

Planning Board Meeting Minutes
Rowley, Massachusetts
August 22, 2012, 7:30 p.m.
Town Hall Annex - 39 Central St., Rowley, MA

Those present: Chairman Curt Bryant, Cliff Pierce, Jean Pietrillo, David Jaquith (arrives at 7:40p.m.), Planning Board consultant Larry Graham, Town Planner Katrina O'Leary.

7:30 p.m.: Chairman Bryant calls the meeting to order.

The chairman chooses to take care of other business on the agenda before the scheduled continued public hearing scheduled for 7:45 pm. The board reviews minutes.

1. Approval of Minutes

- a. Feb. 29, 2012: Pierce suggests changes on pages 2 and 6. **Pierce motions to approve the minutes as amended. Pietrillo seconds. All vote in favor.**
- b. March 7, 2012: **Pierce motions to accept the minutes. Pietrillo seconds. All vote in favor**
- c. June 20, 2012: The board suggests changes on pages 1 and 2. **Jaquith motions to accept the minutes as amended. Pierce seconds. All vote in favor.**
- d. June 27, 2012: Bryant suggests changes to page 1. **Pierce motions to accept the minutes as amended. Jaquith seconds the motion. All vote in favor.**

The board tables approving the minutes of March 14, March 28, and April 25 until they have time to read through them.

The board discusses when their next meeting will be scheduled. They agree upon September 5, 2012.

2. Continued Public Hearing(s):

- a. 7:45 p.m. – Sprint Spectrum, Site Plan Review - Wireless Modification, 467 Haverhill Street (Site Plan Review)

At 7:45 p.m., Chairman Bryant announces that they have been asked to continue the opened public hearing for the proposed work at 467 Haverhill Street until such time as the applicant receives Conservation Commission approval of the work left to be done on site. **Pierce motions to continue this public hearing until 7:30 p.m. on September 5, 2012. Pietrillo seconds the motion. All vote in favor.**

August 8, 2012 Minutes: The board reviews the minutes of August 8, 2012 as it is not yet time to open the 8:00 p.m. scheduled public hearing. **Pierce motions to accept the minutes as submitted. Pietrillo seconds the motion. All vote in favor.**

Payroll/Expenses Authorization: The chairman explains that Town Planner O'Leary has requested if the board would allow just one signatory for the bi-monthly expenses and payroll vouchers to cut down on the time spent obtaining signatures from board members. **Pierce**

motions to authorize Chairman Bryant to be the sole Planning Board member signature needed for the expense and payroll vouchers submitted by the Planning Board. Pietrillo seconds. All vote in favor.

O'Leary assures the board that she will update all members each meeting by submitting expense account updates to the board.

b. 8:00p.m. – The Residences At Carriage Pines LLC, 237 Dodge Road (Site Plan/Special Permit Applications)

At 8:00 p.m. the chairman announces that the continued public hearing for the proposed project at 237 Dodge Road will be discussed.

Jill Mann, attorney for the applicant, introduces Chris Sparages, the engineer for the project (Sparages & Williams). She explains that they have incorporated many of the board's requested concepts: three distinct groupings of buildings, common areas, walking path, side entrance garages, although they have not been able to incorporate all of the board's suggested changes.

Larry Graham, HLGraham Associates, explains the outcome of the Planning Board's committee meeting on August 20. He met with Chairman Bryant, Cliff Pierce, and the town planner to discuss recommended changes to the applicants' plans.

Chairman Bryant opens the discussion to receive input from members of the public.

Leah Lyons, 200 Dodge Rd.: She asks if this is a bonded project. She is assured by the board that if this project is approved it will be covered by some form of surety. She also asks if there is any affordable housing in this project and is told there is none. Jill Mann reminds the board that if they proposed any affordable housing they would also be allowed a denser development. Lyons would like to see affordable housing.

Jaquith feels that although this new plan is an improvement, he would like to see more improvements in regards to the architectural plans.

Pierce suggests shifting some of the units to allow additional side entrance garages. He would also like to see all parking spaces removed from the proposed "common" area. The project applicant, Ralph DiGiorgio, agrees that parking should be eliminated in this "common" area. He would like to move it down and across to the other side of the roadway.

Jaquith feels there should be a "hammerhead turnaround" at the point where the emergency access enters the project. Bryant would not like to encourage parking along the sides of the roadway.

Joseph Pagliarulo, 261 Dodge Rd, asks how far from the property line the proposed closest units will be. Chris Sparages points out that a buffer of 150 ft has been

maintained around the closest existing homes. Pagliarulo does not feel the project “fits” into the existing neighborhood.

John Gorman, 246 Dodge Rd: Discusses the issue of providing a public amenity.

General discussion takes place on the issue of liability and who assumes responsibility for accidents on the golf course. Chairman Bryant points out that the Town Planner has provided the board with information on how public access can be created within golf courses. Jill Mann does not think it is possible because of the liability issues.

The board discusses the proposed landscaping along the property lines. Sparages points out that all existing trees will remain along the northwestern edge of property.

Sparages asks for Planning Board direction on the changes made to the plan so that they can decide how to proceed.

Pietrillo would like to see units 15 & 16 further away from the property line.

Chairman Bryant directs the applicant:

- The applicant should integrate the concepts talked about at the planning board committee meeting and tonight’s meeting,
- work on draft language for the open space agreement, and
- finalize architectural plans with input from Planning Board member Jaquith.

**Pierce motions to continue the public hearing to September 19, 2012 at 7:30 p.m.
Pietrillo seconds the motion. All vote in favor.**

3. Old Business

a. Market Basket Update

Chairman Bryant announces that John Matthews sent a letter that he could not make tonight’s meeting, but will be able to present new landscaping plans at the Board’s September meeting. They will be scheduled on the Sept. 5 agenda. Bryant invites abutter to Market Basket, Dick Curran, to speak. Curran conveys his displeasure with the amount of time it has taken for John Matthews to update the board to the Planning Board.

b. 300 Newburyport Turnpike

The owner needs more time to assemble requested materials. The board puts this subject on the September 5 agenda.

2. NewBusiness:

a. 125 Patmos Rd., Susan Coolidge, Special Permit/Site Plan Approval: Modification Request

Mary Rimmer is representing the applicant tonight. She explains that after construction had begun on the Special Permit issued by the Planning Board in May, they discovered

that they would have to replace the whole foundation, not just a portion of it. She has submitted a new site plan showing this change and asks the Planning Board to approve this modification.

Bryant motions to find that the proposed change will be minor in nature, and that the board approve this minor modification to the May 30, 2012 Special Permit and Site Plan approval decision. Jaquith seconds the motion. All vote in favor.

b. (after 8:00 p.m.) 121 Patmos Road, Margot Hubbard: Informal Discussion re: Special Permit/Site Plan Review Application

Margot Hubbard, 121 Patmos Rd, explains that she has an old special permit from 2000 that was issued by the Selectmen for work in the floodplain on her property. She asks the board for direction on what she now needs to do if she wants to install a bathroom and add a cistern for water on the property. The board directs her to submit a description of all she intends to do on the property, along with a letter from the Conservation Commission and the Board of Health, to the Planning Board. When this is received the board will be able to determine the correct course of action.

c. Country Gardens Inn, 101 Main Street, Revised Application

The board does not act on this subject due to an incomplete application.

1. Adjournment

Pierce motions to adjourn the meeting. Pietrillo seconds the motion. All members are in favor. The meeting is adjourned at 9:45 p.m.

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

- Minutes: 1/4/12, 2/29/12, 3/7/12, 3/14/12, 3/28/12, 4/25/12, 6/20/12, 6/27/12, 8/8/2012
- 8/14/2012 Modified Site Plans for 125 Patmos Rd.

Minutes accepted at the September 5, 2012 meeting.