

**Rowley Planning Board Meeting**  
**Minutes**  
**June 24, 2015**

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Members present:

Curtis Bryant (Chairman), Cliff Pierce (Vice Chairman), Chris Thornton (Member), Mark Savory (Member), and Jean Pietrillo (Associate Member). Kirk Baker, Town Planner is also present.

David Jaquith (Member) is absent.

Meeting called to order at 7:30 pm. Bryant calls for a motion to open the meeting. Thornton motions to open the meeting. Jaquith seconds the motion. All vote (4-0) to open meeting.

**Dexter Drive Request to Release Surety**

Baker presents the written request by the developer of Dexter Drive to have the Planning Board to formally release the remaining \$20,000 surety. Baker notes that Dexter Drive had been accepted at the prior Spring Town Meeting, that the Street Acceptance Plan has been recorded, and that all improvements have been confirmed by the Board's Consulting Engineer and by the Highway Department, as having been completed.

Pierce motions to release the remaining surety amount. Thornton seconds the motion. All vote (4-0) to release the remaining surety amount for the Dexter Drive residential subdivision.

**Planner Updates**

Baker provides project updates. In regards to the release of the \$15,000 surety for 164-172 Main Street, the Board is seeking a formal estimate from the developer which outlines the cost to complete the stormwater management improvements outlined in the Conservation Agent's previous memo especially as it pertains to the installation of stormwater infiltrators. Once the Board has a concrete estimate then it will know how much of the remaining surety can be released. Baker also updates the Board in regards to the Town Counsel's findings pertaining to

the potential development as Open Space Residential Development (OSRD) of parcels off West Ox Pasture Road. The Town Counsel confirms that the use of Vinton's Lane, a paper street located south of the proposed project area, has been vacated and is not available to be used to provide a secondary means of accessing any residential development. Baker notes that Town Counsel further advises that extending Arthur Gordon Drive to connect to West Ox Pasture Road would mean that a developer would have to upgrade the whole of West Ox Pasture Road all the way to Wethersfield Street by widening and paving. However, the developer may have to secure rights to a large section of West Ox Pasture between Arthur Gordon and the gravel paved portion of West Ox Pasture since it turns from public to private and some of the adjacent property owners may still have rights to the private portions.

### **Minutes**

The Board discusses the minutes from June 6<sup>th</sup> and suggests to Baker a few corrections. Thornton motions to approve the minutes. Pierce seconds the motion. All vote in favor (4-0) to approve the June 6, 2015 minutes.

### **Adjournment**

Thornton motions to adjourn the meeting. Savory seconds the motion. All vote in favor. Meeting adjourns at 8:45 pm.