

## Rowley Planning Board Minutes January 13, 2021 at 7:00 pm

DATE: January 13, 2021  
LOCATION: Online  
TIME: 7:00pm

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### **Members Present**

Chris Thornton (Chairman), David Jaquith (Vice Chairman), Kevin Moriarty (Member), John Urbaczewski (Member), Troy Spaulding (Member), and Kirk Baker (Town Planner) were present.

Thornton called the meeting to order at 7:00 p.m. Meeting conducted by remote participation to the greatest extent possible, due to Governor's orders on suspending open meetings and gatherings of more than 10 people.

### **New Public Hearings**

#### **Special Permit Request – Select Technologies, Inc/Gateway II Trust of 1997 for Sales/Warehousing – 26 Forest Ridge Drive, Building 2, Forest Ridge Drive Commercial Park**

Thornton, reads legal notice and then makes a motion to open the new public hearing. Jaquith seconded the motion and all voted in favor (5-0). The applicant, John Coughlin (also property owner), gave a summary of the Selective Technology's operations stating that they would have 11 employees. After various questions discussed by the Board regarding parking, hazardous waste, warehousing, and receipt distributing of electronic components mostly by UPS and Fed Ex. Thornton made a motion to close the public hearing, seconded by Spaulding. All voted in favor (5-0). Moriarty made a motion to approve special permit, seconded by Jaquith. All voted in favor (5-0).

#### **Amend Planning Board Rules and Regulations Governing Subdivision of Land – Modifying Section 4.1.6 to Increase Max Length of Dead-End Street for Conventional Subdivisions – Currently 500 ft.**

After reading of legal notice, Thornton discussed reasoning for modification request to extend maximum length. Moriarty asked about the initial length chosen, to limit dead ends and encourage connectivity. Board does not want to discourage development either. In the past, the Board has been giving waivers. The Board talked about past projects that needed a waiver, and one in consideration. Spaulding talked about frontage footage. Thornton not in favor of cul-de-sacs, would prefer through roads. Jaquith stated straight roads preferred, with looping a second alternative. Spaulding suggested checking to see what other towns have as their maximum length. Moriarty likes the longer length to be proposed but also likes the control of making the decision. Thornton asked Baker to review the rules and regulations concerning waivers, and he read them. Baker will check with other towns. No comment from the public. Jaquith made a motion to continue discussion until Baker could do the research on the other towns. Spaulding seconded the motion and all voted in favor (5-0).

### **Continued Public Hearings**

#### **Special Permit/Site Plan Review – Proposed Accessory Garage Building – 11 Rivers Edge Drive**

Thornton noted the property owners and the Board members had completed a walk-through of the property, and they agree the building is situated very close to the lot line. The location of the building is constrained by the locations of the wetland and riverfront protection areas on the property, which were previously confirmed by Mary Rimmer of Rimmer Environmental. The Board stated the only way to limit impact is to consider a smaller building, something more in context with the neighborhood. Spaulding is of the opinion that it is the wrong lot for the building presented. Rimmer stated that she would discuss the possibility of modifying the plan with her client. The applicant stated they have given consideration to the options for reducing the size of the building or even re-orienting the building so that it might more

fit the neighborhood. The applicants said they will also research into the possibility of moving their septic to give them more space. There was no comment from the community.

Thornton motioned to continue the hearing to February 10, 2021 and was seconded by Jaquith. All voted in favor (5-0).

**Special Permit/Site Plan Review – New England Village Development – 12 Main Street**

Jaquith recused himself from the hearing because he's is contracted as the Architect for the project. He drops off the call.

The applicant Ed Sutherby is present as well as his Engineer Zambouras. The Board did their site visit the week prior. Zambouras discussed the impossibility of putting a berm on the rear line, and states they plan to utilize landscape plantings as presented by landscape architect Sara Bourque. They present a complete revised plan showing new landscaping along the boundary with the Paglia parcel. Attorney Richard Kallman, representing Paglia, states he will meet with his client with the new improved landscape plan presented. Mrs. Paglia and Rich Curran are present by phone. Wayne Amico, the Board's consulting engineer stated his comments discussed last meeting were addressed, but has not had a chance to fully review the actual submittal documents. Zambouras discussed the two waivers that will be needed, regarding edge treatment of roadway and walkways and roadway drainage. He also discussed the curbing at the entranceway, pending state requirements.

Curran announces that his is a longtime Rowley resident who lives at 16 Cedarwood Lane. He states that he is offering assistance the abutters. He noted the screening utilized when Market Basket was built to hide the development from his own neighborhood and how well it has worked. He proposed another site visit to discuss his idea for screening. He talked about property valuations being negatively impacted, and the Paglias losing the existing vegetation that buffers their property from Sutherby's properties. Thornton states the Board will definitely will take these comments into consideration. Baker stated Paglia was being involved in the screening decision with the applicant. Kallman addressed a few concerns regarding plans, tree caliper size, and the height and type of the trees (6-8 ft height). Location of the new additional barrier being presented was shown. Curran again asked for a second site visit. Kallman suggested putting stakes in the spot where the trees will be placed.

After discussion on the date, Thornton made a motion to continue hearing at the February 10, 2021 meeting. Motion seconded by Urbaczewski. All voted in favor (5-0).

Thornton made a motion to have another site visit. No one seconded motion. Motion fails.

**Special Permit/Site Plan Review – OSRD at 548 Wethersfield Street**

Jaquith resumes attendance. The applicant has asked for a continuance on this hearing. Amico states that he has not had any response to the questions on the yield plan. Thornton made a motion to continue hearing at February 10, 2021 meeting. Spaulding seconded the motion and all voted in favor (5-0).

**Don Preston, Habitat for Humanity to Discuss Prospects for Affordable Housing Projects**

Don Preston and Meegan O'Neil were present to ask what they can do to help with affordable housing. He discussed what they build, their clients, the construction and the program. Thornton asked for assistance to bring affordability to the town and compliments their business model which income qualify the candidates, which he notes has been a problem previously with these projects once they want to sale. O'Neil went into detail on working with communities. They have a model RFP the Board could use to generate a plan for Rowley to present to Selectmen. He notes the the

Board needs to look into the Bradstreet Farm purchase and work needed to the road. Jaquith suggested Preston approach the Selectmen to get on the agenda to discuss parcels the town owns to create motivation and see if there is interest in building. Thornton notes the Board is willing to assist in any way.

#### **Definitive Subdivision and OSRD Special Permit – Danielsville, LLC**

Thornton notes that a site walk was completed by a few members of Board. Decoulos has submitted yield plan to Graham. Board voted that it was amenable to a 9-lot configuration at the last meeting. Decoulos presented a cluster subdivision design to the Board. Decoulos discussed the road width (22 ft. narrowing to 18 ft.), showing future road stub, length of roadway 800 ft., guest parking along green, 125 ft. boardwalk with viewing platform over the marsh. The total 20.6 acres utilize 12.4 acres of open space. Thornton discussed the Boardwalk and where the trail will go, and possibly try to connect to current trail system. Jaquith was of the opinion that the plan does not utilize the village green concept, and suggested viewing a project in West Newbury for design ideas, building the houses to all face the common area green. Extensive discussion ensued on the plan presented. Thornton did not believe the open space offered is a good amenity for the town and also discussed connections to other properties. Decoulos feels they could get a license/approval to go through Desjardin property to the town parcel.

The Board discusses if the OSRD is the superior plan, or if the town will benefit more with the 9-lot convention option where the roadway crosses the wetlands. Jaquith would like to see the OSRD with a design where the lots all face a common green. Spaulding is of the opinion that the open space presented will not be utilized. Thornton feels the plan presented shows one of the ways to open up the surrounding land. Jaquith would rather see the property be on a isolated parcel and utilized in the future in a development to have affordable housing. Decoulos stated the proposal meets the criteria of the current zoning bylaws and the subdivision control law. There was extensive discussion on changing the road placement. Moriarty believes the OSRD plan is the way to go. Decoulos sees the potential to front 7 of the residential lot on a common area green. He notes there will be strict architectural control on the project. Spaulding discussed leaving as many trees as possible, rather than allowing clear cutting. Thornton states that he is amenable to the idea of smaller lots facing a larger common green. Decoulos asked for direction in lot sizes, as well as the trail through the development and signage. Thornton stated it appears the Board is leaning more to OSRD elements of a plan.

Graham joined the meeting discussing the green and agreeing that the most houses to be on the green would be better for safety should the road be connected in the future. He noted that shared driveways would need a special permit, if considered. Decoulos will move proposed road as discussed.

Thornton made a motion to continue hearing to February 10, 2021. Jaquith seconded the motion and all voted in favor (5-0).

#### **Other Business**

Baker stated regarding Cindy Lane, an estimate for completing the improvements has not been submitted to the Board by the original developer. John Serafini was present and stated the Board may be able to draw the funds from the bond, and suggested the town get their own estimate, as they should not have to wait for the applicant. Baker will put this subject on the agenda for February 10, 2021.

#### **Adjournment**

Jaquith made a motion to adjourn the meeting, seconded by Spaulding. All voted in favor (5-0). Meeting was adjourned at 10:01 p.m.