

Planning Board

Meeting May 30, 2012

The Planning Board held a regular meeting on Wednesday, May 30, 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; David Jaquith and Larry Graham of H.L.Graham Associates in Ipswich MA., who is the Review Engineer to the Board. Chairman Bryant called the meeting to order at 7:35p.m

The public hearing for the Residences at Carriage Pines LLC (Site Plan/Special Permit Applications) will be continued on June 20, 2012 at 7:30p.m. A motion is made and seconded (Pierce/Pietrillo)

The public hearing for John and Karen Gorman 103 Haverhill St.(Site Plan/Special Permit Applications) will be continued on June 20, 2012 at 8:30p.m.The revised site plan was received by H.L.Graham Associates on Friday May 25, 2012. Mr Gorman arrived just after motion was made and seconded (Pierce/Jaquith)

Chairman Bryant reads the certificate of vote for Mass Audubon Society, 125 Patmos Rd. There is an error in the spelling of Mary(Marry)Rimmer so noted and initialed by Chairman Bryant A motion is made and seconded(Pierce/Pietrillo)so voted unanimous

7:45p.m.-Open hearing --Amy Ahearn d/b/a Down River Ice Cream 120 Newburyport Tnpk, Unit 7(Site Plan/Special Permit Application)Certificate of vote

Present at the meeting are Amy Ahearn and her Attorney E. James Kroesser. David Jaquith recuses himself due to a prior architectural relationship. The Building Inspector agrees that there is no need for a Special Permit so Mrs. Ahearn's check for the filing fee will be returned. Mr. Pierce has some questions regarding lighting on the entrance. Because there are no streetlights in that location there needs to be a light put on the pole across the street from Adam's Mall directed at the entrance. This pole is very high and is the electrical source of the property. This does not need to be done prior to opening. It is a tenant/landlord issue as to whom will be paying the bill. It also needs to be approved by the Rowley Municipal Lighting Plant. The Police Dept. sees the pole as a preferred location because it floods the driveway with light. They will also monitor the parking. If there is an overflow and people begin to park on Newburyport Tnpk. They will request more signage. The Fire Dept. requests that a Knox box is installed because it is a seasonal business. All decisions need to be recorded. Mrs Ahearn asks if the Site Plan fee can be reduced. A motion is made and seconded (Pierce /Pietrillo) to reduce the fee from \$1,000 to \$500. Attorney Kroesser re-confirms with the Board three items
#1-No Special Permit is required
#2-A light shall be put across the street from the entrance

#3-If the Mass.Highway Dep't does not approve a curb cut the whiskey barrels will be used to modify the entrance

With all in agreement the Board members sign three plans. A motion is made and seconded (Pierce/Pictrillo) to accept the modified site plan So voted unanimously.

Minutes from May 23, 2012 are read and accepted with changes. Bills and payroll are signed

A motion is made and seconded (Bryant/Jaquith) to reject the Site Plan of Apple Associates for Country Garden Inn and Spa 101 Main St because the plan lacks clarity in depicting a proposed development and there is only one copy. So voted unanimously

The next meeting will be June 20, 2012 at 7:30p.m.

There being no further business a motion is made and seconded (Pierce/Jaquith) the meeting is adjourned at 8:45p.m. so voted unanimously.

Minutes accepted at the June 27, 2012 meeting.