

**Rowley Planning Board  
Minutes  
For Regular Meeting on October 14, 2015  
Approved 11/5/2015**

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Members present:

David Jaquith (Vice Chairman), Curtis Bryant (Member), Cliff Pierce (Member), Mark Savory (Member), and Jean Pietrillo (Associate Member)

Kirk Baker, Town Planner, and, HL Graham, the Planning Boards Technical Review Agent are also present. Chris Thornton (Chairman) is absent.

Jaquith acting as Chairman calls the meeting to order at 7:30pm

**Public Hearing Continued – 0 Church Street (Clarke Associates, LLC) – SPR**

In attendance on behalf of the application are Dave and Jeff Clarke of Clarke Associates, LLC, the property owner and applicant, and, the applicants' Engineer, Matt Steinel of Millennium Engineering. Jaquith notes that a revision of the plan was previously submitted and has been under review with the Board's technical consultant, Larry Graham. Larry Graham states that he has reviewed the current revision and has submitted a new set of comments to the Planning Board.

Matt Steinel of Millennium Engineering, presents the most recent version of the plan and responds to Graham's comments. Steinel states that in his experience and based on DPW's requirements that the originally proposed trench drain would work better than would the Board's Technical Agent's comment that a catch basin would be more appropriate. Bryant asks what works best in cold weather. Graham states the curb inlet would work the best during cold weather situations. He recommends to the Board that they should forego the trench drain in this situation and require the catch basin.

Dave Clarke responds that in his experience a trench drain is easier to clean, but that he doesn't have a problem with making the revision. Larry interjects that trench drain situation of the kind Clarke is thinking of is the kind adjacent to a garage entrance and an owner has incentive to keep it cleaned because their garage would be subject to flooding otherwise. In this situation, the impact would be on Church Street and it would fall to the town to enforce the cleaning of a private trench drain.

Jean asks how a owner would know to clean the trench drain. Clarke states that there is a Condo Association that will require they clean the trench drain on a regular basis.

Cliff observes that Graham makes a strong argument for the catch basin and there is very little argument against it. Jaquith suggests the Board should go with Graham's recommendation for the catch basin. The Board members agree.

Moving on, Steinel notes that the infiltration system involves an 8-chamber system but disputes the need for a 16-chamber system noting that, based on the calculations, the 8-chamber system is sufficient for 100 year storms, and the 16-chamber system would be overdesigning the stormwater element of this project. Graham does note the project is exempt from stormwater regulations because they are under the 4 unit threshold and further says that he would be ok foregoing the doubling of the 8-chamber system to a 16-chamber, as long as they have agreed to use the catch basin rather than the driveway trench drain.

As for landscaping, Steinel notes this is a residential project and they don't see a need to show a lot of landscaping on the plan. Bryant and Pierce agree that for this, they shouldn't need to go to the expense of a full landscape plan for this small residential project.

As for water connection, Steinel confirms that water service does not exist on Church Street and they would need to extend the water line if they can't get approval for a well. Baker asked whether they have written up the condo documents. Clarke agrees to have an outline of the language to be used in the condo document prior to the final approval of the site plan.

Clarke shows the Board what they were thinking of for lighting. There would be two meters rather than one. Jaquith said the lighting Clarke showed is acceptable and that he would show it to the Historic Commission.

Sue Herrick, the abutting neighbor is present and is pleased what they've done with the stormwater management aspect of the plan. Pierce makes a motion to close the public hearing and that Baker should begin writing up the Certificate of Approval. Savory seconds the motion. All vote in favor 4-0.

The Board decides the next meeting will be on November 4<sup>th</sup> and this item will be at 7:30 pm.

#### **Public Hearing Continued - 704 Haverhill Street(Ed Ronan) – SP and SPR**

The Board continues this public hearing to Wednesday, November 4<sup>th</sup>, 2015 at 8pm.

#### **Discussion: 164-166-172 Main Street**

Pierce reports on the result of the recent site visit that the project is mostly complete with only minor outstanding issues. Graham notes that they suggested the applicant return to the Conservation Commission to see if the infiltration system made sense since they didn't require the same of the project across the street in the same drainage area.

Pierce then reports on the prior request to change the "Archie's" retail to residential but that a new prospective retail tenant is looking at the space. As far as the conversion, Pierce states his opinion is that it would require a new public hearing to amend the original special permit approval.

#### **Discussion – Cindy Lane**

Peter Ogren, of Hayes Engineering, discusses using Vortex particle separator and infiltration device installed under the sidewalk to treat stormwater runoff.

Bryant asks about how this relates to the conditions of the consent order. Ogren states this revision will be part of that issue. He notes that with prior discussions with the Board that they had requested that it be done as a field change. He notes the DEP Consent Order resolves the recent appeals process. As for the siltation pond adjacent to the connector he notes the consent order asks for them to remove it if they can get control over it. Ogren states he has sent a memo to DEP to request this

Pierce asks for Ogren to describe the details of the field change. Ogren discusses how the connector came about and was previously approved by Town officials but the current alignment which is still the same today was subsequently approved. Bryant asks about the addition speed calming measures. Ogren suggests the possibility of adding rubble strips. Pierce asks whether their engineer has looked at this version of the plan. Baker says that Morin has said he has not but that he will forward this version to Morin for a final recommendation. Bryant said that he would want Morin's recommendation before considering doing this as a field change. Pierce sums up the proposed changes which involve a change to the road profile and the infiltrator system. Ogren agrees and reiterates they are requesting a field correction.

The Board members all agree they would wait to hear from their Technical Agent for the project John Morin and then they will decide how to proceed.

### **Minutes:**

Pierce motions to approve the June 24, July 23 and the August 6 minutes. Jaquith seconds. All vote in favor to approve all three sets of minutes.

Savory motions to approve the August 12 minutes. All vote in favor to approve the August 6 minutes.

### **Adjournment:**

Bryant motions to adjourn the meeting. Pierce seconds the motions. The meeting adjourns at 9:20 pm.