

**Planning Board Meeting  
Minutes  
April 1, 2015**

*Approved on June 3, 2015*

Members present are Curtis Bryant, Cliff Pierce, Jean Pietrillo, Chris Thornton, and Steve Kassiotis.

David Jaquith is absent.

Larry Graham, the Planning Board Technical Review agent, and, Kirk Baker, Town Planner, are also present.

Also present are Mark Savory (applicant and property owner of 56 Newburyport Turnpike) and Liz Dupre, Clearwater Environmental (agent on behalf of the applicant).

Bryant calls the meeting to order at 7:30 pm. Thornton makes motion to open the meeting. Pierce seconds the motion. All vote in favor of the motion 5-0.

**56 Newburyport Turnpike** *(continued public hearing from March 11)*

Bryant notes the Board shall continue the hearing continued from the March 11 in regards to the approval decision letter and whether the current revision of the plan adequately addresses those issues raised in the Technical Consultant's (Graham) memo from February 13, 2015. The Board discusses each item separately. It is noted that the location of the building had changed from the previous submittal so that it is orientated parallel to Route 1 and located at the top of the slope above the Bay Road Auto Sales parking area, between the proposed gravel parking area and the highway, Route 1.

Thorton asks if there will be any new topsoil proposed to support additional plantings. Savory notes that the proposed landscape plan indicates all the trees types and there are planting details on the landscape plan. Bryant notes that now that the applicant has replaced the proposed arbor vitae evengreen plantings (which the Board was concerned would be consumed by deer), he is satisfied with the types of plantings depicted but that a few additional white pines would be preferable since otherwise there would appear to be an opening in the landscape screening area between the road and the proposed building. Pierce agrees with this but adds that the addition of a few white pines should not mean they have to revise the plan-sheets again and that it could be done as a condition of site plan review approval.

Thornton indicates that he would like to see the plan denote what the mature heights of the proposed planting will be – especially the Moonglow.

Graham states his concerns with the proposed roof line since the applicant seemed to be unclear whether the roof would be gabled and that a roofline drainage system would be installed to direct all roof runoff into the proposed infiltration systems located ground-level, south of the proposed

building. Graham also tells Savory that he will need to get approval from MADOT to due to the additional use that will be serviced by the existing curb cuts.

Savory then asks about condition #10 contained in the draft decision letter. Baker notes that this condition serves as a mechanism for the Board to begin dealing with issues of non-compliance. Pierce states that a condition should be added which states something to the effect that an approval granted for the proposed landscape contractor building currently under consideration shall not be construed as an approval of any other un-authorized uses located on this site.

Bryant asks if the Board would consider closing the public hearing at this point. Pierce motions to close the public hearing. Thornton seconds the motion. All vote in favor 4-0. The Board directs Baker to revise the draft decision letter according to the Board members recommendations at this meeting, and, to have the final draft ready for signature at upcoming meeting on April 22.

**Approval of Minutes:**

Thornton motions to approve the March 11 meeting minutes. Pierce seconds the motion. All vote in favor.

**Adjournment:**

Pierce motions to adjourn. Kassiotis seconds the motion. All vote to adjourn at 9:05pm.