

DATE: May 15, 2019  
LOCATION: Rowley Public Library at 141 Main Street  
TIME: 7:30pm

**Members Present:**

Chris Thornton (Chairman), John Urbaczewski (Member), Troy Spaulding (Member), Mark Savory (Member) were present. Kirk Baker (Town Planner) was also present.

David Jaquith (Vice Chairman), Kevin Daley (Associate Member), and Larry Graham (Consulting Engineer) were absent.

Thornton called the meeting to order at 7:32 p.m.

**Continued Hearings:**

**Special Permit/Fox Hollow – Now Falcon Ridge – OSRD Subdivision/430 Wethersfield St.**

Jill Mann, the applicant's attorney is present to give an update on the project even though they did not have a revised plan yet. Baker showed the plan on overhead. Mann states they are finalizing the plans and the documentation pertaining to the areas which are to be donated to town as conservation land. She says they are also working on the Taylor Lane crossing, which currently has a bridge and culvert. She says they need to reconstruct the bridge, and therefore the plan has to go through the Department of Environment Protection (DEP). She also states that they are currently working with the Conservation Commission so as to design a proper water crossing and soon will be ready to bring the final plan design to the Planning Board and also to the Board of Selectmen. Mann further notes they will be presenting a traffic report to create a three-way stop which they will also run by the Board of Selectmen. Mann notes that because the road is the only way into property, and it is currently being used, she is not expecting a negative response to the plan though the response may take some time. Mann then requests for a continuance.

Motion made by Thornton to continue hearing to June 12, 2019. Savory seconded. All voted in favor (4-0).

**Verdant Medical, 124 Newburyport Turnpike, SP/SPR**

Applicant requested a continuance until May 28, 2019 meeting. They are waiting on a report from Graham. Spaulding made a motion to continue hearing to May 28, 2019. Savory seconded. All voted in favor (4-0).

**491 Main Street-SP/SPR/Subdivision**

Applicant asked for a continuance until May 28, 2019. Motion made by Savory to continue hearing to May 28, 2019. Spaulding seconded. All voted in favor (4-0). Baker stated that the Board had issued an approval subject to Graham soil test results, for which they are waiting.

54 Warehouse Lane-SP/SPR for Accessory Bldg More Than 1,500 sf Floor Area

Baker recounts that several of the Planning Board members had conducted a site visit with Mr. Graham in attendance. Baker notes that Graham had issued a report which contained three recommendations for approval conditions. The applicant/owner, Brad Jamieson, is present and expresses his displeasure with the recommendations, asserting that they are partial to the neighbor at 52 Warehouse Lane citing his neighbor's constant efforts to derail his getting approval. Jamieson notes that recommendation #3 which requires adding stone-filled infiltrations trench to reduce the amount of runoff affecting their neighbors seems intended to solve a problem that does not really exist in the parking area because he had already demonstrated that the parking area is sufficiently permeable. Jamieson says he feels the historical record needs to be spoken and that the measures recommended were extreme in order to appease the neighbors. He further protests that the site walk was to inspect the new accessory building and not the property as a whole, and with all the rain we have had, no damage conditions are shown to be caused by his property.

The Board asks him if he has any objection to either recommendations 1 or 2. He states that he does not.

Savory insists that the Board should only be talking about the accessory building use which is overall beneficial to the neighborhood because the owner plans to use it to park those vehicles for his electrician's business. Thornton agreed the Board's job was to look at accessory building and the residential area but that the recommendation 1 and 2 pertaining to drainage would improve the site as a whole and are not unreasonable. As for the need to screen the rear building from the neighbor's view, it is questionable considering the purpose of the accessory building is to store vehicles so they are not stored outside, therefore minimizing the negative visual impact. He also notes that the neighbor from 52 Warehouse Lane is not present at the meeting and has never publically spoken out except by written communications provided through the Planning Office.

Urbaczewski made a motion to close the hearing. Savory seconded the motion and all voted in favor (4-0).

Thornton feels the owner has merit in what he discussed. Thornton made a motion to approve the site plan and special permit but to omit as an approving condition, Graham's third recommendation. Spaulding seconded the motion and all voted in favor (4-0).

623 Wethersfield Street/Definitive Subdivision Plan

Applicant asked for a continuance. for update as-built plan being developed for solar field. As-built for solar field can be used as an overlay for the subdivision. Thornton made a motion to continue hearing until May 28, 2019. Savory seconded. All voted in favor (4-0).

**Administrative Business**

ANR Plan – 602-604 Wethersfield Street/Rob Nixon

Baker notes that a change was made on the plan to show they are giving additional wetland to towns and to depict access to the conservation land. Lots one and two are identical on both plans; lot three has changed to allow access to the back parcel being donated to the town.

Thornton made a motion to endorse the plan, approval not required. Spaulding seconded. All voted in favor (4-0).

**Updates:**

Rowley Solar Project Update

Baker stated that the Board had given the applicant until middle of July to have the site completed and all the landscaping/ground stabilization components installed. He will keep the Board informed as we approach that date, and have the applicant show what progress is being made. Spaulding did state that it has been raining for long time, making it difficult to complete the site with such wet soil. As to whether testing has commenced, a resident stated that according to Rowley Municipal Light, that it has.

Invoices/Expenses

Baker needed signatures on Graham's invoices from April and May.

Minutes

Board reviewed the October 10, 2018 minutes. Thornton made a motion to approve minutes as proposed. Spaulding seconded. All voted in favor (4-0).

Board reviewed the November 14, 2018 minutes. Thornton made a motion to approve minutes as proposed. Savory seconded. All voted in favor (4-0).

Adjournment

Thornton made a motion to adjourn the meeting. Urbaczewski seconded the motion. All voted in favor (4-0). Meeting was adjourned at 8:31 p.m.