

Rowley Planning Board Meeting
**Remote access participation using computer, tablet or
smartphone via access code given below scheduled for
Wednesday, April 29, 2020 – 7:30 p.m.**

Consistent with the Governor’s orders suspending certain provisions of the Open Meeting Law and banning gatherings of more than 10 people, this meeting will be conducted by remote participation to the greatest extent possible. The public may not physically attend this meeting, but every effort will be made to allow the public to view the meeting in real time and, in connection with any public hearings, to participate. Persons who wish to do so are invited to watch the meeting on Rowley Community Media TV or to participate in the meeting from their computer, tablet or smartphone by using the link: <https://global.gotomeeting.com/join/488420189>, and [The public can also participate by telephone by calling US +1 \(872\) 240-3212 and using access code 488-420-189.](#)

MEETING AGENDA

- 7:30 pm - Call to Order
- 7:30 pm – Continued public hearing for Zoning Bylaw Amendment: Amend the Bylaw to amend the definition of “Large Solar Photovoltaic Installation” (SPV) and to amend the use regulations to permit ground-level or roof-mounted Solar Photovoltaic Installations (either as primary use or as accessory use) as a by-right use approved by site plan review, in the Retail (RE) and the Business Light Industry (BLI) commercial zoning districts. This effort is in support of the Town’s bid to the state to become a designated Green Community.
- 7:35 pm - Continued public hearing for Zoning Bylaw Amendment: Amend the Bylaw to modify various parts of Section 8.6 (Outdoor Illumination Standards, Including Standards for Illuminated Signs).
- 7:40 pm - Continued public hearing for Zoning Bylaw Amendment: Amend the Bylaw’s Table of Dimension requirements and parts of Section 6.1.3 to permit exceptions and criteria that reduce the 50-foot front setback in the Central (Cen-D) zoning district.
- 7:45 pm - Continued public hearing for Zoning Bylaw Amendment: Amend the Bylaw by modifying Section 4.11 (Municipal Water Supply Protection District) to permit exceptions and criteria for the use of double-vaulted, underground storage tanks (USTs) within the district.
- 7:50 pm – Continued public hearing for Zoning District Map Amendment: Amend the Zoning District Map of the Town of Rowley (“the Map”), to change the zoning of 3.7 acres of the total 5.14-acre parcel located at 275 Main Street (Map 26, Lot 25-3), owned by Todd’s River View Farm Trust, from Outlying (OD) zoning district to Central (CenD) zoning district.
- 7:55 pm – New public hearing for Zoning District Map Amendment: Amendment of the Zoning District Map of the Town of Rowley (“the Map”), to change the zoning of the 2.53-acre rear portion of 124 Newburyport Turnpike, also designated as Assessor’s Map 14, Lot 29, consisting of a total 11.46 acres, from Outlying (OD) zoning district to Business Light Industry (BLI) zoning district.

Pursuant to Massachusetts General Laws, Chapters 41 and 40A, the Rowley Protective Zoning Bylaw, and the Rowley Planning Board Rules and Regulations, the Rowley Planning Board will also conduct the following application hearings at the following specified times:

- 8:00 pm – New Public Hearing: Definitive Subdivision Plan for Falcon Ridge Open Space Residential Development (OSRD) submitted by the applicant, Rob Nixon (Taylor Lane, LLC) on behalf of the property owners Cheryl J. Moran, Patricia Simon, Bruce E. Tompkins (Tompkins Desjardins Trust), Edward T. Moore (Trustee Seaside Realty Trust, for the above-cited development of the subject parcels, consisting of approximately 88 acres, which is located at 430 Wethersfield Street (end of Taylor Lane), and is further identified as Map 12, Lots 2,3, and 4 (Cheryl J. Moran), and a portion of Map 9, Lot 23 (Tompkins Desjardins Trust). The subject parcels are located in the Outlying (OD) Zoning District.
- 8:05 pm Continued Public Hearing: Special Permit application for the Falcon Ridge Open Space Residential Development OSRD.
- 8:10 pm Continued Public Hearing: Special Permit application for 124 Newburyport Turnpike (Map 14, Lot 29) for Verdant Medical, Marijuana Retail and Cultivation.
- Other Business
- Administrative Business
- Adjournment

Times listed are intended to be approximate