

DATE: June 25, 2019
LOCATION: Rowley Public Library - 141 Main Street
TIME: 7:30pm

Members Present:

Chris Thornton (Chairman), David Jaquith (Vice Chairman), Mark Savory (Member), Troy Spaulding (Member) and Kirk Baker (Town Planner) were present.

John Urbaczewski (Member) and Kevin Daley (Associate Member), were absent.

Thornton called the meeting to order at 7:45 p.m.

Continued Hearings –

Special Permit/Site Plan Review/Definitive Subdivision – 491 Main Street – Special Permit for Common Driveway and Accessory Building

The Board considers the approval of the revised plan. They received word from the Board's Consulting Engineer, Larry Graham that he is satisfied with the use of iron pins for property markers. He noted, however, that field markers for delineations of the right-of-way require concrete monuments. Jim Dimento, an abutter, states that he wanted to confirm where the iron pins will be installed for property markers, and, after seeing the most recent revised plan, said he agreed with the locations of the iron pins. The Board discussed the Certificate of Compliance and told the applicant that prior to its issuance they would need them to submit the covenants and maintenance agreements pertaining to the private way and to the proposed common driveway.

Jaquith made a motion to close the public hearing. Savory seconded. All voted in favor (4-0).

Jaquith made a motion to approve the special permit. Spaulding seconded the motion. All voted in favor (4-0).

Thornton moved to approve the definitive subdivision. Jaquith seconded. All voted in favor (4-0).

Other Business-

Discussion with Wayne Lucier – 165 Newburyport Turnpike Redevelopment

Wayne Lucier, a prospective buyer of the property is present with Mr. Dinatelli, the owner to discuss with the Planning Board what would be needed to make the property viable for use as a commercial gas station. The Board agreed the Town needed a gas station, and that property is

a prime location, however, there are some environmental and zoning impediments to such a project. Specifically, the history of that property as a gas station but that the underground tanks were removed for over two years and that use is no longer grandfathered. Moreover, the site being in the Water Supply Protection District, the zoning bylaw for which, prohibits underground storage tanks.

Lucier notes that the State has made its own determination that underground, vaulted tanks, are deemed to be the equivalent of above-ground storage tanks

Discussion on whether Board would present the idea to the Zoning Board of Appeals to amend the bylaw to permit vaulted tanks underground. Thornton stated he thought they would likely entertain what he recommended. Thornton talked about the procedure a zoning change would have to go through but feels residents would overall be behind it, although the conservation commission may oppose such a measure.

Thornton mentioned that to sell the idea, would need to educate residents on safety, the dangerousness of above ground tanks and what would make this great for Rowley. Baker suggested getting to ZRC to discuss the matter. A public hearing has to happen within 6 months of the vote.

The owner states that he is hoping the town is interested in a gas station at that location. Baker suggested they have their engineer to determine if any issues will occur/traffic/drainage/curb cuts/engineering/clean-up/ possibly grandfathered as a gas station. The Board was thanked for their insight and help.

Discussion with Chrissy Mason – Amendment to Twin Hill Farms (42 Newbury Road) OSRD Special Permit to Convert Two Family Residential to Three Family Residential

Troy Spaulding recused himself.

Chrissy Mason is present to have an informal discussion with the Planning Board regarding possible modification to the main two-family (the barn) building. She wonders if it would be possible to get a third unit in the 12,000 square foot building (a proposed total of 6 units for the overall development), because they have found the building they were renovation has too much additional space to be practical for just 2 units.

She notes they are not proposing a change in the footprint only in the density permitted. Discussion among everyone on yield plan when initially started the project, could it have been done then. Thornton discussed what he thinks would be needed – that is an updated yield plan with revised density calculations. Mason says she will most likely need to ask for a density bonus. Thornton notes the Board is dealing with the density bonus option with other projects but that unless they would propose affordable housing options they would need to present

with their request some reasonable proposals for amenities that would prove to be a substantial benefit to the town, either on-site or off-site.

They discussed the potential waivers that may be needed, initial yield plan, the yield for the convention option, and the modifications to septic design which may be necessary. The Board suggested a good place to start is going to the Conservation Commission to get their ideas on what might be a viable option. Then they can come back to the Planning Board to discuss the particulars of getting a density bonus.

Certificate of Compliance for Morando Brands – 319 Newburyport Turnpike

Spaulding returns to the table.

Thornton notes that he and Baker visited the location. He noted the Fire and Police may need to go out there, as inspector won't release occupancy until he gets their opinion, but as far as they were concerned, the finish improvement to the marijuana production facility inside 319 Newburyport Turnpike looks good from a Planning perspective.

Jaquith made a motion to approve certificate of compliance, Savory seconded. All voted in favor (4-0).

Adjournment

Motion to adjourn by Thornton, seconded by Spaulding. All voted in favor (4-0). Meeting was adjourned at 9:00 pm.