

TOWN OF ROWLEY
TOWN CLERK
2023 JUN 14 11:00 AM
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AM ID: 64

Notice of Open Meeting
under: *"Open Meeting Law" Chapter 303, Acts of 1975*

Board, Committee, Etc. **Rowley Planning Board**
Special or Regular Meeting **Regular Meeting**

Date: **Wednesday, June 14, 2023** Time: **7:00 p.m.**

Meeting Location: **Town Annex building meeting room at 39 Central Street**

MEETING AGENDA

Hearings:

7:00 pm – (New Public Hearing) Special Permit application for Warehouse and Distribution Facility, and accessory office space located at 62 Forest Ridge Drive, Unit 4B, submitted by T.A.K.J., LLC on behalf of DiLuigi Foods (Applicant) of 41 Popes Lane, Danvers, MA and Jackie B. Properties, LLC (Property Owner) of 164 Jewett Street, Georgetown, MA. The property is also identified as Assessor's Map 7, Lot 10-5-8, located in the Business Light Industrial (BLI) Zoning District.

7:10 pm – (New Public Hearing) Amend Special Permit/Site Plan Review approval for Joint Operations Cannabis Dispensary located at 264-268 Newburyport Turnpike to re-designate 18 of the 42 parking spaces for overload parking, located in the rear of the property, to be used for additional parking for the auto sales use to the north, located at 272 Newburyport Turnpike (Map 13, Lot 14F). The application is submitted by Gino Tzortzis (Applicant/Property Owner). The property is identified as Map 13, Lot 13 and is located in the Retail (RE) Zoning District.

7:20 pm – (New Public Hearing) Special Permit application submitted by Signverse (the Applicant) on behalf of the Ulman Family Investment Trust/ Joseph Ciampa (Property Owner) for the installation of a illuminated, freestanding sign for property located at 116-120 Newburyport Turnpike (Adam's Mall) also identified as Map 14, Lots 27 & 28, and located in the Retail (RE) Zoning District.

7:30 pm – (Continued Public Hearing) Site Plan Review application for permanent outdoor patio seating area submitted located at 89 Haverhill Street (Bradford Tavern) Assessor's Map 9, Lot 23 (approx. 128.16 acres), Assessor's Map 15, Lot 35 in the Central (Cen-D) Zoning District.

7:40 pm -- (Continued Public Hearing) Definitive Subdivision Plan for a four (4) lot, conventional subdivision at 49 Emily Lane (conventional) (Map 9, Lot 23 and Map 9, Lot 23-24) - Outlying (OD) Zoning District.

Other Business:

- Form A/Approval Not Required (ANR) Plan for boundary modification between 48 and 52 Harrison Circle (Map 1, Lots 11-3 & 11-4).
- Informal discussion with Falcon Ridge residents pertaining to requirement for sidewalk installation
- Planner Updates
 - Status - 2024 Housing Production Plan update
 - Status - MBTA Communities work with MVPC
- Minutes

Adjournment