

**Rowley Planning Board Meeting  
Minutes  
August 12, 2015**

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Members present:

Curtis Bryant (Chairman), Chris Thornton (Member), David Jaquith (Member), Mark Savory (Member), and Jean Pietrillo (Associate Member).

Kirk Baker, Town Planner, and, HL Graham, the Planning Boards Technical Review Agent are also present. Cliff Pierce (Vice Chairman) is absent.

**Public Hearing - 704 Haverhill Street(Ed Ronan) – SP and SPR**

Bryant calls the meeting to order at 7:40 pm and calls for a motion to open the public hearing.

Jaquith motions to open the hearing. Thornton seconds the motion.

Ed Ronan is present to present his request to build an accessory storage barn greater than 1,500 square feet (sf) behind his primary dwelling. Baker notes that the structure is proposed to be 2,080 sf and that due to the area being over the 1,500 sf threshold the Zoning Bylaw states that a Special Permit and Site Plan Review approval is required from the Planning Board. Mr. Ronan states that he wants to build the structure to store some heavy equipment such as a pickup truck, a lawn tractor, a small dump truck, and, a recreational vehicle. He states that although some of the vehicles he uses for business the storage aspect is for personal use only and that no business activities will take place on his property.

Graham notes that he and Baker met with Mr. Ronan at his property several weeks before to discuss the project, and, to assess whether the applicant needs to involve an engineer. After seeing the layout and terrain where the barn is to go, which has a steep slope and is heavily wooded, Graham states that he told Mr. Ronan that he would need to involve an engineer to get the grades correct and to estimate the amount of earth material that would be excavated from the hillside.

Ronan states he has contracted an engineer, Tom Manetta, who will be doing the work. Mike Swanson, a neighbor who lives at 654 Haverhill Street states that he has no issues with the project. Thornton asks if any other vehicles of a commercial nature would ever be stored there. Ronan states that the use of the proposed storage barn is completely confined to personal use.

Baker shows projector slides of the architectural elevations. Jaquith asks what the siding and roof will consist of. Ronan states that both the siding and the roofing materials will be metal. Baker projects a picture of the proposed barn which is taking by the barn construction company's website.

The Board members agree that Ronan is on the right track but will need additional time to get the information from the engineer and to revise the site plan. The Board members discuss potential dates for continuation of the public hearing. They ask HL Graham how much time he would need to review once the resubmittal takes place. Graham states that he would need two weeks. The Planning Board settles on September 23, 2015 as a date which is far enough out to give the applicant time to get the engineer's information and to give the staff time to review prior to the meeting. Jaquith motions to continue the public hearing on September 23, 2015. Thornton seconds the motion. All vote in favor (5-0) of the motion to continue the hearing.

### **Intervale Circle – Street Acceptance**

Baker presents to the Board a petition from the property owners who live on Intervale Circle who have unanimously agreed to petition the Town to accept Intervale Circle as it currently exists through a process of eminent domain. Baker informs the Board that the Board of Selectmen will conduct the eminent domain procedure on behalf of the Town but that the Planning Board needs to evaluate the request and to make a recommendation to the Board of Selectmen as to whether the Town should accept Intervale Circle as a Town road, and, if so, request that the Board of Selectmen initiate the legal proceeding associated with the eminent domain procedure.

The Board looks at pictures of the existing Intervale Circle roadway and hears from several of the residents who live on that street who are present at the meeting.

Thornton motions that Intervale Circle should be accepted by the Town and requests that the Board of Selectmen initiate the eminent domain legal procedure to take the Intervale Circle roadway as it currently exists. Jaquith seconds the motion. All vote in favor of the motion 4-0.

#### **Wild Pasture Estates – Surety reduction request**

Baker presents the request from Jim Georgeoulakos, the developer of Wild Pastures Estate subdivision which requests a reduction in the surety amount from \$25,000 to \$5,000. Mr. Georgeoulakos acknowledges that there are remaining areas in the open recreation space and along the sidewalks where landscaping and grass cover have failed to take hold. The written reduction request indicates that the \$5,000 remainder will cover the remainder of the landscaping and the grass installation in those areas. Georgeoulakos hopes to have the remaining landscape installation completed in the fall when the soil should be less dry. Baker notes that HL Graham, the Board's technical review agent, recommends that the proposed remainder amount is sufficient to cover the outstanding landscape installation.

Jaquith makes a motion to reduce the Wild Pasture Estates subdivision surety in accordance with the written request from the application from \$25,000 to \$5,000. Thornton seconds the motion. All vote in favor of the motion 4-0.

#### **Other Business:**

Bryant initiates discussion by the Planning Board to decide on a new Chairman, stating that he has been the Chairman for several years and that it is time for someone else to exercise that role. The Board members all agree to elect a new Chairman. Bryant nominates Thornton as the new Chairman. Jaquith seconds the motion. All vote in favor of the motion 4-0.

#### **Adjournment:**

Jaquith motions to adjourn the meeting. Pietrillo seconds the motions. The meeting adjourns at 9:28 pm.

