

Rowley Planning Board
Minutes
For Regular Meeting October 10, 2018
Approved

Members Present

Chris Thornton (Chairman), David Jaquith (Vice Chairman), Troy Spaulding (Member), Kevin Daley (Associate Member), Larry Graham and Kirk Baker (Town Planner) were present.

John Urbanczewski (Member), Cliff Pierce (Member), and Mark Savory (Member), were absent.

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

New Public Hearing – Fox Hollow OSRD Subdivision – 430 Wethersfield Street (Taylor Lane)

Jill Mann, the attorney on behalf of the applicant, Rob Nixon, presented an OSRD concept and special permit request pertaining to the property at the end of Taylor Lane, off Wethersfield Street, consisting of 88 acres and located in the Town's Outlying (OD) zoning district. At the outset, Mann states that she needs to present to the Board the conventional concept option of the plan which she states demonstrates that the property could yield up to 45 lots. Moreover, Mann notes that that a substantial amount of land would be set aside for open space in order to connect to the other town properties at the nearby former girls scout camp. In that case, Mann asserts that the proposed access road which consists of the Taylor Lane private way already existing, will necessarily be longer in order to not to incorporate land they would proposed be given to the Town. She also notes that areas on both sides of Taylor Brook are included in the property for donation to the town. The Board members indicate they will look forward to seeing future plans.

The Board then turned to discuss the inclusionary development in the cul-de-sac. Mann notes that if they were to do an affordable component they will need to do duplex and triplex homes/condos with diverse looks and styles. She notes that a detailed narrative was submitted with preliminary plan as well as a summary of all requirements, and asserts the Fire Department has already signaled they are satisfied with the preliminary plan layout. At the Board's request Mann agrees to that a traffic flow plan will be provided. She further notes that the deed for the open space will go to Conservation Commission to be reviewed.

The Board members raise questions and discussion with Attorney Mann regarding a mix of housing, septic, soil tests, the water main and concern for traffic safety. The Board indicates their desire to do a site visit but to wait until the traffic safety analysis is submitted and reviewed by the Board's Technical Review Agent (TRA), HL Graham. The Conservation Agent, Brent Baeslack addressed the Board with his opinions on all benefits of project for town. Mann states she will work on trail system connectivity and check out getting approval from Selectmen regarding the intersection at Wethersfield Street so the final plans can be completed and site visit scheduled. Jaquith made a motion to continue till November meeting, Spaulding seconded; all voted in favor.

Continued Public Hearing – Special Permit/SPR Review/Registered Medical Marijuana Dispensary/116-120 Newburyport Turnpike (Adam's Mall)

Jodie McCarthy, the representative for Ipswich Pharmaceuticals is present to discuss the traffic plan requested by the Planning Board at the previous meeting in order to address their concerns about sufficient parking

capacity for this and the other retail uses, and the configuration of the traffic flow throughout the site which, if parking isn't found by vehicles on the first pass, would necessitate cars looping back onto Route 1 in order to make a second pass and so on until parking is found. McCarthy specifically notes that the plan depicts the restriping per the recommendations of the Board's consulting Traffic Engineer, Kim Havartian. He points specifically to the south exit with its clearly defined right and left turn lanes.

The Board discusses the issue of the unknowns in making a decision without traffic data special to the retail marijuana establishment use compared to the other existing retail uses. After some deliberation the Board proposes the certificate of vote will include a condition that will permit the Board to assess traffic conditions within 6 to 8 months of the commencement of operations. They note that this would open the applicant (and the property owner) to the potential of having to amend the plan to address any parking, traffic capacity, or traffic safety issues that may be detected by the Board at the time of such an assessment. The Board also made an additional request for there to be "Do-Not-Enter" sign facing on Route 1 at the southern exit point. McCarthy agrees with the requested addition as discussed. Jaquith made a motion to close the hearing, seconded by Spaulding. All voted in favor.

Thornton proposes approving the special permit and site plan review with the draft proposed and comments made tonight. Jaquith seconded the motion. All voted in favor of the special permit application and the site plan review.

Preliminary Plan – 4 Lot Conventional Subdivision – 623/607/599/615 Wethersfield Street

The architect explained the proposed plan, which includes separate septic for all lots, road length and possible road accessibility to the back lots, most of which are impacted with wetlands. He states the applicant is putting this plan forward as a possible option in the event the solar field plan is not approved or becomes economically unviable.

Graham reviewed items regarding the road length (645 feet). Thornton stated owners need to make sure there will be sufficient lot size and frontage. He notes that if they decrease length of road, it will increase lot area but they will also have to ensure they meet adequate frontage. Tom Beatrice, the Attorney for the owners requests approval with conditions.

Jaquith not sure why he should vote to approve a preliminary plan that is not sufficient is such a critical way. They should just withdraw the current plan and return with a revised plan. Or just bring in a definitive plan the Board would be comfortable granting its approval. Baker notes the Board needs to take an action tonight as they are at the end of the 45-day approval window. Thornton made a motion to deny plan as presented. Motion seconded by Spaulding. All voted in favor.

Baker stated they need to present a definitive plan at November 14, 2018 meeting and to do so must submit plan to Board by October 23rd latest to allow proper advertisement.

Administrative

Baker stated the Briar Barn Inn is looking to have the Planning Board to inspect their site plan work and to grant compliance so they can be open at the end of November. Baker states that he will to a site visit himself to determine if they are close to completion.

Conditions of occupancy permit were discussed. Baker stated that if enough components completed to support the Inn portion, that the Building Inspector would be amenable to issuing a temporary/limited scope Occupancy Permit for just the Inn.

Invoices

Kirk had a time sheet and two bills to approve, one being renewal of the Planning Board's PO Box.

Minutes Review

August 8, 2018 and September 5, 2018 - Postpone to next meeting

Adjournment

Jaquith made a motion to adjourn the meeting, seconded by Spaulding. Meeting was adjourned at 9:18 pm.