

**Rowley Planning Board Minutes
For Regular Meeting on June 15, 2016**

**APPROVED ON
NOVEMBER 9TH, 2016**

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

Thornton calls the meeting order at approximately 7:30pm

Form A/ANR for 179 Newbury Road – Tenney-Mehaffey Trust:

Vanessa Johnson, Essex Greenbelt, and, Paul Donohoe, Surveyor, are present to introduce their request for a Form A/ANR Plan application that involves the recombination of parcels identified as Map 1, Lots 31, 35, 36, 37 & 38, and, Map 2, Lots 1 & 2. Johnson says this is a two-step conservation project to preserve the land in its entirety by a landownership trust which is comprised of two families. The Mehaffey family, who are one-half of the trust, live locally in Massachusetts, but, the Tenney family side of the trust no longer resides locally and are seeking to divest themselves of their portion of the estate and are looking to transfer a portion of land to Greenbelt Essex. The overall plan is designed so the Mehaffey's will retain a small portion of the land that is currently controlled by the Tenney's after which, the Tenney's will obtain their own portion of land, then enact a transaction to sell that portion to the Department of Conservation and Recreation (DCR). Simultaneously, Essex Greenbelt will enact a conservation easement on 28 acres of the Tenney portion.

Johnson notes that several parcels will have deed restrictions and will be designated as non-buildable lots. Pierce makes motion to endorse the Form A/ANR. Jaquith seconds the motion. All vote in favor of the motion 5-0.

300 Newburyport Turnpike:

The Board has a discussion with the property owners of 300 Newburyport Turnpike, Scott Silver and Max Gabriello, so as to determine specifically which unit should be subject to an occupancy permit hold, until such time as all site layout improvements are completed. After a discussion, the Board determines that the former Pizza Factory location is the most logical unit to hold.

Baker also points out the current issue of the non-compliance of the sign lighting fixtures. Baker states that up-lights and down-lights have been installed on the sign but that no special permit for outdoor sign illumination has been obtained. Baker notes that in regards to the requirements of the Zoning Bylaw, the Board would be able to approve the down-lights such a special permit, but, that the up-lights are currently, explicitly prohibited by Section 8.6.5 of the zoning bylaw. After this, the Board directs the applicant to submit an application for a special permit for sign illumination.

Adjournment

Bryant makes motion to adjourn the meeting. Pietrillo seconds the motion. All vote in favor (5-0). Meeting adjourns at 11:00 pm.