

**Rowley Planning Board**  
**Minutes**  
**For Regular Meeting January 24, 2018**

**Members Present**

Chris Thornton (Chairman), Cliff Pierce, Mark Savory, David Jaquith, Troy Spaulding (Members), Jean Petrillo (Associate Member), Larry Graham/Consultant.

Kirk Baker (Town Planner) was also present.

Chris Thornton called the meeting to order at 7:30 p.m.

**Informal Presentation – New Site Improvements at Pine Grove School**

John Richardson, architect for the project, presented plans for a limited scope repair within the current footprint of the school. They stated they are almost ready to start the bidding process for sub- contractors, as they already have a general contractor. The project will start during April vacation of 2018. Phases of work were discussed according to the schedule presented. A new electrical duct needs to be brought in from the road. A new boiler room, electrical room, roof, wing configurations, new playground equipment and parking and bus routing were discussed.

Graham states that he has reviewed the plan for the Conservation Commission and is satisfied with how everything looks. Thornton notes it is an exciting project and a great asset for the town. A few questions were asked by residents presents and answered. Regarding the size of the building for the future, the projected population is less than the current population. There will end up being more room with the renovation than there would be if the project was started from scratch.

**Continued Public Hearing - Site Plan Review Solar Photovoltaic Facility at 623 Wethersfield St.**

Civil Engineer, Bob Blanchette, presented updated plans after completing the second site walk held Saturday, January 20<sup>th</sup>. The plans provided abutters with more screening (changed from arborvitae trees to blue spruce), relocating the path, identifying new wetlands, a smaller equipment pad, and removing the maintenance shed, to list the highlights. He had received Larry Graham's review this same day and was ready to discuss with him and the board.

Mr. Graham had many concerns with the plans, which he felt placed the components too close to abutters. Graham stated he would discuss comments 2 thru 8 with the engineer later outside the meeting, but wanted to presently discuss both comment item #1 and #9 more in depth. Item 1 was in regard to the road location and the boards and field area. He presented an alternative plan he felt would move the panels farther away from abutters. He discussed using the natural berm on the property as screening. Item 9 stated that if a significant revision was needed, the Board would consider the sensitive timeline needed. Bob Blanchett commented that timing was critical, and Larry's suggestions couldn't be done. Larry stated he was most concerned with that comment, as his first concern was for the potential impacts of moving the

location of the solar array field so that it would mostly impact the abutters and neighborhood by being right on their property boundary.

A large portion of the neighbors were present for the meeting. Mr. Adam Costa was representing Greg and Sandra Kassiotis, who was the most affected abutter in that the array might be just 15-feet from their rear property line and very visible from their house and barn during the summer season. He detailed a long list of concerns to the plan presented. He proposed conditions in his letter he hopes the Board would make the owners comply with if the plan is accepted as well as give the project the review it deserves.

Other neighbors spoke on the fear of their property values being negatively affected by the project, from being able to see it clearly from their yards, to the type of project being presented in a residential area. Concern was voiced for the current condition of Wethersfield Road and what construction traffic could do to the condition of it. Some of the neighbors who voiced their views were Joyce Armstrong, Jack Critson, Bob Herrick and Anita Graves, who did the site survey walk and also stated that not all abutters received notice. Diane Fritzon, Don White, Jeff Dooling and Richard Duran were concerned about their property, the large pine trees and the affect clearing the land next to them would have on their strength and stability, and what the repercussions would be should one of the trees on their land fell on the project. Chris tried to reassure everyone that should the project be approved the Board will take into consideration all the topics presented and comply with the town and state laws in every regard.

Drew Dagameyer initiated conversation as to how a business of this type is allowed in a residential area, as well as concern about the heavy trucks on the 16' wide access road, how much traffic would there be, and noise levels.

Louise DeMella, who was not an abutter, stated that everyone in town should be notified of what is going on and not just the neighbors. Kirk stated that all meetings are posted by law with the Town Clerk. Also, he noted, the public meetings are taped and can be viewed on the internet at the Rowley Town website via Rowley Community Media (RCM). In regards to commenting about there not being enough space for everyone to be in the meeting room, Kirk stated that usually the meetings are not so largely attended and the space is normally adequate, however the Board can look at its options for other, larger meeting locations.

Mr. Costa wrapped up the public comment again stating his anticipation that the Board will give the project the time it deserves to review, regardless of the short timeline of the owner.

Cliff made a motion to continue the hearing until February 7, 2018 at 7:30. Troy seconded the motion. All voted in favor (5-0).

#### **Cindy Lane Request for Bond Reduction**

A request for a bond reduction was filed. The subdivision is missing sidewalks and plantings, that the owner will address soon. The as-built for the connector is prepared. Owner still working on the as-built for the entire sub division. He is looking towards the fall for it to be completed, around the time of the fall town meeting. He is only asking for the amount of the connector to be released. The Board feels he must complete what is missing before releasing the funds. The initial work was started 30 years ago. Kirk only got the request this week. He wants to table

until they properly review the request. David made a motion to continue till the February 7 meeting. Cliff seconded the motion. All voted in favor (6-0).

### **Administrative Business**

Kirk updates the Board: The February 7 meeting has a scheduled public hearing for 15 Newbury Road OSRD. The Montessori School on Wethersfield Road requested a review in March for their traffic flow. The town Building Inspector, Ken, cited them with a zoning violation.

The Board talked about the process for solar site plan when first adopted and whether if they feel a plan is not appropriate for a property, they could deny it outright. The town can't prohibit solar but Thornton feels that an approval criteria for solar fields in the Outlying (OD) Zoning district should be considered probably requiring a special permit approval which could be applied to any future solar field applications.

The Board discussed the wording for the regulation for marijuana issues in terms of non-profit vs for profit. After suggestions for the language, decided to strike the non-profit from the regulation altogether. Kirk stated he would set up a public hearing on the matter for March 7, 2018.

David Jaquith made a motion to discuss the Town Planner performance review at the next meeting.

Chris Thornton made a motion to adjourn the meeting. David Jaquith seconded the motion. All voted in favor (6-0). Meeting adjourned at 9:45 p.m.