

**Rowley Planning Board Minutes
For Regular Meeting on August 31, 2016
Approved**

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

Thornton calls the meeting order at approximately 7:30 pm.

Continued Public Hearing:

Special Permit and Site Plan Review – Karl Cyr, 128 Daniels Road proposing the construction of an accessory barn for private use with a floor area greater than 1,500 sqft - Map 9, Lot 32-1 - Zoned OD – Outlying District.

Thornton notes the public hearing is still open on this application but that this item was continued because there were not enough board members present at the last meeting to take formal action on the special permit request. Jaquith motions to close the public hearing. Pierce seconds the motion. The Board closes the public hearing. The Board discusses the certificate of vote just presented by Baker to the Planning Board.

Pierce makes a motion to approve the special permit and the site plan review applications. The Board votes, 4 in favor/0 opposed, (Bryant elects to abstain) to approve the Site Plan Review component of the application with the condition outlined in the decision letter, and, 5 in favor/0 opposed, to approve the special permit application.

Other Business:

Informal Discussion with Liz Dupree of Clear Water Environmental about a potential application to build multifamily dwelling units at 12 Main Street.

Liz Dupree of Clear Water Environment and Thom Ryder, Engineer, and the property owner, Ed Sutherby, are present to informally discuss with the Board, their proposal for a multifamily

development to be constructed at 12 Main Street. Ed Sutherby states they would like to construct an eight-unit multifamily building at the back of the site, and, to preserve the existing residential dwelling at the front of the lot, although they would still propose to tear down the existing garage accessory to the existing dwelling. Moreover, this existing single family unit would be used as an additional unit as part of the proposed overall multifamily complex. Sutherby cites the reason they would prefer to preserve the existing house is because it is known to be quite old, having potential historical significance, and, before they could get approval to demolish it, they would most likely be required to wait out a potential, one-year demolition delay period.

The Board notes that what is being proposed is essentially a nine-unit multifamily development with one standalone unit and consequently they express some skepticism as to whether the Zoning Bylaw would actually permit such a configuration. Baker notes the building inspector would defer to the interpretation of the Zoning Board of Appeals (ZBA) in regards as to whether this is allowed. Baker notes that he suggested that the applicant find out from the ZBA if this configuration is permissible. The Board asks if they might consider treating the single family home as a Form A lot. Ryder points out there would not be sufficient frontage to do a Form A proposal.

Jaquith suggests doing an additional unit onto the existing single family dwelling thus making it a two-family, so that the project would better fit the definition of multifamily outlined by the zoning bylaw. Jacquith further asserted that, in his opinion, a multifamily use is not consistent with the character of the Historic District. Pierce asserts the applicant should seek a better solution than the one presented here and suggests that the proposal currently being presented it is out of character with the Central District. The Board members agree that the prospective applicant should go back to the drawing board and return with something that better fits the multifamily definition.

Discussion about the Rowley Open Space and Recreation Plan concerning updates to the goals and actions section as the Planning Board's involvement.

Baker presents the request from the Open Space and Recreation committee and notes that the materials provided to the members ahead of time outline the Planning Board's specific duties in regards to the action goals of the Open Space and Recreation Plan. The Board agrees the updates are acceptable.

Adjournment

Pierce makes motion to adjourn the meeting. Savory seconds the motion. All vote in favor (5-0) and the meeting adjourns at 9:00 pm.