

DATE: February 20, 2019
LOCATION: Rowley Public Library Meeting Room located at 141 Main Street
TIME: 7:30pm

Members Present

Chris Thornton (Chairman), David Jaquith (Vice Chairman), John Urbaczewski (Member), Troy Spaulding (Member), and Mark Savory (Member) were present.

Kirk Baker (Town Planner) was also present.

Kevin Daley (Associate Member) and Larry Graham (Engineering Consultant) were absent. Thornton called the meeting to order at 7:33 p.m.

Continued Public Hearings:

Zoning Map Amendment to rezone certain properties along Newburyport Turnpike (Route 1) from Outlying (OD) Zoning District to Business Light Industry (BLI) Zoning District.

Thornton summarizes the proposed rezoning and then notes that based on the discussion at the previous meeting pertaining to concerns from the residents living in the Fox Meadow subdivision, and based on a suggestion from the Board's Engineering Consultant, a modification to the original proposal has been made by relocating the zoning boundary on the adjacent parcel at 599 Newburyport Turnpike. He also notes that they removed a small, town-owned parcel from the rezoning area. The president of the Fox Meadow Homeowners Association thanked the Board for the positive changes. Questions about whether 293 Wethersfield Street (Edward Surette's parcel) which has frontage along both Route 1 and NBPT should be included. Baker notes that although that parcel had initially been included but left a portion zoned Outlying District thus restricting commercial access to Route 1, after considering the opposition generated at the November 14th, 2018 meeting, they decided to leave that parcel out entirely, citing that it is currently a residential property like others on Wethersfield Street and including that as being the only parcel included in the rezoning that has frontage on Wethersfield Street, would inevitably have a negative impact to the residential character of Wethersfield Street.

The Board answered citizen general questions about the various uses permitted in the Business Light Industry (BLI) district. Thornton made a motion to close the public hearing which was seconded by Jaquith. All voted in favor (5-0) to close the public hearing. Urbaczewski made a motion for the Board to accept the proposed amendment for the proposed rezoning of the northern portion of Route 1, and to forward to the Town Meeting with a recommendation from the Planning Board that it be approved. Jaquith seconded. All voted in favor (5-0).

Zoning Map Amendment to create new Retail Village Overlay District (RVOD) over certain BLI/OD Zoned properties located at the western end of Haverhill Street (Route 133) near I-95 interchange.

Thornton reviewed information regarding the location of the new district proposed, which would encourage a village retail use and discourage the development of a large scale strip-mall use. He notes that language can be added to the amendment regarding building height. Resident Peterson asks whether allowing additional height for three stories, with the top two stories being residential. He notes this might be more attractive to contractors.

Residents again expressed interest in allowing a drive-through for a possible restaurant/coffee shop. Discussions ensued regarding wording on various sections of the amendment, including setback distances, landscaping and the possibility of having some type of transit bus stop. Residents stated they would like to keep it simple and keep this amendment going in the direction of a smaller scale retail village as this location is a gateway to the Town. Written change will be made to clarify Haverhill Street in the amendment and regarding residential on second floor with an affordable component.

Thornton made a motion to close public hearing. Spaulding seconded. All vote in favor. Thornton made a motion to endorse the zoning map amendment with changes discussed, which include a maximum setback off Haverhill St., residential development to include an affordable component and height of buildings not to exceed 45 ft. Jaquith seconded the motion. All voted in favor (5-0).

Zoning Map/Zoning Bylaw Amendment to create the Rowley Station Transit Oriented Design (RSTOD) Overlay District over certain properties owned or abutting property owned by Didax at 395 Main Street which also abuts the Rowley Train Station.

Dave Peterson commented on a section of the amendment regarding normal business hours and what is meant by “contained within the building”. Cliff Pierce stated he wanted to insure the town can utilize the donation in any way they saw fit. He notes that if the Town were to accept the Didax Building, they would want the departments to be able to use it immediately without any retrofitting or major upgrades. The Attorney for Didax, John Smolak stated that as long as the Town were to agree with screening measures then outside storage in the rear parking area shouldn’t be a large issue. The Board will add language to the bylaw amendment to add limited outdoor storage permitted providing it is screened and will require a site plan review. Also added to the amendment will be clarification of business hours, including extended evening hours to cover night time meetings.

Baker concerned with whether the town will need a site plan reviews for changes. Thornton stated if municipal use requires outside use, they should most certainly require site plan.

Jaquith made motion to close the public hearing. Urbaczewski seconded the motion and all voted in favor (5-0).

Jaquith made a motion that the Board recommend to the Town Meeting to approve the bylaw amendment with changes discussed. Spaulding seconded. All voted in favor (5-0).

Other Business

Board makes determination to accept 491 Main Street Definitive Subdivision plan application for review passed unanimously (5-0)

Adjournment

Thornton made a motion to adjourn the meeting. Jaquith seconded. All voted in favor (5-0). Meeting adjourned at 9:09 p.m.