

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, December 14, 2022** Time: **7:00 p.m.**

Meeting Location: **Town Hall Building 2nd Floor Meeting Room at 139 Main Street**

Revised Agenda

7:00 pm – (New Public Hearing) Amend existing Special Permit for the Burwell Beans, LLC (coffee bean roasting facility) located at 421 Newburyport Turnpike to allow for a take-out coffee bar service. The use is located in the front building, which is also identified as Assessor’s Map 17, Lot 21, located in the Business Light Industry (BLI) zoning district.

7:10 pm – (Continued Public Hearing) Special Permit/Site Plan Approval application submitted by Farma Gardens, LLC to permit operation for the outdoor cultivation of marijuana located at 118 Central Street also identified as Map 23, Lot 86, which is also located in the Outlying (OD) zoning district and consisting of 5 acres.

7:20 pm – (Continued Public Hearing) Special Permit/Site Plan Review Amendment application submitted by Ruby Holdings, LLC (applicant/property owner) of 1000 Haverhill Street, Rowley, MA to construct two new self-storage buildings reconfigured with new dimensions than were permitted with the original approval given on January 21,1999. The subject property is located at 1000 Haverhill Street and also identified as Map 4, Lot 20, which is also located in the Business Light Industry (BLI) zoning district and in the Retail Village Overlay District (RVOD) and consists of 7.6 acres.

7:30 pm – (Continued Public Hearing) - Katie Lane Definitive Subdivision (conventional) Submitted by Taylor Lane, LLC (Applicant) on property located at 510 Newburyport Turnpike identified as Assessor’s Map 19, Lot 8-4-A, located in the Outlying (OD) Zoning District

7:40 pm –Request for acceptance and review of Definitive Subdivision application for 4 lot subdivision to be located at 49 Emily Lane.

Other Business:

- 264 Newburyport Turnpike (Joint Operations Retail Marijuana Establishment)
 - As-Built Review/Final Compliance
 - Request for change of hours
- Form A / Approval-Not-Required (ANR) Plan - 115 Kittery Avenue
- Informal discussion with Kim Lewis pertaining to a new use for 104 Newburyport Turnpike (former Hydrant Regency)
- Informal discussion with Anthony J. Simboli to discuss 124 Newburyport Turnpike

Administrative/Updates/Minutes

Adjournment