

Planning Board

May 16, 2012 Meeting

The Planning Board held a regular meeting on Wednesday, May 16, 2012 at 7:30p.m. at the Town Hall Annex, 39 Central St., Rowley, MA. The following members were present Curt Bryant, Chairman; Cliff Pierce, Vice Chairman; Jean Pietrillo, Clerk; and David Jaquith. Chairman Bryant called the meeting to order at 7:30p.m.

7:30p.m. Review of minutes

David Jaquith stated he was not present at either meeting , so he cannot vote on minutes. The minutes of the May 2, 2012 and January 4, 2012 were reviewed and approved as corrected.

Discussion regarding Hawkesworth Village Estates bond for \$30,000 expires 5/31/2012. Martha Rausch should given a courtesy call regarding this matter.

Schedule Public Hearing date for Site Plan Application for Richard Audette of Country Gardens Motel and Spa 101 Main St. Rowley MA.

The Board would like the meeting for the public hearing to be scheduled for Wednesday June 20, 2012.

8:00p.m. Public hearing-Mass Audubon Society 125 Patmos Rd (Site Plan /Special Permit Application)

Mary Rimmer from Rimmer Enviornmental Consulting LLC 30 Green St. Newburyport, MA was present and representing the applicant/owner Massachusetts Audubon Society, 208 South Great Rd., Lincoln, MA. Also in attendance was Brent Baeslak Conservation Agent for the Town of Rowley.

The legal notice published May 2 and May 9, 2012 in the Newburyport Daily News is read by Chairman Bryant and approved by the Board.

Ms. Rimmer makes a presentation including a map layout of the area as follows; The Rough Meadows Sanctuary which is opening on June 2, 2012 is a collaboration of 75 acres of saltmarsh between Essex County Greenbelt, Mass Audubon the Rowley Conservation Commission plus a generous donation of 125 acres from Professor Alfred Chandler of Patmos Rd, Rowley. The primary intent of the Sanctuary is to keep the land natural and not to add more structures. The Massachusetts Audubon Society, owners of 125 Patmos Rd have decided that the cottage located on the property is beyond repair and they must demolish and re-build on the existing footprint. Moving the structure was discussed however there are too many mature trees on the site to make this a possibility. The existing driveway will be restored and stabilized to fit in with the landscape. The house will be sold to private conservation minded owners. The new structure and property will have conservation restrictions and perpetual conditions which encumber the property. Sam Van Dam Architecture will be designing the new structure (photos were reviewed by the Board). The exterior of the home will be shingles/clapboards which will blend in with the natural habitat. There is no proposed construction in the floodplain. Chairman Bryant feels the project meets all development standards. The property is built on concrete block and there are 2-12" sonatubes. There is a 2,000 gallon seasonal tight tank. There is also a well with drinkable water. There is flood storage and compensatory storage is not required because of the nearby ocean. The project will not divert water to any other property. The new FEMA maps will be effective July 2012. Brent is working on the projects conditions which include

- Prohibiting storage of hazardous materials in the flow through area
- Proposing the new structure cannot be an impediment to flood waters
- Handout shows location is in zone AE and elevation is 8. The property will be safe from flooding because the building is 2 feet above grade and no additions allowed. The special permit fee will be waived and filing fee will be adjusted to \$500 because of all the good work Mass Audubon has done for the saltmarsh. . Advertising will be paid by Rimmer Associates. Mary Rimmer, consulting with Larry Graham will write up the decision. The Board will vote on the decision May 30, 2012.

8:45p.m.- Con't public hearing -John & Karen Gorman, 103 Haverhill St (Site Plan/Special Permit Application). A continuance letter was received Wednesday May 16, 2012 requesting the hearing be rescheduled for Wednesday, May 30, 2012. A motion is made and seconded ((Pierce/Jaquith). So voted unanimously.

Adjournment

There being no further business to come before the Board a motion was made and seconded(Pierce/Pictrillo) that the meeting be adjourned. So voted unanimously at 8:50p.m.

Minutes accepted at the May 23, 2012 meeting.