

**Rowley Planning Board  
Regular Meeting Minutes  
Rowley, Massachusetts**

July 17, 2013, 7:30 p.m.  
Town Hall Annex - 39 Central St., Rowley, MA

**Those present: Chairman Curt Bryant, Vice Chairman Cliff Pierce, Jean Pietrillo, David Jaquith, Steven Kassiotis, Associate Member Chris Thornton, Town Planner Katrina O'Leary.**

7:35 p.m.: Chairman Bryant calls the meeting to order.

Chairman Bryant asks the Board to consider speaking with Donna and Gene Pikul regarding a question they have on ANR plans. The Board agrees to speak with them. Donna Pikul explains that they have someone who would like to buy their farm; however, they do not want the portion of their Red Gate Rd. parcel that contains the easement for the old Town of Rowley landfill. They would like to formally separate this easement parcel from their property. They would like to know the minimum requirements for submitting an ANR plan to make it as affordable as possible. Bryant instructs the Town Planner to ask Larry Graham what the minimum requirements that he would recommend the board accepting are. The Pikuls thank the board for their time.

Continued Public Hearing: Ipswich Bay Glass – Major Modification of Special permit, 420-428 Newburyport Turnpike

Charlie Weare, Meridian Associates, explains that because the endorsement of an ANR is a condition of approval, they filed an ANR plan with the Town Clerk earlier in the day. However, because the Assessor's office has to sign off on the Form A, they will not have the complete filing for the Planning Board until July 23. O'Leary explains that she has prepared for the possibility that the board decides to delete the condition referring to the filing of an ANR plan by printing out an additional version of the decision that does not contain condition #21 (the ANR condition). Pierce feels that the ANR endorsement has no bearing on if the board signs the plans and decision tonight. The applicant is required to submit an ANR to be endorsed at some point in time.

Pierce motions to approve the Special Permit and Site Plan Review Major Modification for the property at 420 Newburyport Turnpike and for the board to sign the Certificate of Vote dated July 17, 2013. Kassiotis seconds. Vote is 5 in favor, 0 opposed.

Set Public Hearing Date – Site Plan Review - 111 Newburyport Turnpike, Artistic Landscapes, Inc.

Chairman Bryant explains that the board has received an application of Site Plan Review for a new landscaping business to be located at 111 Newburyport Turnpike. Owing to the fact that this lot is triangular shaped, the applicant will also require a variance from the Board of Appeals. O'Leary asks if the board would like to have their technical consultant review the application before or after the public hearing. The board decides to have Larry Graham review the application after the public hearing is held. The board decides on August 21 at 7:30 pm (but later on changes the public hearing date to August 14, 2013 at 7:30 pm).

Market Basket Project Update

Chairman Bryant updates the board on the Market Basket project. At the last Board of Selectmen's meeting the neighbors requested that the Selectmen have Town Counsel review the Planning Board's

Minor Modification decision to see if it was done legally. The Selectmen agreed to send it to Town Counsel for review. O'Leary explains to the Board that she believes there is a question of whether a board can modify a special permit without a public hearing. O'Leary asks the chairman if he would like to have the board's technical consultant or a board member perform site inspections at Market Basket. The neighbors have expressed interest in having someone inspect the progress on the site. She explains that they asked that the dead trees leaning into properties be taken down. Bryant offers to perform site inspections on behalf of the Planning Board.

#### Medical Marijuana Dispensary Discussion

Bryant explains that the Board of Selectmen have asked the Planning Board to discuss the possibility of a Medical Marijuana Dispensary being located in Rowley in addition to meeting with the Board of Selectmen to discuss the same on July 29. Members Pierce and Kassiotis agree to attend this meeting with the Selectmen.

#### Community Preservation Committee Nomination

Pietrillo nominates Pierce to represent the Planning Board on the Community Preservation Committee. Jaquith seconds the motion. All members vote in favor.

#### Town Planner Review

Bryant explains that due to an open meeting requirement technicality, the board cannot perform the town planner review this evening. The board agrees to meet on August 21 to perform the review; however, O'Leary will not be present that night. Bryant asks members if they can change the meeting date to August 14 – all members agree.

Approval of Minutes - June 19, 2013: Two changes are made to the minutes. **Pierce motions to approve the minutes as changes. Pietrillo seconds the motion. All members except for Jaquith vote in favor. Jaquith abstains from voting.**

Adjournment: **Jaquith motions to adjourn at 9:00 pm, seconded by Kassiotis. All members vote in favor.**

Documents provided at the meeting and available in the PB office:

Ipswich Bay Glass decision

SPR application – 111 Nbpt Tp

Minutes of 6/19/2013

PB Expense account

Minutes accepted at the July 17, 2013 meeting.