

DATE: September 24, 2019  
LOCATION: 39 Central Street, Rowley Annex Building, Meeting Room #5  
TIME: 7:30pm  
APPROVAL: 1/29/2020

**Members Present**

Chris Thornton (Chairman), David Jaquith (Vice Chairman), Troy Spaulding (Member), Mark Savory and Kirk Baker (Town Planner) were present.

John Urbaczewski (Member) was absent from the Board. Thornton called the meeting to order at 7:30 p.m.

**Continued Hearing**

**OSRD Special Permit – Falcon Ridge Subdivision – 430 Wethersfield St**

Baker discussed Graham's letter to the Board regarding the density numbers. Graham felt the Board could rely on the figures generated by the applicant. Discussion ensued about riverbed and confirmation of conclusion from the Conservation Agent Brent Baeslack and his support for the project as presented. Based on yield of parcel, the applicant is asking for a 9% density for 4 additional lots, well within the 20%. Thornton went over the improvements discussed previously in detail. Applicant will generate a schedule for the improvement project. Pierce, resident, discussed the percentage of the benefit versus the price of the units. He also stated the request needs to be submitted to the Board of Selectmen as it involves town land. Baker stated whatever decisions the Board makes would be contingent on the Selectmen's. Pierce suggested submitting a letter for density at same time as for the road and the Board agreed.

Questions were asked regarding electricity, gas, and the availability of water. Thornton stated that the Board is voting on a 4-lot density bonus as presented subject to conditions, as specifically outlined, prior to submittal of the final site plan. Thornton made motion to approve the 4-lot density bonus as per above. Spaulding seconded the motion and all voted in favor. Motion to continue the hearing until October 9, 2019 was made by Jaquith. Spaulding seconded the motion and all voted in favor.

**SPR for Additional Parking Area – 285 Newburyport Turnpike – MCR Technologies**

The applicant, George Speropoulis, was present at the meeting pertaining to his request for additional parking at the MCR Technologies building at 285 NBPT. The Board had done a site walk the week prior. The issue with his current plan is the 50-foot requirement setback. Owner did not want to shift spaces depicted on Baker's scenario. Discussed the need for one handicap space and for snow removal. Jaquith suggested entrance drive be pushed to the left of telephone pole, but the applicant stated that the pole will be moved. Applicant agrees with the precedent of the Board, but will come up with a plan that doesn't require a variance.

**Verdant Medical – 124 Newburyport Turnpike**

Applicant requested a continuance until October 22, 2019. Motion by Spaulding to continue the hearing until October 22, 2019, Savory seconded, and all voted in favor.

**623 Wethersfield Street – Definitive Subdivision Plan**

Applicant impacted by the bankruptcy on the same property. Can't move forward on this until there is a resolution to the bankruptcy case. Jaquith made a motion to continue the hearing to the October 22 meeting, Spaulding seconded. All voted in favor.

**Other Business**

**623 Wethersfield Street Solar Facility Update**

Nothing new at this time. As stated above, attempting to find a resolution to the bankruptcy. Resident Mr. Cohen spoke about the letter of credit in place. Thornton stated that landscaping and an as-built plan are required before approval by the Board to turn on the facility.

**Kevin Moriarty – Planning Board Associate Member Opening**

Kevin Moriarty of 908 Haverhill Street was present at the meeting. Baker notes that he had previously sent a letter of intent and a resume to the Board of Selectmen. He spoke about his qualifications and stated he wants to be active in the community. He is employed with a digital signage company. He feels will can offer a different perspective to issues as a resident and a potential business owner. He was OK with 2 meetings a month, most likely would not be an issue. The Board discussed the duties of an associate member (can only vote on special permits; certain categories he would not be able to vote on per bylaws but the Board would value his ideas and opinions. Thornton made a recommendation giving approval that the Board of Selectmen appoint Moriarty to the Board. Jaquith seconded the motion and all voted in favor (4-0).

**Briar Barn Inn Update**

The owners will be opening the completed spa and are looking for certificate of occupancy. Baker took a tour through the building. There were no concerns about open issues from the Planning Board. They will submit an as-built plan for the spa and the pool. Thornton made a motion to inform the Building Inspector know that there are no open concerns on the spa building and he can review the occupancy certificate request. Jaquith seconded the motion and all voted in favor.

**594 Main Street – Antenna co-location**

Savory recused himself from the discussion. Discussion on replacement of an antenna at this location for T-Mobile. Owner acknowledges that the antenna will be on top of the existing pole but were clear they will match the antenna tip height to the existing antennas. Jaquith made a

motion to approve the new antenna replacement on the cell tower. Thornton seconded the motion and all voted in favor (4-0).

**Adjournment**

Thornton made a motion to adjourn the meeting. Savory seconded. All voted in favor. Meeting was adjourned at 8:33 p.m.