

**Rowley Planning Board Meeting
Minutes
August 6, 2015**

Members present:

Cliff Pierce (Vice Chairman), Chris Thornton (Member), David Jaquith (Member), Mark Savory (Member), and Jean Pietrillo (Associate Member).

Curtis Bryant (Chairman), is absent.

58 Fenno Drive – Form A (Approval not required)

Cliff Pierce states that Chairman Curtis Bryant couldn't be present tonight but that he would serve as acting Chairman for tonight's meeting. Pierce introduces the one item on the agenda which is the Form A – Approval Not Required Plan for 58 Fenno Drive which was continued from the July 23, 2015 Planning Board meeting due to the need to obtain additional legal confirmation from Town Counsel in regards to the application of previously cited case law. Specifically, in regards to the issue of whether the proposed access drive (Fenno Drive) has suitable width, grade, and construction to allow for adequate vehicular access, especially in regards to access by emergency vehicles.

Pierce notes that he has received communications from several town officials and proceeds to read memos from the Fire Chief, James Broderick (memo dated August 3, 2015), the Police Chief, (dated August 3rd), and, the Town Planner, Kirk Baker (dated August 6th). Pierce asks Tom Beatrice to make a statement in regards to the application. Beatrice states he concurs with the statements contained in the three memos.

Pierce states he did visit the site and agreed the roadway itself was accessible but that the bridge does not appear to be sound for purposes of emergency access, an opinion which is confirmed by the memo of the Fire Chief who says he would not drive one of his vehicles over the bridge.

Pierce points out that the real criteria for endorsement of this ANR Plan is whether access from the Kittery Avenue side of the bridge (same side as the subject parcel) is viable. Pierce notes the Rowley Planning Board Meeting Minutes - Aug 6th, 2015

Fire Chief has confirmed that the parcels would be accessible to emergency vehicles but that the construction of a new dwelling would have to initiate consideration at the time of the building permit in regards to location of the building on the lot, and, the length and width of the driveway.

The Board members discuss the need for a vehicle turnaround. Beatrice indicates that the building permit process includes sign-off from the Fire Chief so that he would provide input on the location of a turnaround contingent on where the location of a future building.

Jaquith makes a motion to endorse the ANR Plan for 58 Fenno Drive. Thornton seconds the motion. All vote (4-0) to endorse the ANR Plan.

The Board then proceeds to sign the ANR Plans for 58 Fenno Drive and for 54 Fenno Drive endorsed at the prior meeting on July 23, 2015.

Adjournment:

Jaquith motions to adjourn the meeting. Thornton seconds the motions. The meeting adjourns at 7:55 pm.