

Rowley Planning Board
Minutes
For Regular Meeting October 11, 2017

Members Present:

Chris Thornton (Chairman), David Jaquith (Vice Chairman), Mark Savory (Member), Troy Spaulding (Member), Cliff Pierce (Member), and Jean Pietrillo (Associate Member).

Kirk Baker (Town Planner) was also present.

Chris Thornton calls the meeting to order at 7:30 p.m. All voted in favor (6-0).

New Public Hearing - Douglas Stone, Special Permit for Accessory Barn

Thornton reads the public hearing legal notice. He notes that Special Permit approval is required for an accessory residential building larger than 1,500 square feet. Thad Berry of ASB Design Group, was present on behalf of the applicant and new property owner, Mr. Douglas Stone who is also present. Berry states his client is seeking approval of a 4,000-square foot accessory building for the purpose of storing Mr. Stone's antique car collection. He shows the Board the plans for both the new residential dwelling and the proposed accessory building. Berry further notes the septic is already approved. He asserts there is to be a fire access road around the barn and points out that storm water management for the house and barn is also present. The barn is going to be used to house approximately 16 collectible cars, according to the owner.

Thornton stated that many things make this project unique. He points out there will be a common driveway to the accessory building that extends to the primary use building (the house), that does not yet exist. There is no building permit as of this date for the house. Per advice from the Town's legal counsel, Thornton asserts that a special approval condition that would ensure the construction of the common driveway, primary dwelling would happen before for they could get permission to build the accessory building.

Berry notes that he has met with the building inspector a few times and will go by his guidelines. He notes that If floor drains will be installed in the accessory barn, he will check with the Conservation Commission regarding their requirements. He asserts that the driveway is now gravel and will be paved this month (October). Larry Graham had submitted a list of comments and questions regarding the special permit, and various items were discussed; a lengthy discussion ensued on the grading around the accessory building. The Berry says he will address all of Larry's comments in a written response. The owner answered various questions and concerns about the use of the building. It is for storage of cars only; no mechanical work will be done there.

The Board discussed doing a site visit. Berry agrees to ill try to have the house and accessory building locations staked out. The site visit is scheduled for Saturday, October 21st at 8:30 a.m.

Neighbors present at the meeting were Mike Mahoney of 35 Dodge Road and Tom Morgan and Christa Cunningham (Tom's wife) of 11 Bishop Way. Also present are Sue Herrick, the seller of the lots. The neighbors voiced questions and concerns regarding the lots in general and the property Mr. Stone wants to develop. They are concerned that it is too large for a residential area and the buildings will be seen from

Dodge Road, especially by the people who will be purchasing the property in front of Mr. Stone's. Also expressed were concerns of use of the accessory building in the future, should Mr. Stone sell his property. Thornton responds by saying that the permit will be approved on the basis of what the applicant is presenting and the Planning Board can condition the use, but violations of those conditions would have to be enforced by the Building Inspector. The neighbors were also concerned that a common driveway would be utilized for three residences, and it would not be conducive to the neighborhood environment. Traffic issues were a concern as well. It was noted that common driveway would consolidate the lot access for the three lots and would probably improve traffic flow by reducing the number of individual access points on Dodge Road. Chris stated all the issues brought up would be taken into account when deciding on the special permit acceptance or denial.

After a five-minute recess at 8:00 p.m. to allow use of the handicap access door, the meeting resumed. After more discussion by the neighbors and Mr. Stone on size of the building and height, type of construction and siding and if there would be a sprinkler system, Thornton stated Mr. Stone would most likely be able to have the use he is intending. Mr. Peterson, a Rowley resident (and Selectman) who was present in the audience, stated it would be helpful to have a pole as tall as the height of the building to help with the visual interpretation of height during the site visit. Chris asked the board for a motion to continue the hearing on October 25th at 8:15 p.m. Cliff made the motion, David seconded the motion, and all voted in favor.

Fire/Police Department Design

Dave Peterson, a representing member from the Board of Selectmen, was present to discuss the questions and comments presented by HL Graham. Thornton stated that due to the significance of the project, there will be many eyes on the plans. Thornton felt Larry was wise to point out questioning of heavy-duty pavement will be used, due to the heavy vehicles that will be going over it. They also hit on the comments about soil erosion, fencing type (3 rail split with chain link around the storm drain), drainage of water on pavement. The town's consulting engineer would be receiving Larry's information tomorrow, in plenty of time to review before the ZBA meeting and to work out issues. Mr. Murray can address each comment with the ZBA to work out issues.

Thornton stated that Tim Southall, the baseball commissioner, had a general concern about the one fields he would be losing for storm water management. Mr. Peterson spoke with the commissioner about the loss of the T-ball field and the possibility of additional fields near Pine Grove School. Tim feels it will be inconvenient during construction, but when the project is done, they can rearrange the area to possibly make more parking spaces. He notes the process will just take some time.

Thornton asked for motion to submit Larry's review and add reference to snow removal on them. Cliff made them motion, David seconded the motion, and all voted in favor (5-0).

Pine Grove School Update

Kirk wanted to let the Board know that Debbie Eagan, the Town Administrator, had the town Building Inspector, Ken Ward and Kirk Baker, Town Planner, meet with the project consultants for the Pine Grove renovation. For the most part, they are rearranging and renovating the space they already occupy, and adding some parking, and that a site plan is not really needed. Baker asks the Board if wanted the consultants on the project to come to a meeting to show what is going on. All the Board members felt this would be a good idea. Baker said he would have the Pine Grove school project consultants on the agenda for November 8, 2017.

Invoices and Expenses

Kirk stated that Mr. Stone's ad cost an additional \$98.00. Due to an error in the first ad, it had to be re-run and the Board had to pay for the second one.

Kirk stated he had the invoice for Larry's reviews on four items.

Further Discussion

The topic of Old Main Street off Route 1A (the historic way parallel to Main Street just north of Cross Street) and how the residents and Dept. of Transportation would want to handle the situation if it came up again. Cliff felt that if the residents want to pursue the town taking over the road, they need to make a formal request to the town. Discussion ensued on the options given by DOT, and what the residents want. Questions arose whether changing the road at all would take away from the historic value of the area. Troy felt that if the topic was that important, the involved residents should be present to discuss. If the request goes to town meeting, the Planning Board would be asked for an opinion. Troy stated that a vote would occur then.

Chris stated that he felt that the residents and the Planning Board should get together so they can offer their opinion to the selectmen. Baker agrees to arrange for an informal meeting to discuss the plans and to determine what conditions to ask of DOT prior to making recommendations to the Board of Selectmen. Kirk will arrange an informal meeting to be held November 9, 2017.

Meeting was adjourned at 8:55 p.m.