

Planning Board Meeting Minutes
Rowley, Massachusetts
December 19, 2012, 6:00 p.m.
Town Hall Annex - 39 Central St., Rowley, MA

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

6:00 p.m.: Chairman Bryant calls the meeting to order.

1. Discussion - The Residences At Rowley Country Club LLC, 237 Dodge Road (Site Plan/Special Permit Applications)

Chairman Bryant explains that the board closed the public hearing for this application at the board's November 29, 2012 meeting. Their technical consultant has prepared draft decisions for both the special permit and the site plan applications which have been reviewed by the board, the Town Planner, and the applicant. The Town Planner has incorporated all revisions into one document which is before the board tonight. She has also highlighted areas in both documents that have the same exact language so that the board only has to review this highlighted language once.

Jill Mann, attorney for the applicant submits stamped plans with the appropriate revision dates to the board along with the required Approval Not Required plan which denotes the separation between the residential parcel and the open space parcel.

The board reviews both of the drafted decisions and makes several revisions.

Pierce motions to approve the applications for special permit and site plan review from The Residences at Rowley Country Club, LLC for the property at 237 Dodge Road. Jaquith seconds the motion. Bryant, Pierce, Jaquith, and Pietrillo vote in the affirmative. Motion passes.

Bryant leaves the meeting at 6:50 pm.

Pierce offers several ways to improve the language of the Conservation Restriction. Mann presents the ANR plan to the board. She explains that the ANR is necessary to split the one parcel into two. Graham checks that the plans show all that is required. The board agrees to delete language on the ANR that references the special permit from the Certificates of Vote.

Jaquith motions to endorse the plan as one not requiring approval under the Subdivision Control Law. Pietrillo seconds the motion. All vote in favor. Motion passes.

Rich Williams, engineer for applicant, points out that he could not meet two of Graham's requirements in regards to dropping the elevations at units 15 and 16 and reconfiguring the entrance and sidewalk. Graham approves the reasons for not meeting the requirements.

2. Request from Selectmen to Review Applications for Two (2) Illuminated Sign Special Permits: 141 Newburyport Turnpike, Dean Drinkwater - Peachwave

The board reviews the two applications for illuminated signs so that they may send comments to the Selectmen. After reviewing both applications it is decided that O'Leary will draft a letter to be reviewed by Cliff. The letter should mention that the freestanding sign does not appear to be in compliance with the zoning bylaw and there is not enough information included in the application packet for the wall sign in regards to size, colors, letters, and location to be able to make a worthwhile comment.

3. Public Hearing(s): 7:30 pm: MetroPCS, Site Plan Review – Wireless Cell Tower Modification, 124 Haverhill Street

Pierce reads the legal advertisement for this public hearing.

Jaquith motions to open the public hearing. Pietrillo seconds the motion. All members vote in favor. Public Hearing is opened.

Mike Johnsen, representing Metro PCS, presents the application to the board. They now have 3 panel antennas that they need to swap out with new antennas. The advances in phone technology have necessitated improvements in the company's antennas. He presents handouts which show how the new antennas will look compared to the existing antennas. Pierce mentions that it is very difficult to see any difference. These modifications will not increase the height of the tower.

Pierce calls for a motion to close the public hearing if the board feels it has the information it needs to make a decision.

Jaquith motions to close the public hearing. Pietrillo seconds the motion. Public Hearing is closed.

Jaquith motions to approve the Site Plan Review application from Metro PCS for 124 Haverhill Street. Pietrillo seconds. All vote in favor. Motion carries.

4. Approval of Minutes November 28, 2012 Minutes

Jaquith motions to approve the minutes. Pietrillo seconds the motion. All vote in favor. Motion carries.

5. Correspondence

O'Leary quickly summarizes the received correspondence. The Selectmen have received no response from the one applicant for the Planning Board position. The Selectmen have sent a list of educational opportunities for the board's consideration.

6. Planning Office: Bills Payable, Expense Report

O'Leary mentions that the board has only 10% left in its budget halfway through the fiscal year. They may have to consider requesting a budget transfer if they fall short. She also asks the board to consider requesting more hours for the Town Planner position in addition to raising the pay grade to a more appropriate level. The board said that they would take it under consideration.

7. Adjournment

Jaquith motions to adjourn at 8pm. All members vote in favor.

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

- Minutes of 11/28/2012
- Rowley Country Club:
 - Revised plans
 - ANR plan and application/filing fee
 - Draft Certificates of Vote for the special permit and site plan
- Correspondence

Minutes accepted at the February 27, 2013 meeting.