

Rowley Planning Board
Minutes
For Regular Meeting January, 2018

Members Present

Chris Thornton (Chairman), David Jaquith (Vice Chairman), Cliff Pierce (Member), Mark Savory (Member), Troy Spaulding (Member),

Larry Graham (Engineer Consultant) and Kirk Baker (Town Planner) were also present.

Jean Pietrillo (Associate Member) was absent.

Chris Thornton called the meeting to order at 7:34 p.m. All voted in favor (5-0) to convene the meeting.

ANR Plan for 180 Central Street - Christiansen & Sergi Inc – 6 Residential Lots

Michael Sergi from Christiansen and Sergi present with plans for the property. He asserts that all the lots meet frontage and zoning requirements. Cliff Pierce asked if they had anything creative planned to be done with the lots and indicates the Board has been amenable to pursuing Open Space Residential Development (OSRD) whenever possible. Mr. Sergi stated the Conservation Commission suggested the lot would require one group water permit.

Kirk confirmed that the lot dimensions meet the zoning requirements and that each of the proposed ANR lots is depicted as having sufficient frontage on either Bennett Hill Road or on Central Street. Cliff Pierce made a motion to accept the plan, David Jaquith seconded the motion. All voted in favor (5-0) and the plans were signed by the Board.

Other Business:

Thornton noted they had sometime until the next hearing and opted to attend to other business.

The board took a minute to read Larry Graham's report on the Hydrant Regency Dog Kennel.

The Board talked about the MVPC requirements for housing as a result of the meeting held previously. Some topics discussed were an affordable housing committee, 40R Planning, the adequacy of the affordable component on a previous project, and also discussed whether conditions should be put in special permits.

Pierce stated it is difficult to sufficiently staff sub-committees in order to arrive at a goal suitable for inclusion in the zoning bylaw. The Board agrees they should deal with these issues on an ad-hoc basis for now, or at least until the town has funds to create the necessary committees to look at such things. He stated that if it is a goal, say for instance, that tiny houses be included in the

zoning as a viable permanent structure in the outlying district, then some specific language would need to be drafted into the zoning bylaw and that the Zoning Board, the Planning Board and the Board of Selectmen would all have to give input. He notes however that he believes that cottage-type lots could be approved under the currently bylaw if someone were to propose such a project. Chris Thornton stated the Board should continue to look to MVPC for guidance on these issues. He notes that the town currently has the OSRD bylaw which is the primary form of subdivision development.

Continued Public Hearing – Special Permit for Sign in Novo Sano Medspa Unit, 225 Main Street

Members Jaquith and Spaulding stated fully viewed the presentation submitted for Novo Sano Medspa, with the artist-rendering of the sign which is back-lit and halo-illuminated. The Board discussed the drawings, pictures, had questions answered by their representative. Chris Thornton asked if the sign illumination was restricted to hours of operation, as no limitation was noted. The representative stated that the lights will be shutoff when the plaza is closed.

Jaquith made a motion to close the public hearing. Spaulding seconded the motion. Jaquith made a motion to approve the sign plan. Spaulding seconded the motion. Thornton states he wants to amend the condition to include shutting the lights off at 9:00 p.m. Jaquith made a motion to approve the sign plan with the amendment for the timing of the lights. Pierce seconded the motion. All voted in favor of acceptance of the plan (5-0).

Cindy Lane – Bond Reduction

The Cindy Lane request for bond reduction was discussed. Chris Thornton stated that the road is very bumpy and not great for children boarding the school bus or for plows to clear snow. He felt the applicant is making an effort to improve conditions of the road, which was built in 1989. Now in 2017 there are As-Built plans for the newer section only. The history of the project was discussed, and the request for reduction in prevailing wage doesn't have to be approved until the project is completed.

Jaquith made a motion to continue the discussion until the next meeting on January 24, 2018. Savory seconded the motion. All voted in favor (5-0).

124 Haverhill Street Cell Tower Exemption Request

Baker describes the proposed for additional radioheads and supporting cables but otherwise no changes in the tower height or ground-level compound dimensions. He asserts, therefore this proposal is subject to the exemption from site plan review.

Cliff Pierce notes these type projects are typical and suggests that they could perhaps amend the cell tower bylaw to explicitly exclude equipment modifications that do not change tower height or the foot print of the ground-level equipment compound. Baker agreed this could be an item the ZRC deals with in the upcoming year.

Mark Savory made a motion to approve the exemption. David Jaquith seconded the motion. All voted in favor (5-0).

Continued Public Hearing – Site Plan Review for Photovoltaic Facility at 623 Wethersfield Street

Mr. Robert Blanchett, the Engineer representing the applicant, presented a revised design of the project. Discussion was held regarding Mr. Larry Graham's comments, including moving the gravel road and entrance, fencing, the wetland buffer zone, grading of the project area, and drainage, to name the main issues. Larry felt moving the site would work better with the grades of the land. Cliff and Chris requested another site visit. Mr. Blanchett stated the project for the 2 Mega Watt (MW) facility will be completed all at one time, and is not intended to be a phased-project. The Board members state they are primarily concerned with the impact to the abutters and on their properties. Blanchett states he will work on redesign to lessen impact on abutters.

Blanchett says that notice will be sent out to all abutters for a site survey. Larry made notice of two abutters for Assessor's Map 11, Lots 59 and 62 whose respective properties weren't denoted on the plans. Blanchett says he will make the necessary corrections. Blanchett will also address all concerns stated by the board and asked about projected timing of an approval for the project. They have a time constraint to have permit approval by the end of January, 2018 for Federal tax credit purposes. Baker says he will draft a Certificate of Vote (COV) to have available for the next meeting.

The Board agreed to continue the public hearing until January 24, 2018.

Continued Public Hearing – Site Plan Review for Hydrant Regency Dog Kennel at 104 NBPT Turnpike

Marc Bernhardt, the owner and applicant, states he will not hear from Mass Highway until February or March. Cliff made a motion to continue the hearing on February 7, 2018, at 7:30. Seconded by Troy Spaulding. All voted in favor (5-0).

Todd Farm Barn –

Brook Todd and Caleb Noble were present to discuss what would be needed for renovation of an existing barn at Todd Farm in order to use as a hard cider facility which will include brewing and tastings along with a function hall and food service. The new addition to the main barn currently underway would need the addition of a bathroom and a kitchen. The main barn would house the cider manufacture. The building is in the outlying district zoning, and currently there is no provision to allow for it. The Board suggested Mr. Todd discuss the matter with the ZBA to find out regulations that exist and if zoning change would be possible for the cider brewing and function. Also If the ZBA made a determination that the the cider processing is considered light manufacturing, the ZBA may consider a change to the requirements. The building inspector suggested going to the Planning Board to see what their thoughts were. The Planning Board can only approve what is allowed in the bylaws in that district.

Administrative Business

Baker asked the Board for approval to purchase a computer program update for Word for his laptop. He is currently using his personal laptop as his work desktop is no longer working. The Board approved expenditure.

The town has asked the Board to prepare the Town Planner's performance review. Topic will be put on the January 24 agenda for 7:30 p.m. Also will discuss the minutes on January 24 agenda at 7:30.

Jaquith made a motion to adjourn the meeting. Savory seconded the motion. All voted in favor (5-0). Meeting was adjourned at 9:30 p.m.