

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, February 9, 2022** Time: **7:00 p.m.**

Meeting Location: **Town Annex Building Meeting Room located at 39 Central Street, Rowley MA**

REVISED AGENDA

7:00 pm – New Public Hearing for Special Permit/Site Plan Review application submitted by Douglas A. Stone (applicant and property owner) pursuant to ZBL Section 4.8.1(h) for an accessory building more than 1,500 sf of floor area, located at 2 Mill Road, also identified as Assessor's Map 5, Lot 105-1, consists of 1.15 acres and is located in the Outlying (OD) zoning district.

7:15 pm – New Public Hearing for proposal to request that the Town create a Rowley Affordable Housing Trust.

7:30 pm -- New Public Hearing for proposals to amend the Zoning Bylaw for consideration at the 2022 Spring Town meeting:

- Modify the Bylaw Sections 6.2.4 (Multifamily Dwellings), 6.4 (Open Space Residential Development), and 6.7.3 (New England Village Development) so that
 - For projects proposing 10 or more units requires that at least 10% of the proposed units to be designated as affordable pursuant to the requirements of MGL 40B,
 - For projects proposing less than 10 units, the developer may, in lieu of designating at least one unit as affordable unit, be allowed to make a cash donation to the Rowley Affordable Housing Trust Fund.
- Amend Sections 4.2.2(a); 4.3.2(a); 4.4.2 (a); and 4.5.2(a) so that only one single family dwelling is allowed per lot except when subject to the provisions of Bylaw Section 6.4 (Open Space Residential Development)
- Update Section 4.10 (Floodplain District) to comply with current NFIP standards.

7:45 pm – Continued Public Hearing for Special Permit/Site Plan Review applications submitted by Debra Ann Robertson and Susan Penney for the operation of an Antique Store (Small/Medium Retail Sales Establishment) and for an outdoor illuminated sign located at 317-321 Haverhill Street - Map 16, Lot 11 - Retail (RE) zoning district.

7:50 pm -- Continued Public Hearing for Site Plan Review application submitted by Elmer Palencia, pertaining to operation of a landscape contracting (tree removal) operation with open storage of related supplies, equipment, or vehicles, and structures for storing such items on 3.87 acres located Off Newburyport Turnpike - Map 14, Lot 22-3 - Business Light Industry (BLI) Zoning District. **(To be continue to March 9, 2022)**

7:55 pm -- Continued Public Hearing for Special Permit/Site Plan Review application for an Open Space Residential Development located at 548 Wethersfield Street (Map 11, Lot 4), located in the Outlying District (OD) Zoning District. **(To be continue to June 9, 2022)**

8:00 pm – Continued Public Hearing for Danielsville Road OSRD Subdivision (Special Permit and Definitive Subdivision) Bruce E. Tompkins, Trustee of the Tompkins and the Desjardins Trust, property owner - Map 9, Lot 23 - Outlying (OD) Zoning District:

- Form A/ANR Plan for 43 Daniels Road, Map 8, Lot 51, HAR Ricker Realty Trust, property to create lots 13, 14, and 15 with lot 13 being proposed to be incorporated into the Danielsville Road OSRD subdivision.
- Discussion with Jim Decoulas pertaining to future development involving future connectivity beyond the Danielsville Road OSRD subdivision including discussion about 61A request for the remainder of parcel
- Progress update for revisions to Definitive Subdivision **(To be continued to March 9, 2022)**

Other Business:

- As-Built Reviews:
 - 420 Newburyport Turnpike Ipswich Bay Glass office park
 - Cindy Lane/Bell Circle roadways for street acceptance at upcoming town meeting.
- Request for determination for exemption for wireless tower upgrades and co-locations per Section 6409 the FCC Federal Middle Class Tax Relief Act of 2012 for Verizon equipment installation on the wireless tower located at 124 Haverhill Street.
- Informal discussion with Attorney Jill Mann pertaining to future phase of the Falcon Ridge OSRD subdivision
- Discussion about 130 Cross Street 61A request
- Administrative (Minutes, Invoices, office)

Adjournment