

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

June 19, 2013, 7:30 p.m.
Town Hall Annex - 39 Central St., Rowley, MA

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

7:35 p.m.: Chairman Bryant calls the meeting to order.

Public Hearing: Ipswich Bay Glass – Major Modification of Special permit, 420-428 Newburyport Turnpike
Chairman Bryant opens the continued public hearing for the Special Permit & Site Plan modification at 420-428 Newburyport Turnpike. He introduces Charlie Wear, engineer for the applicant. Wear explains that they have received a list of recommended changes from Larry Graham and proceeds to address each item on the list. The board, satisfied with Wear's explanations and changes for each of Graham's listed items, begins to review the draft Certificate of Vote that Larry Graham had presented to the board. After several changes are made to the Draft Certificate of Vote, Chairman Bryant asks for a motion to close the public hearing. **Pierce motions to close the public hearing, seconded by Pietrillo, Bryant, Pierce, Pietrillo, Kassiotis, and Thornton vote in favor. None opposed.**

Rowley Village Green: Bryant asks the Town Planner to update the board. O'Leary explains that the Planning Board included a requirement in the Multi-family special permit for this project for the creation of two affordable units. She has been working with the developer's attorney, Bill Shack, on the required Local Initiative Program (LIP) application. She asks the board to approve submitting the draft LIP to the Selectmen for review by Town Counsel. The Town will then send in the finished LIP to the Department of Housing and Community Development. The board grants approval to send the LIP application to the Selectmen.

Approval Not Required Plan – 44 West Ox Pasture Lane: John Smolak, attorney for the owner, explains that his client is seeking ANR endorsement of this plan that shows frontage on the unaccepted portion of West Ox Pasture Lane. Chairman Bryant reads a letter from the Police Chief which describes the roadway in this section as 12 feet wide with two tire ruts, and filled with tall vegetation in parts. The Chief believes that it would not provide adequate access to the lot in question. Smolak asks the board to consider a "roadway improvement plan" in the event that they deny endorsement to the plan this evening. Pierce answers that he is open to discussing a roadway improvement plan. **Pierce motions to deny endorsement of the plan as one not requiring approval under the Subdivision Control Law due to the fact that the plan shows a subdivision, seconded by Kassiotis, all vote in favor.**

Hawkesworth Estates – Bond Reduction Request: The board has received a request from the Hawkesworth Estate developers for a bond reduction. The board has received a report from their consultant, Larry Graham, recommending that the board not reduce the bond until street acceptance, a metes and bounds description of the roadway, and as built plans are submitted and reviewed. The board takes no action.

Market Basket, 225 Newburyport Turnpike – Leaching Field Screening: John Matthews, consultant representing Demoulas-MarketBasket, provides the board with revised plans which show the berm extension, fence location, and landscaping. He also submits a fence detail plan and landscape schedule which describes the size and type of vegetation being installed. O'Leary asks how the board wants the decision to be drafted.

Bryant asks that the decision simply reference the submitted plans. Dick Curran, 16 Cedarwood Lane, tells the board that he believes the noise that was heard at the site visit on June 5 was coming from the new Air condition units on the top of the building. He also mentions that the leaching field shown on the revised plan does not appear to be in the correct location. Bryant explains that the plan shows the approximate location. Clare Curran, 16 Cedarwood Lane, feels that the plan should be accurate. Bryant asks when Market Basket proposes to construct the fence and install landscaping. Matthews states that the berm extension is currently under construction and he will be letting the fence maker know the next day that he can begin construction of the fence. Dick Curran, 16 Cedarwood Lane, mentions that the lighting is not supposed to shine off the back of the building. Matthews responds that all the lights have the proper downlight shields. Bryant asks that the minor modification decision be recorded along with any past decisions that have not yet been recorded. He asks that the plans be included with the decision. **Pierce motions to approve the proposed fence, berm, and landscaping as a minor modification of the Special Permit and Site Plan Review granted in 1992, seconded by Kassiotis, all members vote in favor.**

Approval of Minutes - June 5, 2013: **Pierce motions to approve the minutes. Pietrillo seconds the motion. All members vote in favor.**

Adjournment: **Pierce motions to adjourn at 9:30 pm, seconded by Pietrillo. All members vote in favor.**

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

Ipswich Bay Glass draft decision

Market Basket revised plans

Minutes of 6/5/2013

PB Expense account

Project Letters

Minutes accepted at the July 17, 2013 meeting.