

Planning Board Meeting Minutes
Rowley, Massachusetts
March 28, 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 Kovalchuck, Planning Board consultant Larry Graham, administrative assistant MaryAnn Waz.

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

II. Other Business

- A. Chairman Bryant explains that he received a letter from Dick Curran, abutter to Market Basket. Bryant has spoken with John Matthews, representative for Market Basket, regarding the ongoing issues between this property and the neighbors. There have been abutters complaints regarding the storage trailers, sign discrepancy, and litter in the backyards of abutters.

Pierce motions to send a letter to Market Basket Management requesting a timetable to completion of ongoing construction and other issues (fencing, screening, vegetative buffer). Pietrillo seconds the motion. All members vote in favor. Motion passes.

III. Public Hearings

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

Larry Graham, PB consultant, summarizes the fourth draft of the decision for the SPR application at 300 Newburyport Turnpike. He recommends acceptance of the submitted and revised Site Plan and decision.

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

Pierce motions to accept the revised Site Plan and the accompanying draft decision. Pietrillo seconds the motion. Graham requests that they verbally add the condition that the applicant records the site plan and decision at the South Essex Registry of Deeds. Pierce adds this as an amendment to his motion. Bryant, Pierce, Jaquith, and Pietrillo vote in favor. Kovalchuck abstains due to his absence at first public hearings. Site Plan is approved. Members sign the plans and decision.

- B. Application for Approval of a Site Plan and Application for Approval of a Special Permit - John & Karen Gorman, 103 Haverhill Street

The chairman reads the legal notice for the public hearing for John and Karen Gorman, 103 Haverhill Street. Pierce notes that the ZBA has already issued the special permit for this property and believes that the PB should be conducting Site Plan Review. Members agree.

Pierce motions to open public hearing for the Site Plan Review, not Special Permit, for 103 Haverhill Street. Jaquith seconds the motion. All members vote in favor.

John Gorman, applicant, presents the original site plan. Bryant reads the received Conservation Commission comments.

Graham tells the board that he conducted a site visit today with Bryant and he submits his cursory review of items #1-4 (parking dimensions). Bryant asks the applicant if there is parking below and to the side of the building. Gorman answers in the affirmative.

Graham continues to items #5 and 6 (screening), and then to items #7A through F.

Gorman explains the “banking” - that they need a flat area during construction of the building.

Bryant reads Conservation Commission comments, dated 3/28/2012, from Brent Baeslak, a 3/26/2012 memo from the board of health, a letter dated 3/26/2012 from the Police Dept., and a letter dated 3/26/2012 from the Fire Department.

Pierce specifies that all lighting should have full cut-off fixtures. There are no abutters present.

Pierce motions to continue the public hearing to April 25, 2012 at 7:30pm. Jaquith seconds. All members vote in favor. Motion carries.

C. Jennifer Shaw, Manager - Parker River Community Preschool, LLC – 181 Main Street

Matthew Cummings, Cummings Architects, and Jennifer Shaw are both present.

Bryant reads the legal notice. Cummings informs the board that he did do work for Michael Kovalchuck in the past.

The board reviews the submitted site plan. Bryant reads comments from Brent Baeslak. Jaquith mentions that the architecture will be reviewed by the Historic District Commission. He would like to see the proper elevations referenced.

Pierce will draft a decision for approval for the Board’s next meeting.

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

IV. Discussions

A. Gurczak Lane Informational Discussion

Graham explains to the board that he has tried to contact Joe Pelich but received no return phone call. He also sent a letter, still no response.

\$6,600 is owed to the Rowley Water Department by the developer and they also need As-built plans and street acceptance plans. Bryant feels the board should make additional attempts through Atty. Kielty, and to keep records of all these attempts to contact the developer.

Pierce states that if the Town finishes the work they will have to go out to bid.

Pierce motions to contact the developer and continue the process through the engineer and to speak to Town Counsel regarding the process necessary for the Town to finish work in a subdivision – with a deadline of April 25, 2012 for a response. Jaquith seconds the motion. All members vote in favor. Motion carries.

V. New Applications

A. ANR Plan: 180 Main Street, Todd

Matt Steinel, Millenium Engineering, submits reduced copies of plans for the board. He explains that Lot 1 shows the existing house. Lot 2 is the newly created lot. Members ask about flagging for Conservation Commission.

Pierce motions to endorse the plan as one not requiring Subdivision Approval. Jaquith seconds the motion. All members vote in favor. Members sign the SANR plan.

VI. Adjournment

Pierce motions to adjourn the meeting. Pietrillo seconds the motion. All members are in favor. The meeting is adjourned at 9:00 p.m.

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

Letter from Dick Curran re: Market Basket

El Tapatio draft decision

Gorman SPR application

Letters from BOH, Conservation Commission, Fire, and Police re: Gorman

Parker River Preschool SPR application

SANR, 180 Main Street

Minutes accepted at the September 5, 2012 meeting