

Rowley Planning Board Minutes March 10, 2021 at 7:00 pm

DATE: March 10, 2021
LOCATION: Online
TIME: 7:00pm
STATUS: APPROVED Oct 27, 2021

Members Present

Chris Thornton (Chairman), David Jaquith (Vice Chairman), Kevin Moriarty (Member), John Urbaczewski (Member), Troy Spaulding (Member), and Kirk Baker (Town Planner) were present.

Meeting called to order at 7:00 p.m. Meeting conducted by remote participation to the greatest extent possible, due to Governor's orders on suspending open meetings and gatherings of more than 10 people.

Continued Public Hearings

Definitive Subdivision and OSRD Special Permit/Danielsville, LLC/Map9, Lot 23

Thornton made the motion to open the continued hearing, Jaquith seconded the motion. All voted in favor. (5-0). Mr. Decoulos presented an update on his meeting with the Board of Selectmen to consider the private loop shown on plan to be used as an easement to the town for plowing, and all public service departments. Selectmen were not favorable to accepting this easement for Town use. Baker showed onscreen two different plans: one was the original plan submittal from February (Ryan Associates) and the second is the current version of the plan. There was much discussion on both plans including possible restrictions needed on each deed regarding the road extension. Decoulos noted that the original submitted plan would provide the shortest crossing and would impact the least amount of wetlands, should it eventually connect to other roads. Also discussed was the future wetland crossing. Jaquith stated the need to get the Conservation Agents perspective. Baker read to the Planning Board a memo sent from the Conservation Commission to the Board of Selectmen on this topic.

There was continued discussion on the pros and cons of both the OSRD and conventional subdivision plans. Topics included plowing of the private way by a homeowner's association (HOA) and storm water management controls. Jaquith asserts that he does not see where this proposal would confer any benefit to the town. Baker stated it could be an issue with the Health Department for the septic absorption field to go under the private loop section of the roadway. Thornton commented on the plans presented in the past, and restrictions that could be put on the property owners. Spaulding stated he likes the first plan presented. Thornton would like to know if the abutters are planning on developing their properties for connectivity. Decoulos wants to know if they should move forward on this plan, and discussion continued on the set up of the project as well as how the town benefitted from the plan, with a foot-bridge and how it can be used for recreational purposes. Decoulos reiterated how it would connect to the town owned lot, Wethersfield Street and the golf course with possible easements. He asserts it will come more into play, if and when, the other lands are developed. Jaquith suggested duplexes covering less ground.

The intersection at Daniels Road was discussed. Graham stated the intersection improvements should be the same for whatever road goes in there. Graham talked about getting septic from each lot to the green and Decoulos discussed a main sewer line as well as other options.

Thornton stated the prior plan for the 9-lot OSRD concept is not viable at this point because the town doesn't want to own a road with private easements under it as well as approving a plan that would maximize (rather than minimize) wetland impacts. Decoulos stated that Ryan Associates design had the least impact on wetlands. Decolous stated that he was under the impression the Board was more favorable to the OSRD plan than the conventional subdivision.

Spaulding stated the Board needs to make up their mind what direction they want the applicant to proceed whether it be in favor of the OSRD option or the conventional subdivision plan. Thornton asked for a motion. Spaulding made a motion to accept the Ryan Associates plan as the preferred option. Moriarty seconded the motion. Urbaczewski, Spaulding and Moriarty votes yes; Jaquith and Thornton voted no. Motion carries (3 – 2). Decoulos will present a revised OSRD plan at the March 24 meeting.

Special Permit/Site Plan Review Application for OSRD/548 Wethersfield Street

Thornton made a motion to continue the public hearing. Seconded by Jaquith. All voted in favor. (5-0)
John Carr, Attorney for applicant Lucia Herrick Realty, was present to explain why he asked for the hearing to be continued. The applicant is looking at another proposal more traditional in scope, to further minimize the impact to the environment, with a change in the point of access. This may require an easement/land swap in order to accomplish. They would like to put the project on hold to explore this opportunity.

As far as the alternative to where the road would come in, Thornton stated that it was discussed at the Falcon Ridge hearings that the town would not be favorable to having another development be dependent on that intersection at Wethersfield Street.

Motion made by Jaquith to continue hearing to April 14, 2021 and seconded by Spaulding. All voted in favor. (5-0)

Special Permit/Site Plan Review/Accessory Garage/11Rivers Edge Drive, John and Lauryn Deluise

Per Baker, applicant needs more time to get the revisions completed to their plan. They requested the hearing be continued to the April 14, 2021 meeting. Motion by Jaquith to continue hearing to April 14, 2021 meeting and seconded by Urbaczewski. All voted in favor. (5-0)

Other Business

Budget FY2022

Baker states the Planning Board budget for the upcoming fiscal year is being level-funded. He discussed a clerical error made at town meeting last year when budget put in the warrant. Baker explained the amount they were operating on this year was actually the amount of the difference between the two previous years. Baker notes that he needs to present an option B in addition to the level funded budget to correct the clerical error made last year. The Board went through the line items and had a discussion on expenses. Thornton stated he can justify the increased budget request.

Thornton made a motion to approve the budget as proposed, but would like to restore it to the original amount prior to the clerical error. Motion seconded by Spaulding and all voted in favor (5-0).

Special Permit 124 Newburyport Turnpike, Verdant Medical

Baker will research where the applicant stands, as there was a new for sale sign on the property in question.

Adjournment

Motion to adjourn meeting was made by Jaquith and seconded by Thornton. All voted in favor (5-0).
Meeting adjourned at 8:25 p.m.