

Town of Rowley
Planning Board Minutes
Regular Meeting, Wednesday May 16, 2018

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Members Present

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

Chris Thornton called the meeting to order at 7:30 p.m.

Continued Public Hearing - Photovoltaic Facility at 623 Weathersfield Street

The applicant, discussed the plan revisions, including setbacks from neighbors and the road, leaving more natural growth, moving entrance of driveway to the east and not utilizing the current drive on the property, fencing location and setback so as not to create loss of property value of neighbors. Attorney Beatrice said they would like to move toward approval so they can get started. Beatrice pointed out the current bylaw and what is allowed and also the filing of an additional plan for housing on this same property.

Abutting property owners were present to object. Greg Kassiotis said he felt the panels on the plan appear to be closer to his property than what is permitted under the zoning bylaw. He read from a state document what the effects this project could have on the environment as well as costs to dismantle the project in the future. Others spoke regarding the proposal for having a second use on this site.

Thornton stated that although both projects can be reviewed and even approved. Only one could be implemented. Also discussed were the solar arrays distances from Forest Street and the use of natural screening rather than fencing. Kassiotis asks the Board to require the applicant to use their own driveway instead of the proposed location. Attorney Beatrice disputed this. Speaking to the issue of ensuring compliance Chairman Thornton stated there is a process for follow-up with plan approval. Residents discussed the process taking so long, requested information on kilo watt and size that is allowed, and discounts for the residents. Thornton stated they should direct that question to the municipal light department. Mr. Kassiotis said he spoke to municipal lighting and was told that the intent is to supplement energy production in order for all tax payers to pay less for their electricity. Beatrice spoke to the volume of the power and the 100% distribution being sold to the town of Rowley. Thornton made motion to continue hearing to June 13, 2018. All voted in favor (5-0).

Continued Hearing - OSRD Special Permit for Hart's Way at 50 Newbury Road

Troy Spaulding recused himself from this hearing. Architect discussed the plan and changes made since last meeting, including walking trail, septic, and cul-de-sac placement. To allow time for Planning Board consultant to review the revised plan, the Board votes (4-0) to continue the hearing to the June 25, 2018 meeting.

Adjournment

Motion to adjourn meeting by Spaulding, seconded by Jaquith. All voted in favor (5-0) to adjourn.