

Rowley Planning Board
Minutes
For Regular Meeting June 25, 2018

Members Present

Chris Thornton (Chairman), David Jaquith (Member), Mark Savory (Member), Troy Spaulding (Member), John Urbanczewski (Member), Cliff Pierce (Member), Kevin Daley (Associate Member), and Larry Graham were present.

Kirk Baker (Town Planner) was also present.

Chris Thornton called the special meeting to order at 7:30 p.m. All voted in favor (5-0) to open the public meeting.

Continued Public Hearings

Open Space Residential Development Special Permit/Site Plan Review-Michael Hart-50 Newbury Road

Troy Spaulding is a neighbor and omitted himself from the vote. The engineer for the applicant presented his responses to Graham's previous comments. Graham discussed them depicting a wall removal and the granting of an easements to the Town.

Jaquith discussed the landscape plan. He noted that it had problems with white pines being planted as they lose lower branches and suggested pear trees as an alternative. Jaquith then suggested arborvitae in lieu of the white pine trees to give the landscape a more woodland feel to it. in numerous areas as well as rhododendron as a lower growing plant. Also discussed was the less-formal version of a sign in the woodland area and the placement of trees (staggering and not a straight line to make it look more woodland and natural). There was no formal rendering showing house plantings but he saw a rendering being used for selling purposes. Also proposed was a black chain link fence after the guardrail, not fully surrounded. It will be a while before landscaping is started. Jaquith states he can draw up an overlay sketch. The Board requested Parcel D, approximately 10 acres to be dedicated to the town for open space and to be registered as open space on a separate plan.

Graham also discussed various additional conditions regarding conditions on page 5 on certificate of vote, and a change to 3A regarding the open space deed. Much discussion was had on dwelling placement setback, space between buildings as well as space from the street and setback from the rear on Lot 10. Architect feels they could modify Lot 10 some in order to gain the 4 ft. needed from the rear.

Owner discussed the easement regarding neighbors. Owner's attorney requested no stipulation in the planning board conditions. Per Thornton, he thinks a stipulation needs to be included. Graham stated should the easement offer not be accepted, they would have to come back to the Board for minor change. The affected neighbor was present and stated they will be accepting the easement. Grantees will be paying cost of engineering fees. Board felt they can leave language as-is and can address as necessary.

Dark sky compliant lighting fixtures were specified as a standard. Graham will change the condition to read as supplied by the town general condition. Graham continued a review of changes which included the bridge needing a railing, off-site drainage, spill-ways needed back on the plan, providing safe elevation between spillways and basin. Architect discussed placement of an overflow and stated he was OK with all comments for conditions.

Jaquith made a motion to close the special hearing. Mark Savory seconded motion. All voted in favor (4-0), Motion made by Thornton to approve site plan review subject to comments made today for special permit as written above. Jaquith seconded. All voted in favor (4-0).

Thornton proposed closing the special meeting. Jaquith made a motion to close the special meeting. Urbanczewski seconded the motion. All voted in favor (4-0). Meeting was adjourned at 8:35 p.m.