

Planning Board Meeting Minutes
Rowley, Massachusetts
September 19, 2012, 7:30 p.m.
Town Hall Annex - 39 Central St., Rowley, MA

Those present: Cliff Pierce, Jean Pietrillo, David Jaquith, Technical Consultant Larry Graham, Town Planner Katrina O’Leary. Curt Bryant is not present.

7:31 p.m.: Vice Chairman Cliff Pierce calls the meeting to order.

1. Continued Public Hearing(s):

- a. 7:30 p.m. – The Residences At Carriage Pines LLC, 237 Dodge Road (Site Plan/Special Permit Applications)

Pierce invites Jill Mann, attorney for applicant, to update the board on plan revisions. Mann explains that since the last meeting, they have worked hard with the board’s technical consultant to address Planning Board issues and have revised the plans accordingly. Since there was not enough time for the board’s consultant to review these revisions before tonight’s meeting, she would like to concentrate on their proposed architectural and landscape elements. She does add that she has prepared a draft Conservation Restriction which she has forwarded to the board and which she is prepared to discuss if they are amenable.

She quickly points out the changes made to the plan – they have added several additional units showing side entrance garages, have made a cohesive walking path through the “common” and the pond areas, they have added a “T-turnaround”, and a fountain in the front detention pond. She presents the architectural renderings of the 4 different types of units. She presents a façade redesign for the existing clubhouse also.

The board discusses which designs will be on which sites. Ralph DiGiorgio explains that he prefers to leave the type of design up to the prospective buyer – and so they will have the power to choose the type of finishes for their particular unit, limited to whether or not the location calls for a front or side entrance garage. Jaquith would prefer to see where each design will be located so he can ensure that there is enough variation in design.

Pierce and Jaquith feel strongly that the landscape architect should present his landscape plan in person at a future meeting. Although reluctant, the applicant agrees to try and have his landscape architect attend a future meeting.

Pietrillo is concerned that the fountain will act to attract children to the detention pond area which could be dangerous. Rich Williams, engineer for applicant, explains the construction design of the detention pond – it will be 5+ feet deep. It will also have varying depths throughout the year, depending on the rainfall.

Jaquith recommends adding trees to the pathway between two units. Jaquith also states his displeasure with the fact that the board cannot see where which designs (of units) will be located. Larry Graham mentions to the board that he feels that the board may be reaching beyond their authority by asking to have the applicant show the exact design and location of every home. He feels that the applicant has provided the board with enough design information that they can be assured that attention will be paid to architectural elements.

Pietrillo feels that the side driveway on a certain lot does work better. She also reiterates her concern with the fountain in the front detention pond. Pierce and Jaquith agree that the fountain just doesn't work in this part of Rowley and that the project would be better off without it.

Ron Gagnon, 257 Dodge Rd , feels that the fountain is a good idea to keep the water from stagnating.

Jesse Geyer, 125 Daniels Rd, asks how much the units will cost. DiGiorgio: \$400 - \$450 thousand.

Leah Lyons, 200 Dodge Rd, asks how long construction will take (4 years maximum) and if the front is the only place for locating the detention ponds (yes).

Discussion takes place on the revisions made to the plan such as the T-type turnaround, parking space locations, and the trail system. DiGiorgio mentions that the ledge by the north side of the parcel will not have to be touched.

Larry Graham asks why they are providing handicap parking. Rich Williams answers that they are required to because they are providing "general" parking for all residents.

John Lyons, 200 Dodge Rd, asks for the construction schedule to be explained. DiGiorgio says that they will demolish the restaurant and do general site work first while the first models are built. These first models will be the ones closest to the main entrance. Discussion takes place on site trailer and open foundations. Graham suggest adding a condition to the board's decision that the foundations be capped if left open for a certain period of time and that a staging area be used to store all equipment while the development progresses.

Leah Lyons, 200 Dodge Rd., asks if there will be landscaping around the detention ponds. Rich Williams answers that it will be natural landscaping and eventually the area will fill in with vegetation.

Dave Delmonico, 175 Dodge Rd, asks if the applicant has considered an underground compensatory system because the proposed detention pond could become a wetland area in the future.

Robin Pagiarulo, 261 Dodge Rd., asks how far the closest building is to the property line. Rich Williams answers that her home is 35 feet from the line and the closest development unit is 117 feet from the line. She asks if any of the existing woodlands will be touched. The plan shows that in one area they will be taking some of the existing woods down and Pierce suggest planting understory plantings to replace what is taken out. Rich Williams assures the board that when they see this area during the site visit they will realize that there is a more than adequate buffer existing on site.

O'Leary asks if the applicant is aware of the nonconforming status of the golf course and related accessory uses. She asks them to keep this in mind when considering changing or expanding any of the uses, accessory or otherwise, in the future.

Discussion takes place on scheduling a site visit that the neighbors will be invited to attend. Mann lets the board know that all those that attend the site visit must sign a waiver. Pierce asks Williams to stake out where the road will be located. The site visit is scheduled for 4:30pm on Tuesday, September 25. Those attending should meet in the parking lot.

Ron Gagnon, 257 Dodge Rd., asks that preblasting pictures be taken of the abutter's homes in case of damage from any necessary blasting.

John Lyons, 200 Dodge Rd, asks questions concerning how the project is bonded. Leah Lyons, same address, asks who owns the property. Pierce answers that Windover still owns it until Carriage Pines buys it.

The board discusses when they should continue the meeting to. O'Leary mentions that the board has a scheduled meeting on October 24. Since Pierce is not sure he will be able to make this meeting, he ask for a motion continuing the hearing to 7:30 pm on October 17, 2012. Pietrillo motions thus. All vote in favor.

2. Approval of Minutes
 - a. Minutes of September 5, 2012

Jaquith motions to accept the 9/5/2012 minutes as drafted. All vote in favor.

3. Planning Office
 - a. Bills Payable
 - b. Office Procedures

O'Leary explains that the Town Accountant has informed her that it is not possible for the Planning Board to authorize just one person to sign expenses, although they can do this for someone to sign payroll. She asks members to sign expenses.

4. Adjournment

Jaquith motions to adjourn the meeting. All members are in favor. The meeting is adjourned at 9:20 p.m.

Documents provided at the meeting and available in the PB office:

- Minutes of 9/5/2012
- Carriage Pines architectural and landscape renderings, revised plans, draft conservation restriction
- Certification pursuant to GL c39, Section 23D, by Chairman Curt Bryant, that he has viewed a video recording of this meeting. This certification will become part of the minutes.

Minutes accepted at the October 17, 2012 meeting.