

**Rowley Planning Board
Minutes
For Regular Meeting on November 18, 2015
Approved on December 16, 2015**

Members present:

Chris Thornton (Chairman), Curtis Bryant (Member), Cliff Pierce (Member), Mark Savory (Member), and Jean Pietrillo (Associate Member)

Kirk Baker, Town Planner, is also present. David Jaquith (Vice Chairman) is absent.

Thornton calls the meeting order. He notes that the agenda items scheduled for 7:30 pm (0 Church Street) and for 8:00 pm (Meetinghouse Road Extension), both need to be continued to a later date. Baker suggests December 16, 2015 as a possible date. The Board members agree to meet on that date.

Cindy Lane Connector

Developer, Said Abuzahara, is present to discuss the Planning Board approval of the recent connector modification plan as a field correction taking into account any requirements imposed by the recently issued Department of Environmental Protection (DEP) Administrative Consent Order (issued on August 25, 2015), and, those recommendations offered by the Planning Board's review engineer, John Morin of Morin-Cameron Engineering. The Board discusses the field correction approval decision letter. Bryant asks about the process as far as the Conservation Commission is concerned. Baker relates to the Board, that the Conservation Agent had queried the Town Counsel about whether the applicant needs to obtain a Superseding Order of Conditions from the Conservation Commission, and the Town Counsel came back with the opinion that he did. Baker states he wrote the condition in the field correction decision letter accordingly and that the Conservation Agent reviewed the condition and stated it was satisfactory.

Bryant asks Abuzahra if he has any problem with the conditions outlined in the Certificate of Vote, specifically the condition that they return to the Conservation Commission for an Order of Conditions, and, that no field work shall commence until the conditions are met. Abuzahra agreed with this stipulation.

Pierce asks whether the language in the condition about restricted any field work until all conditions are met should be changed from “prior to restoration work”, which Pierce contends is too ambiguous, to something like: “implementation of the approved changes” or, more simply, “prior to the commencement of construction work”. The Board agrees on the latter.

Thornton asks for a motion to approve the field correction decision letter with the previously stated revisions. Savory makes the motion. Pierce seconds the motion. All vote in favor of the motion (4-0).

T-mobile Tower at 594 Main Street

John Lawrence of Centerline Communications proposal on behalf of T-mobile for the location of three new antennae on the existing on a 140 foot tower at 99 feet elevation, and, to request a determination that the proposal is exempt per Section 6409 of the Middle Class Tax Relief and Job Creation Act of 2012.

Thornton confirms they are not altering the height of the tower or modification of the area of the base station. Mr. Lawrence confirms that no dimensional modifications to the tower are proposed.

Pierce makes motion that the Board approve the proposal as being exempt from Site Plan Review per Section 6409 of the Middle Class Tax Relief and Job Creation Act of 2012. Thornton seconds the motion.

Healthy Pharms Registered Marijuana Dispensary:

Baker updates the Board on the status of the Special Permit for a Registered Marijuana Dispensary (RMD) being considered by the Georgetown Planning Board for the proposed B&W Press Building on the Rowley side of the Interstate 95 Corridor. Baker notes that, due to the concerns associated with the initial public hearing notifications, a new public hearing has been advertised for Wednesday, December 9, 2015. Pierce states the Rowley Planning Board should discuss sending a letter to the Georgetown Planning Board outlining their concerns involving the facilities potential impacts on the municipal water supply district. Baker notes that he would also like to add that Georgetown look at the traffic issues since the intersection there involves left turn out of, and, a left turn into the facility, both of which are problematic turning movements. The Board agreed with the two issues being written into a comment letter to the Georgetown Planning Board in time for the new public hearing to be held on Wednesday, December 9, 2015.

Jean Pietrillo stated that she is planning to attend the meeting on December 9.

Discussion with Kimberley Klibansky – Electric Car Stations:

Ms. Klibansky states that she would like to encourage the Planning Board to consider supporting the installation of an electric car charger somewhere in the town. She states that she feels it is the wave of the future and that a town having one telecasts that a town is forward in its thinking and concerned with ways of doing its part to improve energy efficiency. Ms. Klibansky states that Chargepoint has all the charging stations in New England. Bryant says that the property owner typically sponsors the installation. Ms. Klibansky notes there is one in Joppa Flats and one at the Whole Foods in Lynn, and another in Salem.

John Gilbert of Chargepoint introduces himself. He discusses some various examples of municipalities working with them to install electrical car stations. He cites the Town of Plymouth as an example which has supported the installation of several stations. He also say he just sold some stations to Newburyport.

Thornton asks if they go on public land. Gilbert suggested the first station installation should be on public land, and that would help build the interest among private property owners in having others installed. Gilbert also points out that the cost of operation of the stations is very, very low.

Thornton notes that there is a lack of public land on which to locate these stations. Gilbert notes private sites with lease agreements is an option. Baker notes that Dan Folding of Rowley Municipal Lighting has expressed interest in the proposal also. Todd Klibansky relates its use to having solar panels on one's roof.

Baker suggests the course of action should be for the Board to work with the Klibansky's and the Municipal Light Department, to produce a joint letter of support from the Town to any potential private property owner to encourage them to allow installation of a station.

Kathleen Circle Extension – petition requesting street acceptance:

Baker explains that three property owners at the intersection of Kathleen Circle and Christopher Road have submitted a petition requesting the Town accept the road by means of eminent domain. Baker notes that these owners are not requesting that the entire road from Christopher Road to Intervale Circle be accepted, but that the Town accepts only the portion of road in front of the petitioners' properties which corresponds to the portion of road that was part of the Sheffield Arms II subdivision. Baker notes however, that the petitioners were still lacking one signature and that they would have to obtain the last signature to continue with their proposal to have their portion of Kathleen Circle accepted.

Minutes:

The Board reviews the minutes for the November 4th meeting and suggests a few corrections. Pierce motions to approve minutes. Thornton seconds the motion. All vote in favor (4-0) to approve the November 4th minutes.

Adjournment

Rowley Planning Board
Meeting Minutes – November 18, 2015
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Pierce motions to adjourn the meeting. Savory seconds the motion. All vote in favor (4-0).
Meeting adjourns at 9:08 pm.