

Planning Board Meeting Minutes
Rowley, Massachusetts
March 14, 2012, 7:30 p.m.
Town Hall Annex - 39 Central St., Rowley, MA

Those present: Chairman Curt Bryant, Cliff Pierce, Jean Pietrillo, David Jaquith, Michael Kovalchuk, administrative assistant MaryAnn Waz.

- I. 7:35 p.m.: Chairman Bryant calls the meeting to order. He welcomes new Planning Board member Mike Kovalchuk – who was just sworn in at the Town Clerk’s office this afternoon.

- II. Public Hearings

- A. 7:35: Continued Public Hearing – El Tapatio -300 Newburyport Turnpike, owner: Scott Silver – Site Plan Review

Mike Paige, Griffin Engineering, explains changes shown on the revised plan, dated 3/19/2012 tonight. The plan now shows the wetlands on the abutters property, revised parking chart , an added note on #4 (catchbasin on Yankee Pine land).

Brent Baeslak, Rowley conservation agent, has some questions for the applicant. He discusses the catch basin installation (hooded catch basins) and the snow storage area.

Scott Silver, owner, asks if there were any comments from the Board of Health (BOH). Bryant reads a memo from the BOH, dated November 7, 2011, which was received today.

Silver discusses employee parking out back, he does not want all asphalt on the site. Larry Graham, PB consultant, has suggested 6 months time for construction of 2 catch basins, landscaping, and Silver’s design plan.

Francisco Lepe, owner of leased space at 300 Newburyport Turnpike (El Tapatio Restaurant) would like to open the first week of April. They are doing minor cosmetic work right now.

Pierce feels that #7 in the draft approval (the Building Inspector is willing to hold up on granting an occupancy permit on future vacant spaces unless improvement have been completed) will give the board some leverage. The public hearing is continued.

- B. Rowley Protective Zoning Bylaw – Proposed Changes to Section 4.10: Floodplain District

Bryant opens the public hearing for the proposed zoning bylaw changes in Section 4.10: Floodplain District. Brent Baeslak, Conservation Agent, explains that due to federal law changes on July 3, 2012, the bylaw needs to be amended to the newly revised floodzone maps. Bryant asks for any comments or questions from the public. There are none.

Pierce motions to close the public hearing. Jaquith seconds the motion. All members vote in favor. Motion passes.

The board discusses the proposed changes.

Pierce motions to recommend that the Town approve the proposed changes at the April 30, 2012 spring Town Meeting. Pietrillo seconds the motion. Motion passes.

III. New Applications

A. Carriage Pines Special Permit & Site Plan Review

The chairman explains that they have received an application of an OSRD Special Permit/Site Plan Review for the Rowley Country Club property on Daniels Rd. Members agree to set a public hearing date of April 25, 2012 at 7:30pm.

IV. Discussions

A. Gurczak Lane Informational Discussion

Bryant explains to the board that he spoke to Atty. John Kielty regarding the outstanding issues on Gurczak Lane. The town had a cash bond for \$22,500 for this subdivision, but the trail goes cold after 2005. Bryant will discuss this issue with Kielty. Larry Graham will go out and do an inspection to update bullet list of work left to be done.

B. Playmakers – Forest Ridge Commercial Development – owner: Christine Rupp

Christine Rupp, owner of Playmakers, explains the business as an educational business for children. Presently they are leasing space in the Forest Ridge Development here in Rowley. Recently, they have found a new property that has been on the market for about 1 month at 111 Newburyport Tnpk, Rowley, that they are interested in moving to. This property includes an existing home. She is asking the board for advice on how to go about properly permitting her business on this new property

She explains that the building inspector has told her that her business could be permitted as a professional service with an accessory retail component. She was hoping to live in the existing home on the site until her current lease is up, and then build a new building to house her business. This new building could possibly contain living space so she could live above the business.

Jaquith likes the idea of mixed use, but it sounds like it would need to go to the ZBA for the necessary permits. Pierce believes she would need a variance from the ZBA, but thinks the idea of mixed uses is great.

Discussion takes place on whether this would be a use variance – Rowley does not allow use variances. The Board directs her to talk to Katrina O’Leary, the administrative assistant to the ZBA.

V. Adjournment

Pierce motions to adjourn the meeting. Pietrillo seconds the motion. All members are in favor. The meeting is adjourned at 9:30 p.m.

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

Carriage Pines Application
Revised site plan for 300 Newburyport Turnpike
11/7/2012 BOH letter re: 300 Nbpt Tnpk

Minutes accepted at the September 5, 2012 meeting