

**Rowley Planning Board
Minutes
For Regular Meeting on March 30, 2016**

Members present:

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

Thornton calls the meeting order at approximately 7:30 pm.

8:00 pm Public Hearing

Proposed Zoning Map Amendment transfer portion of 420 Newburyport Turnpike, a portion of 428 Newburyport Turnpike, and, a portion of 344 Wethersfield Street from OD - Outlying District to the BLI - Business/Light Industry Zoning District.

Thornton reads the legal notice and opens the public hearing. The petitioners Sandy and Brian Patrican are in attendance to present their request for the zoning change. Brian Patrican summarizes the proposal which is to transfer portion of 420 Newburyport Turnpike, a portion of 428 Newburyport Turnpike, and, a portion of 344 Wethersfield Street from OD - Outlying District to the BLI - Business/Light Industry Zoning District. Thornton notes it's a shift of the zoning line to location of the new property boundary. Sandy Patrican confirms this is the case. Brian Patrican states that the remainder portion of 344 Wethersfield Street will be donated to the town. Bryant notes that the Town is the primary abutter. Baker states that the ANR which shifts the lines according to this proposal is an agenda item on tonight's agenda.

Thornton informs the Board that the formal action the Board needs to take should be a recommendation, in favor of or in opposition to the transfer of the currently zoned OD land into the BLI zoning district.

Jaquith makes a motion to forward the article to amend the zoning map pertaining to the subject parcels to the Spring 2016 Town Meeting with a recommendation that the Town Meeting approve the zoning change from OD to BLI. Bryant seconds the motions. All vote in favor of the motion (4-0).

Approval-Not-Required (ANR) boundary line modification between 344 Wethersfield Street and 428 Newburyport Turnpike.

Brian Partican explains the boundary line adjust where they will retain a small portion of 344 Wethersfield Street, which will then be merged into 428 Newburyport Turnpike. Baker asks if they intend to do anything with the rezoned land once it is completed. The Sandy Patrican states they have no immediate plans. Thornton motions to endorse the ANR Plan, and Jaquith seconds the motion. All vote in favor to endorse the ANR Plan (4-0).

Minutes:

Thornton notes there is still some time prior to the second public hearing scheduled for 8:45p.m. and that some of the business at the bottom of the agenda, such as review of the prior meeting minutes can be moved up. The Board then proceeds to discuss the meeting minutes from the Board's February 3, 2016 and March 2, 2016 meetings. Bryant asks that in regards to the ANR Plan for 45/47 Newbury Road which was considered at the top of the March 2nd agenda, that a sentence be added to the minutes which clarifies that the 1960's Plan of Land was difficult to read and that the Board members were not confident what the Plan had been about. (NOTE: Larry Graham, the Planning Board's Technical Review Engineer arrives at approximately 8:40 pm to participate in the review of the second public hearing item scheduled for 8:45p.m.)

Jaquith motions to accept both sets of minutes and Savory seconds the motion. All vote in favor to approve both sets of minutes (4-0).

The Board discusses a future meeting date of April 27th for another public hearing. Jaquith states he wouldn't be able to arrive until about 8pm. Jaquith motions to accept the February 3, 2016 meeting minutes.

8:45 pm Public Hearing

Site Plan Review (SPR) "Construction/Landscaping Office and Storage" building at 968 Haverhill Street – Zoned BLI.

Thornton reads the legal notice and opens the public hearing. John Morin, the engineer for the project is speaking on behalf of the application. He states that Jim Dunn is also in attendance. Morin then states there are currently two single family dwellings and a single gravel access driveway across 970 Haverhill Street to the west which be retained at the sole access for this use. There is a second access via the property to the east which will be eliminated with this site plan. In regards to the access across the property at 970 Haverhill Street, Morin asserts that there does not appear to be a formal easement but that they are in the process of having the deed to be created and recorded prior to issuance of a building permit. Bryant states he will speak on that issue a later time after Morin concludes his presentation. Morin states there are wetlands areas and the Conservation Agent has done a walk through and confirmed the locations of the wetlands flags. Morin also notes the site is in the Municipal Water Supply Protection District (MWSPD) and that a separate Special Permit would be required from the Zoning Board of Appeals (ZBA). The proposed septic system for the proposed contractor's building will be located in front of the proposed building.

Pietrillo asks whether both existing single family dwellings will be demolished. Morin states they will both be removed. Morin says the parking area will be a paved area and that vehicles will be parked there. Morin describes the treatment of the stormwater from both the building roof and the parking area, both of which are directed into infiltration chambers. Bryant asks if there will be any impedance to runoff velocity. Morin notes that both flows will go into a forebay prior to outfall. Bryant asks whether mulch will be stored on-site. Morin states the applicant will store mulch and grass-clippings on the site. Bryant points out that grass-clippings in an uncontained, compost heap will still convey pollutants, as well as to reduce the

effectiveness of the forebay in the long-term. Mr. Dunn agrees that he would forgo the storing of grass-clippings on-site and will agree to a condition of approval which says as much.

Jaquith asks what the size of the building will be. Morin states 2,400 sf (40' by 60'). Jaquith asks what will be stored in the building. Dunne states that the building will house, a sander, a leaf blower, his landscaping tools, and, a new truck. Bryant asks where the fuel will be stored, and whether there will be any vehicle maintenance taking place inside the building. Mr. Dunn says there will be no vehicle maintenance done on-site. Jaquith then asks the whether they have completed the building design. Morin states that the building will be steel with a concrete floor but the drawings are of the building type and not an exact design. They are asking for a waiver from the full submittal requirements due to the fact that the conceptual design sufficiently convey what the building will look like. Morin adds that the applicant would be happy to avoid having to pay for an expensive design up front without knowing the permit approval is secured. The Board asks what the height of the building will be. Morin states the peak height will be 22 feet.

Jaquith asks about existing landscaping that might be preserved. Morin states that there is an existing willow tree in the front near the road which will have to come down when the proposed septic system is installed. Morin notes that screening applies to the materials in the stockyard which have to be located 70 feet from the front property line. Morin further notes that the screening will be achieved by a 6-foot stockade fence. The Board questions the location of the fence being all the way towards the front property line. Morin states the space behind the fence would be used for additional outdoor storage. The Board members respond that front yard storage is not permitted and that the space would be better used for landscaping to soften the visual impact of the proposed metal building and outdoor storage use from Haverhill Street.

David Jaquith asks whether they intend to install any signage. Morin indicates that they do not. Bryant asks whether they are proposing any outdoor security lighting. Morin states they are proposing some outdoor lighting and the details are in the application package. Morin adds that the lights won't stay on all night and will be motion activated.

In regards to parking, Morin states they wanted to avoid striping, since the configuration of the parking in this lot will be changing throughout the year depending on how the vehicles and tools will be used. Bryant agrees that the parking space markings would not be applicable for this situation and the Planning Board Rules and Regulations, although requiring a certain number of spaces depending on the use, does not specify the spaces need always be delineated.

Morin notes they will be appearing before the Zoning Board of Appeals (ZBA) on April 1st in regards to the public hearing for a Special Permit for the construction in the Zone II Wellhead Municipal Water Supply Protection District.

Thornton asks Morin if they are okay with continuing the meeting to April 27th. Morin states this is acceptable. Jaquith motions to continue the public hearing to 8:30pm, April 27th. Bryant seconds the motion. All vote in favor of the motion (4-0).

Baker mentions that there is one addition item to discuss involving 29 Bradford Street (the VFW) to add outdoor seating consisting of two table and four chairs inside a moveable decorative fence area located behind the building. Baker notes that the proposed seating will only be used during the summer and the tables, chairs, and fencing will be removed during the winter months, therefore, since there is no permanent structure, there is no requirement for a site plan review.

Adjournment

Jaquith motions to adjourn the meeting. Pietrillo seconds the motion. All vote in favor (4-0). Meeting adjourns at 9:10 pm.