



Town of Rowley
Massachusetts

ZONING BOARD OF APPEALS

39 Central Street, PO Box 275, Rowley, MA 01969
Phone 978.948.2657 Email zoning@townofrowley.org

July 21st, 2016 Meeting Minutes

Those present: Chairman Donald Thurston, Peter Carpentier, David Levesque, Donna Thibodeau. Thomas Heidgerd, Robert Clewell, and Administrative Assistant Lisa Lozzi are not in attendance.

I. Call to Order

Chairman Thurston calls the meeting to order and reads the Agenda for the record.

II. Approval of Minutes – June 16th, 2016

Chairman Thurston asks for a motion to accept the minutes. Levesque so moves. Carpentier seconds. All in favor.

III. New Business

16.06 – 80 Railroad Ave – Leonard Charney

Members acting on the case are Donald Thurston, David Levesque, Peter Carpentier and Donna Thibodeau. Chairman Thurston reads the Hearing Procedure and opens the case for the record. Chairman Thurston reads the BOH, FD, and the applicant's application for the record.

Leonard Charney, the applicant and David Jaquith, the architect sit before the Board and proceed to explain their case. Jaquith submits photographs to the Board. Chairman Thurston questions how close is the next door neighbor's house and Jaquith says approx. 50'. Charney says he plans to install a standard pre-cast Type 'B' bulkhead and wants to put a workshop in the cellar. Jaquith says the hardship is the shape of the lot. Chairman Thurston asks about footage from lot line to bulkhead and Jaquith says 3' and that it is a close knit neighborhood. Next door neighbors are the Grays and Charney says they are okay with him using the driveway with permission.

Levesque moves to approve applicant's application as presented. Carpentier seconds. All in favor.

Chairman Thurston explains the creation and signing of the Decision process to Jaquith.

IV. Decision Review and Vote

16.05 – Gateway Trust – 414 Haverhill Street

Board Members have reviewed the Decision.

Carpentier moves to sign Decision #16.05. Board Members sign Decision. Levesque seconds. All in favor.

V. Decision Amendment – Discussion – Vote

16.04 – JM Dunn – 968 Haverhill Street

Chairman Thurston reads John Morin's letter of request for the record and explains the request is for an amendment to Decision #16.04 consisting of changing the 12,000 sq.ft to 16,000 sq.ft. listed as #5 under the order of conditions.

Levesque moves to amend the 12,000sq.ft. to 16,000 sq.ft. Carpentier seconds. All in favor.

VI. ZBA Rules & Regulations – Final Draft - Vote

Carpentier moves to accept the Final ZBA drafted Rules as amended for submission to Town Counsel for review. Thibodeau seconds. All in favor.

VII. Adjourn

Levesque moves to adjourn. Carpentier seconds. All in favor. Meeting adjourns at 7:42 pm.

Minutes accepted at the 8.18.16 meeting.

Documents and exhibits provided/used at meeting and are available in the ZBA office:

Meeting Agenda

Minutes of June 16th, 2016

Final Draft ZBA Rules

#16.06 Case Docs

#16.05 Decision

#16.04 Amendment to Decision

Letter of Request – John Morin