

**Rowley Planning Board
Regular Meeting Minutes
Rowley, Massachusetts**

April 10, 2013, 7:30 p.m.
Town Hall Annex - 39 Central St., Rowley, MA

Those present: Chairman Curt Bryant, Vice Chairman Cliff Pierce, Jean Pietrillo, David Jaquith, Associate Member Chris Thornton, Technical Consultant Larry Graham, Town Planner Katrina O'Leary.

7:34 p.m.: Chairman Bryant calls the meeting to order. He welcomes the newly appointed Associate Planning Board Member, Chris Thornton, and introduces him to the rest of the board.

Wild Pasture Estates – Jim Georgoulakos: Modification Request

Graham explains that the applicant is requesting a modification to the required stone bounds for this development. He refers to his technical review report dated March 13, 2013, in which he recommends approval of reducing the size of the stone bounds from 6" x 6" granite posts to 4" x 4" granite posts. He recommends that the board approve this as a minor modification request. Pierce mentions that since this is a special permit project, the Associate Planning Board member may vote.

Jaquith motions that the requested modifications concerning granite bounds is a minor modification. All vote in favor.

Jaquith motions that the board approve the above mentioned minor modification. All members vote in favor.

314-320 Wethersfield St. – Review of Required Roof Infiltration System

Bryant explains that the board has received a technical report from Graham concerning a condition of the board's special permit approval for the lots located at 312-320 Wethersfield Street. The Town Planner has forwarded a memo to the building inspector alerting him that this requirement has been fulfilled; therefore, the applicant is free to pursue a building permit. No board action necessary.

Sheehan Estates (Gurczak Lane) –Construction Completion

The Town Planner updates the board on the status of this unfinished subdivision. She refers to the packet of information the members received which included a communication history between the town and the developer, along with an opinion from Town Counsel. Counsel recommends that the matter of taking the remaining surety be included on a Town Warrant for Town appropriation – as required by MGL chapter 41, Section 81U. Graham adds that he is working on a new cost estimate which will include the cost to finish the development using prevailing wage rates, along with a prioritized list of remaining work items. O'Leary suggests

that the board plan and schedule a work meeting between the town planner, town administrator, town counsel, planning board consultant, and at least one planning board member to come up with a plan and schedule for the completion and eventual town acceptance of Gurczak Lane. The board agrees.

Barbara Gurczak, 11 Gurczak Lane: asks what is left to be done on the street. Graham mentions the short list of work items left to be completed on the street. She asks why the board ever reduced the surety. O'Leary explains that state law limits the amount of surety the planning board can hold to the estimated cost of remaining work items left to be completed in any given development.

Jim Cotter, 20 Gurczak Lane: he asks if the street lights will be turned off until the time that the Town accepts the street at Town Meeting. O'Leary states that this question remains unanswered at this time. General discussion on the neighbors' dissatisfaction with the dark street takes place.

Kevin Burrell, 25 Gurczak Lane: asks how long the process is going to take? O'Leary gives him a general time line and explains the processes that need to take place before the street is accepted.

Nico Brancalone, 14 Gurczak Lane: asks who will pay the past overdue bills when the Town accepts the street. O'Leary says that has yet to be determined.

The chairman lets the neighbors know that they may contact the Town Planner for updates or if they have questions.

DownRiver Ice Cream – 120 Newburyport Turnpike, MassDOT permit

Jaquith recuses himself from this discussion.

Graham updates the board. The applicant has their permit from MassDOT. Bryant mentions that the amount the board holds for Planning Board consultant funds is very low and needs to be replenished before Graham spends any more time reviewing construction for compliance. The board approves of all minor modifications that have been authorized by Graham.

Jaquith returns to being a participating member.

Residences at RCC – 237 Dodge Rd., Site Inspections

Bryant updates the board on construction progress at 237 Dodge Road. Their consultant, Larry Graham, and the developer have come to an agreement concerning site inspection scheduling. Graham gives the board an update on construction progress. He lets them know that construction is progressing smoothly and the developer hopes to break ground on the first units soon. O'Leary mentions that, to date, they have received several complaints from abutters in

regards to the increased heavy equipment traffic and the possibility of blasting. The board asks O'Leary to obtain an update from the developer's attorney on the status of the submitted Conservation Restriction.

8 Turcotte Drive – Project Close-out

Graham explains that he has reviewed the requirements of the original approval for 8 Turcotte Drive and recommends that the board send a letter to the applicant certifying that the project has been completed to the board's satisfaction.

Jaquith motions to send a letter to the owner at 8 Turcotte Drive certifying that the project has been completed in accordance to the Planning Board Site Plan Approval decision. All members vote in favor.

Planning Board Rules & Regulations

O'Leary explains that the Planning Board should consider a complete revision of their Rules and Regulations, which will take a moderate amount of time to complete; however, before then, they should make several small, but important changes to their Rules and Regulations. The board asks her to compile the necessary changes for their review, and after reviewing the proposed changes they will vote to set a public hearing.

Approval of Minutes

Pietrillo points out a typo on the 3rd page of the February 27 minutes.

Pierce motions to accept the 2/27/13 minutes as amended. All members vote in favor.

Technical Consultant Revolving Account

O'Leary asks the board for direction on how to deal with the older Technical Consultant accounts. They direct her to meet with the Treasurer for feedback and to report back to them.

Filing Fee Revolving Account under MGL c44,s53E 1/2

O'Leary mentions that the board may want to consider asking for approval of a revolving account for fees. This would be used to pay for items associated with applications instead of using the expense account. Although too late to submit a request for this Town Meeting, they should prepare one for the next available Town Meeting.

Bills Payable, Expense Report

O'Leary explains that the Planning Board's expense line account has been overspent due to several unexpected purchases this year and they will need to vote to send a request for a transfer from the Planning Board consultant account to the expense account.

Pierce motions to send a letter to the Selectmen requesting that \$600 be transferred from the Planning Board consultant account to the expense account. All vote in favor.

Adjournment

Pierce motions to adjourn at 9:00 pm. All members vote in favor.

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

Several reports from H.L. Graham

Minutes of 2/27/2013

PB Expense account and FY14 budget

Minutes accepted at the May 15, 2013 meeting.