

Rowley Planning Board  
Minutes  
For Regular Meeting July 18, 2018

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**Members Present**

Chris Thornton (Chairman), David Jaquith (Member), Mark Savory (Member), John Urbaczewski (Member), and Kevin Daley (Associate Member) were present

Kirk Baker (Town Planner) was also present.

Chris Thornton called meeting to order at 7:30pm

**New Public Hearing – Special Permit/Site Plan Review (SPR) Solar Photovoltaic Facility, 623 Wethersfield Street**

Thornton read the legal notice. Engineer for the applicant, Rob Blanchett of Cammett Engineering, presented the submitted site plan which, he notes, was the most recent revision of the plans become the change of the zoning bylaw requiring Special Permit/Site Plan approval rendered the previous site plan review procedure moot. Mr. Blanchette discussed the original SPR submittal and the changes made since then. Most significantly, Blanchette noted the new plan depicts the Solar Array being set back 150-feet from the abutting property boundary (in this case the property boundary share with Mr. Greg Kassiotis). He notes the roadway was not changed, noting it has always been used as a driveway to access that portion of the woods.

The Board began to discussing the need for fencing around the solar fields. Abutter Doug Shea asked about vegetation there and potential wetlands. Thornton asked about neighbor screening, nothing to be used but the vegetation there. Additional residents questioned tree removal in front along Wethersfield Street. Thornton noted that was depicted on the plan and the public can view all plans at the Planning Board office.

Thornton notes that Graham will need to complete his review. Lawyer states that only changes were buffers and asked to consider approving special permit due to time constraints. Graham stated that he may have concerns about the access road. The owner of land next to road had no problem with the road placement. The Board stated they are more satisfied with the 150-foot distance from the abutting property boundary.

Thornton asks if the Board members would be amenable to holding a follow-up meeting on July 30<sup>th</sup>. And Thornton asked Graham if he could move his along on his review in order to make the July 30<sup>th</sup> meeting. The attorney representing the abutter Greg Kassiotis says they would like to review the plan and make comments at that meeting.

Thornton asked for a motion to continue this hearing to July 30<sup>th</sup>. Urbaczewski makes a motion and Spaulding seconded the motion. All voted in favor (5-0).

**Adequacy-of-Submittal Evaluation of 4 Lot Subdivision, 623/607/599/615 Wethersfield Street**

Attorney Beatrice requests moving this request to July 30<sup>th</sup> as well. Board agrees and continues this to the specified date also.

### **New Public Hearing – Special Permit Amendment for Accessory Barn – 30 Dodge Road**

Thornton reads the legal notice and the Board opens the public hearing. A request to amend the Special permit for the accessory barn at 30 Dodge Road to modify the conditions so they aren't required to install a sprinkler system. Baker notes a memo submitted by Fire chief, who feels it is not necessary to sprinkle the barn.

Thornton asked questions about the barn and facilities there that no heat, water, etc. was being proposed and that it was only just a barn for storage (in this case for vehicles). Thornton asked for a motion to close the public hearing. Urbanczeski made a motion to close the hearing, Spaulding seconded the motion. All voted in favor (4-0) to close the public hearing.

Thornton asked Baker to write up the approval document and they will vote on the matter at the next meeting.

### **New Public Hearing – Special Permit for Marijuana Manufacturing Operation - 319 Newburyport Turnpike**

Thornton read the legal notice. The Board opened the public hearing. Thornton notes that this is for a Special permit use to be located in the business light industrial (BLI) district. The applicant, Ed Morando, passed out his plan to the Board showing a layout of the interior. He explained the manufacturing process and brought samples of cups for dispensing oils. Morando also estimates they will have 6 – 10 employees. A strict security plan will be enforced and he will comply with CCC accreditations. Morando also explained the process for obtaining the oil and processing it.

Per Thornton, there are no schools, child nursery and this is proposed in an existing building with lots of parking so a site plan review is not required. Morando also noted they don't expect significant amounts of traffic as there is no retail element being proposed here, and there is no signage except for a little sign on the back door for deliveries. He notes that the oil is sold back to dispensaries in the form of the cups. Fire department suggested the installation of a mechanical purification system to suck up the exhaust fumes.

Thornton suggested continuing public hearing until August 8<sup>th</sup> regular meeting to give Graham time to do his review of the project plans. Morando asked when he could be looking at an approval. Thornton explained the Board's procedure. A resident in the audience discussed the product, which is dispensed in biodegradable cups and has no waste or expired product. Thornton asked for a motion to continue this hearing to August 8th. Urbaczewski makes a motion and Spaulding seconded the motion. All voted in favor (4-0).

### **Continued Public Hearing – Site Plan Review - Hydrant Regency Dog Kennel**

Request to continue this item to the next regular meeting on August 8 where the Board intends to make a decision. Thornton stated to the applicant that the Board is looking for the single dog run on the original plan. He stated he needs a second run for the overflow of dogs coming in from other towns that he holds for dog officers. Thornton asked for a motion to continue this hearing to August 8th. Jaquith makes motion and Spaulding seconded the motion. All voted in favor (4-0).

### **Continued Public Hearing – Special Permit/SPR Review/Registered Marijuana Dispensary - Adams Mall**

The Applicant, Joe McCarthy thanked the Board for the walk-through on July 16 where the Planning Board members were there along with the Fire and Police departments. McCarthy discussed issues such as having a locked area for employees, the set-up of the building, cameras, and equipment, and parking with a handicap spot.

He notes that everything is speculative in the industry. Asked if phone orders will be accepted McCarthy says yes. McCarthy estimates a 15-minute time frame for a customer to conduct business. In California, the average customer stays 7.5 minutes. This will be a retail location only of a prepackaged product. Customers will be able to see the product but not touch, smell, etc., until they make a purchase. It will be a very controlled environment. There will be two counters, one for medicinal and one for recreational. The stay-time may possibly be longer for patients. Paraphernalia will be available, which is a requirement for a permit to sell.

With 8 businesses in that mall, Thornton was concerned about traffic. Baker feels that leaving the lot and going south is not easy passage to get out. He anticipates traffic issues at first but he will have police details.

Thornton suggested the hearing be continued until August 8, 2018. All voted in favor (4-0).

**Certificate of Compliance Review for 22, 26 and 30 Dodge Road Common Driveway**

The certificate was signed by all members for the common driveway.

A motion was made by Thornton to adjourn the meeting. Seconded by Urbanczewski. All voted in favor (4-0). Meeting adjourned at 8:55 p.m.