kirk Baker, Town Planner, is also present.

David Jaquith (Vice Chairman), and, Mark Savory (Member) are absent. Thornton calls the meeting order at approximately 8:00 pm.

ZBA Case #16.03 - 9 Walnut Drive – Special Permit to reconstruct a single family dwelling:

Baker explains the project to demolish and reconstruct a single family dwelling at 9 Walnut Drive pursuant to Zoning Bylaw Section 5.4.2 which permits the ZBA (Zoning Board of Appeals) to grant a Special Permit for the reconstruction of a structure that is non-conforming as long as it is more conforming than before. Baker explains the original structure was 9 feet from the front property boundary, but that the applicant is now proposing to be 15 feet instead of the 50 feet which is required by the zoning district. Baker states that his comments to the ZBA would acknowledge the pertinent section of the zoning bylaw, and that, based on the criteria spelled out in it, would recommend that the ZBA would be justified in granting the Special Permit.

The Board agrees that Baker should proceed to forward a memo to the ZBA.

ZBA Case #16.04 – 968 Haverhill Street – Special Permit to construct contractor’s building in the Municipal Water Supply Protection District (MWSPD):

Baker presents a memo with comments to the ZBA in regards to their review of the Water Supply District Special Permit for 968 Haverhill Street. Larry Graham suggests some changes. The Board agrees that Baker should forward the memo to the ZBA for its consideration.

8:30 pm - Continued Public Hearing - Application for a Site Plan Review (SPR) for the construction of an “Construction/Landscaping Office and Storage” building to be located at 968 Haverhill Street, property owned by J.M. Dunn, LLC – BLI Zoning District – Review of the Landscape Plan and the Draft Decision Letter

John Morin introduces the Landscape Plan and states that they had already recorded the access easement across the adjacent parcel (the Karpenko property). Morin notes that whereas the original plan had little landscaping, the new landscape plan depicts a number of areas, including an area along the road frontage where landscaping will be installed.

Morin points out two existing dilapidated building that will be demolished from the site for this project. The driveway paving will start at this site's property line. The driveway on the Karpenko property will remain gravel. Morin further notes the applicant is in the process of obtaining a Municipal Water Supply Protection District (MWSPD) Special Permit from the ZBA prior to getting a building permit. Pierce asks about the new location of the fence that had been at issue at the last meeting. Morin states the fence will be a six-foot, stockade fence which starts on one side of the front landscape area and continues on the otherside.

Graham asks about eliminating one of the lilac trees in the front landscape area because it creates a potential sight visibility issue at the driveway entrance. Pierce asks if something will replace the tree. Graham, however, recommends not to replace it with anything, because the fencing behind the landscaped area will still serve to screen without posing any issue in regards to traffic sight visibility. The Board agrees to allow the applicant to note the removal of the lilac tree on the current revision of the landscaping plan.

Baker inquires about the storage of mulch and grass clippings on-site but Morin notes that there will be no storage of these items on this site. Baker presents the draft decision letter and HL Graham suggests a few revisions to the letter.

The Planning Board and Morin agree to keep the public hearing open until after the ZBA completes its deliberations. The Board then continues the hearing until May 25th, 2016.

Town Meeting Warrant

Thornton notes that he would read the proposed warrant article to the Special Town Meeting. Baker states that he will be present to answer any public questions and adds that Brian Patrican will also be present at the Town Meeting.

Minutes:

Baker presents the minutes from the March 2, 2016 Planning Board meeting. After suggesting some minor revisions Pierce makes motion to approve the minutes. Bryant seconds the motion. All vote in favor to approve the minutes 4 in favor – 0 opposed.

Adjournment

Pierce makes motion to adjourn the meeting. Pietrillo seconds the motion. All vote in favor (4-0). Meeting adjourns at 9:00 pm.