



**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](mailto:zoning@townofrowley.org)

**October 16<sup>th</sup>, 2019 Meeting Minutes**

Those present: Chairman Donald Thurston, Vice Chairman Thomas Heidgerd, Member Robert Clewell, and Member Kevin Reilley. Member Donna Thibodeau and Assoc. Member Karla Chaffee were not in attendance.

**I. Call to Order**

7 pm – Chairman Thurston called the meeting to order and read the Agenda for the record.

**II. Misc.**

Vote to Approve September 18, 2019 Minutes – **Clewell moves. Reilley seconds. All in favor.**

Vote to Update Page(s) - ZBA Rules page – Board Members make amendments and plan to vote on at next meeting.

**III. Decision**

Vote to sign - case #20.01 – 134 Daniels Road - **Clewell so moves, Reilley seconds. All in favor.**

**I. New Public Hearing**

7:12 pm - #20.02 – MGM Woodwrights, Inc. – 157 Main Street – In-Law Apt

Board Members working on the case are Chairman Donald Thurston, Vice Chairman Thomas Heidgerd, Member Robert Clewell, and Member Kevin Reilley. Chairman Thurston opens the hearing and reads applicant's application, and the PHS for the record. Thurston mentions the dept memos received from BOH, BOS, FD and HC.

Dan the contractor, (MGM Woodwrights) representing the homeowner, begins to explain the intent of adding a one bedroom single story in-law apartment suite on the south side of the existing building with a breezeway, a full foundation and a walk out basement door.

Board Members discover while viewing the plans, the square footage equals 728 square feet. Board members discuss moving spaces, adding a door and putting in a wall to reduce the total amount of square footage. Dan works with the Board Members with moving a door and a wall allowing for the removal of approximately sixty-six feet. Board members concur they are comfortable with the building contractor adding a wall to the 'common' area thereby resulting in coming in under the 700 square footage requirement.

There is a question of a time frame for building the addition and the contractor says the septic design needs to be changed out either before winter or in spring and therefore this construction would occur after.

**Chairman Thurston asks for a motion to grant. Clewell moves to grant the application as submitted with the changes discussed to the floor plans concerning the square footage. Heidgerd seconds. All in favor.**

**IV. Adjourn**

**Clewell so moves to adjourn. Reilley seconds. All in favor. Meeting adjourns at 7:45 pm.**

Minutes accepted at the 11.20.19 meeting.

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

Meeting Agenda - #20.02 ZBA Application - BOH, FD, BOS, HD memos - 9.18.19 Minutes

Respectfully submitted by Lisa Lozzi