



**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

June 21st, 2018 Meeting Minutes

Those present: Chairman Donald Thurston, Clerk Thomas Heidgerd, Member Robert Clewell,
Member Donna Thibodeau and Member David Levesque.

Public Audience: See sign-in sheet

I. Call to Order

7:13 pm - Clerk Heidgerd temporarily acting as Chairman called the meeting to order and read the Agenda for the record.

II. Misc.

Approve May 17th, 2018 Minutes

Levesque motions to accept. Thibodeau seconds. All in favor.

Vote to accept application withdrawal – 18.07 – Ocean Avenue

Acting Chairman Heidgerd reads the withdrawal email for the record.

Levesque motions to accept. Clewell seconds. All in favor.

III. Decision

Accept and Vote - #18.05 Decision – Montessori School

Acting Chairman Heidgerd asks for a motion to accept with the correction of a typo. Clewell so moves. Levesque seconds. All in favor.

IV. New Public Hearing

7:17 pm - #18.12 – ONG Design & Constr – 50 Newbury Road

Members acting on the case are Chairman Donald Thurston, Clerk Thomas Heidgerd, Member Robert Clewell, Member Donna Thibodeau and Member David Levesque.

Temporary Acting Chairman Heidgerd reads the PHP for the record and asks the Board Members if there is any conflict and the response is no. Acting Chairman Heidgerd reads applicant's application for the record.

Mr. Ben Osgood, Engineer from Grainger Engineering & Design in Methuen representing ONG along with Tom Owen also representing ONG begins to explain to the Board his project such as it is an existing 17acre parcel and the project is for nine new dwellings as a cluster subdivision.

Acting Chairman Heidgerd asks about lot sizes. Osgood states the lot 9 owner is remaining-reason for difference in size in comparison to others. Acting Chairman Heidgerd reads comment letters/memos from CC, BI, BOH, BOS, FD, and PB for the record. Asks about the town water supply. Kent Storey of 16 Isabell Circle asks about the septic system, design, and hiking trails. Heidgerd asks about buildout time – app says less than year. Levesque asks about alarm systems on septic. Keith Gagne of 56 Newbury Rd asks about water and flooding.

Chairman Thurston asks for a motion to accept application. Levesque so moves to accept applicant's application subject to conditions of the other Town Boards. Thibodeau seconds. All in favor.

8:18 pm Recess is taken. 8:20 pm Meeting resumes.

V. Cont'd Public Hearing (s)

7:30 pm - #18.11 – 77 Railroad Ave

Members acting on the case are Chairman Donald Thurston, Clerk Thomas Heidgerd, Member Robert Clewell, Member Donna Thibodeau and Member David Levesque.

Applicant states he's discussed with the other dept.'s their concerns and says he will not be requesting a variance on the 'shed.' Says he will not be building on the existing cement slab. Chairman Thurston mentions the received approval comment letters from the FD and the PB.

Clewell says to notate on the Decision '*amend to remove any storage building*'.

Chairman Thurston asks for any further questions from the Board Members and there are none and asks for a motion to approve.

Clewell moves to grant applicant a variance subject to his amendment to withdrawing the storage shed. Levesque seconds. All in favor. Heidgerd moves to close the hearing. Clewell seconds. All in favor.

7:45 pm - #18.06 – Marion Way

Members acting on the case are Chairman Donald Thurston, Clerk Thomas Heidgerd, Member Robert Clewell, Member Donna Thibodeau and Member David Levesque. Chairman Thurston reads the comment letters/emails/memos from the BOH, BOS, FD, CC, and the PB for the record. Town departments are requesting numerous additional information to enable them to comment on the 'new' set of plans.

There is discussion between Board Members and Mr. Crowe on the Town Dept comments and Mr. Crowe (applicant/project manager) states he will address and supply the departments with their requested information in a few days. (approx.2:20)

Chairman Thurston reads the BOS '2014' letter for the record regarding the Town's Right to First Refusal option regarding the property. Board Members agree and request the applicant acquire 'current' Right to First Refusal documentation and supply the town depts with the information they need to examine the new set of 'plans' in order to go forward.

Levesque motions to continue the hearing to July 19, 2018. Heidgerd seconds. All in favor.

VI. Adjourn

Chairman Thurston asks for a motion to adjourn. Levesque so moves. Clewell seconds. All in favor. Meeting adjourns at 9:48 pm.

Respectfully Submitted by Lisa Lozzi

Minutes accepted at the ____7.19.18____meeting.

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

Meeting Agenda	FD, PB, CC, BOH, BOS comments for 18.11
Sign-in Sheet	FD, PB, CC, BOH, BOS, BI comments for 18.12
May 17 th , 2018 Minutes	BM Certification Form
18.05 Decision	Withdrawal Form for 18.07
18.12 Application	