

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

June 5, 2013, 7:30 p.m.
Town Hall Annex - 39 Central St., Rowley, MA

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

7:30 p.m.: Chairman Bryant calls the meeting to order.

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

Chairman Bryant reads the public hearing legal notice. Sandy Patrican, owner of Ipswich Bay Glass explains that he is waiting for his engineer, Charlie Wear, to arrive. Bryant asks for comments from any abutters and/or Planning Board members. O'Leary lays out the submitted plans for review.

Curt Turner, 372 Wethersfield Street, an abutter to the project is present to listen to the presentation.

Pierce asks about the landscaping buffer between Building Number 5 and the homes on Newburyport Turnpike. Patrican explains that a line of evergreens were planted and replanted over the years, as some of them died. All required plantings are now in place. As they built building number 6, some of the plantings were moved around. Patrican asks the Planning Board to consider closing the Public Hearing, subject to their technical consultant finishing his project review.

Charlie Wear, Meridian Associates, arrives and provides the board with a rough layout of all 7 buildings located on both lots. There is a total of 240,000 sq.ft. in all 7 buildings. Six have been built. One approved building may never be built. Wear points out the abutting residential lot that is now owned by Patrican and discusses what the owner may do in the future with this lot. Part of it will be split between 420 and 428 Newburyport Turnpike and will contain the detention area for these buildings. Another portion may become part of one residential building lot.

Larry Graham, consultant to the board, states that, as promised, he has no report to present to the board. He is there tonight to gain input from the public hearing. Specifically, he would like guidance from the board as to the scope of their review. He is proposing on reviewing the application in the next two weeks which will include the Stormwater review for the Conservation Commission and he will be drafting a decision that will incorporate all past decisions and combine the special permit and site plan decisions into one decision.

Pierce asks Graham to look into the landscaping between the residential abutters on Newburyport Turnpike to make sure that it all remains healthy and to the specifications approved by the Planning Board in the original decision.

Patrican questions whether it is reasonable for the board to widen the scope of their review to outside the area of the proposed modifications. There is no comment from the board.

Bryant asks the board if they agree with a next meeting date of June 19. Members agree.

Pierce motions to continue the public hearing until 7:30 p.m. on June 19. Jaquith seconds. All members vote in favor.

2) Project Updates, if any

i) Market Basket, 225 Newburyport Turnpike – Proposed Fence and Screening in Rear
Bryant mentions that John Matthews will present a fence and landscaping plan at the board's June 19 meeting. Member Kassiotis and himself, along with the Town Planner visited the site this morning and met with John Matthews and the abutters. He feels that they are moving closer to having the fence and landscaping installed. Other issues raised at the site visit was the amount of noise created by idling trucks, the amount of litter along the edge of the buffer, and the emptying of the trash roll off. Matthews assured those present at the site visit that the area would be cleaned up.

ii) Residences at Rowley Country Club, 237 Dodge Rd.- Construction Schedule
Bryant updates the board members. Since the board's meeting last week, there was a problem with the start of construction on Saturday morning. There seems to be a misunderstanding over the start time on Saturday. The abutters thought the start time was 9am. Bryant explains that the hours of construction that he described at the board's meeting on May 29 were weekdays 7-5 and Saturday 7-3. He may have not mentioned the start time on Saturday. O'Leary adds that what may have also added to the misunderstanding is the fact that she did not alert the Police Department of these "new" hours of construction.

Jill Mann, attorney representing Ralph Digiorgio, explains that normal construction work hours on Saturday are 7-3pm. It would be extremely difficult to get workers if they had to work any later than 7am.

Joseph Pagliarulo, 261 Dodge Rd., asks the board to consider changing the hours on Saturday to start at 8am. He was under the impression that Saturday start hours were at 9am. O'Leary explains that when the Police Dept. called her office and asked for the hours of construction on site, she asked the board's technical consultant for the normal hours of construction so that she could give the Police Dept. something to work with until the Planning Board discussed the issue. At last week's meeting, the board stated that the hours would be a bit different than the ones originally given to the Police Department.

Kassiotis feels that it is not necessary for the developer to have men working on Saturdays.

Jill Mann explains that the more they work now, the quicker the project will be completed. Bryant agrees that it is better to have a job done quickly, and the work that was done in the past several months is some of the loudest and muddiest work that will be done on site. However, he would like Jill Mann to ask Ralph Digiorgio if he will consider moving back the Saturday start date. Pierce also feels it is reasonable to change the hours to 8am to 4pm on Saturdays.

O'Leary asks for clarification on the how long the men will be allowed to remain on site after the heavy construction is complete each day. Mann answers that weekdays heavy construction will end at 5pm, but men will be able to clean up and make repairs until 7pm each day. On Saturdays, the men are expected to leave the site by 3pm.

Pagliarulo asks when they will know if the developer has agreed to start later on Saturday. Mann promises the board a letter by their June 19 meeting.

3) Approval of Minutes

a) May 29, 2013

Pierce makes a change to the first page in regards to the Kittery Avenue ANR.

Pierce motions to endorse the minutes as corrected. Pietrillo seconds the motion. All members vote in favor.

4) Adjournment

Pierce motions to adjourn at 9:00 pm. All members vote in favor.

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

Minutes of 6/5/2013

PB Expense account

Minutes accepted at the June 19, 2013 meeting.