

**Planning Board Meeting
Minutes
January 14, 2015**

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| Approved on February 18, 2015 |
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Members Present: Curtis Bryant (Chairman), Cliff Pierce (Vice-Chairman), David Jaquith, Steve Kassiotis, Chris Thornton

Larry Graham, P.E. (Technical Review Agent) and Kirk Baker (Town Planner) are also present.

Jean Pietrillo, (Associate Member) is absent.

Bryant calls meeting to order.

4 Main Street SPR (Public Hearing Continued)

Thornton makes motion to open meeting and for continuation of public hearing for 4 Main Street. Ed Sutherby, applicant and property owner and Chris Rokos, P.E. of Meridian Associates are present to speak for the application. Bryant notes that revisions have been made and all Departments and the Technical Review Agent have stated they find the current revision to be acceptable and that the Board is ready to render a final decision.

Pierce motions to approve the site plan subject to the conditions noted in the Certificate of Vote. Jaquith seconds the motion. All members vote in favor of the motion to approve the site plan for 4 Main Street (5-0).

56 Newburyport Turnpike (Public Hearing Continued)

Baker notes that he and Graham met with Thomas Ryder the applicant's Engineer on December 17th, 2014, to discuss the outstanding issues previously raised by the Planning Board and in Graham's latest review memo. He states that the applicant is requesting additional time to address the comments per the December 17th, 2014 meeting.

Jaquith motions to continue the public hearing on Wednesday February 18th, 2015. Pierce seconds the motion. All vote in favor of the motion (5-0).

Wild Pasture Estates

Baker states that he has written up a decision letter for the Board to render a formal action on doing a minor amendment to the Wild Pasture Estates definitive subdivision plan to change the single wide driveway curb cuts for specified properties to double wide curb cuts in order to correspond with the current built state of said properties.

Baker also states that he is presenting to the Board for their approval a Memorandum of Agreement between the Town and the property owners of 45 Wild Pasture Estates (John and

Amy Pironti) in regards to the issue of their specific driveway width and the resulting impact on the double inlet drainage system in the road adjacent to their driveway. The Board agrees that they would like to discuss the matter with the Pironti's in public before they sign the agreement.

Graham's recommends that the Board, if hasn't done so already, should take formal action to approve the field corrections pertaining to the removal of cross walks and sidewalks along the frontage of Lot 1 on Wild Pasture Lane. The Board directs Baker to write up a certificate of vote for the next meeting in order to make the above-cited field corrections official.

111 Newburyport Turnpike – Artistic Landscapes, LLC

Baker notes that Anthony Hurley of Artistic Landscapes, LLC has received a ZBA variance for the dimensions of his proposed illuminated wall sign and is now requesting a formal action from the Planning Board. Pierce points out the legal advertisement for the original illuminated sign special permit only involved the freestanding sign (which was approved in December 2014) but that the ad did not include an illuminated wall sign. The Board agrees that Baker should have Hurley submit a new application for the illuminated wall sign and that new legal ads and abutters notices should be issued. Bryant states that in his opinion the applicant didn't need to pay a new application fee but that he would be responsible for the cost of the legal advertisement. The other Board members agree with this and Jaquith motions that the Planning Board waive the application fee but that otherwise the application for an illuminated sign special permit must go through the formal public hearing process. Pierce seconds the motion. Bryant, Pierce, Kassiotis, and Thornton vote in favor of the motion and Jaquith votes in opposition (4-1).

Approval of Minutes

Thornton makes a motion to approve the meeting minutes from January 14, 2014. All vote in favor of the motion (5-0).

Adjournment

Pierce makes motion to adjourn. Jaquith seconds the motion. Meeting adjourns at 9:00 pm.