

## **Rowley Planning Board Meeting**

Date: **Wednesday, February 24, 2021** Time: **7:00 p.m.**

Meeting Location: **Remote access participation using computer, tablet or smartphone access code given below**

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/375695597>

You can also dial in using your phone: U.S. : [+1 \(312\) 757-3121](tel:+13127573121)

Access Code: 375-695-597

### **MEETING AGENDA**

**7:00 pm – New public hearing for Zoning Map/Bylaw Amendment:** Amend the Zoning District Map of the Town of Rowley (“the Map”), to designate a land area on the west side of Newburyport Turnpike (Route 1) consisting of parcels identified as 226 Newburyport Turnpike (Map 13, Lot 10); 236 Newburyport Turnpike (Map 13, Lot 11); 240 Newburyport Turnpike (Map 13, Lot 12-1); 244 Newburyport Turnpike (Map 13, Lot 12-2); 264 Newburyport Turnpike (Map 13, Lot 13); Eastern portion of 467 Haverhill Street (Map 13, Lot 14); 274 Newburyport Turnpike (Map 13, Lot 14-A); 282 Newburyport Turnpike (Map 13, Lot 14-B); 272 Newburyport Turnpike (Map 13, Lot 14-F) as being a “Retail Village Overlay District (RVOD) pursuant to Section 4.15 of the Rowley Protective Zoning Bylaw and to amend various parts of Section 4.15 (Retail Village Overlay District) of the Rowley Protective Zoning Bylaw, which currently pertains only to the original RVOD area located on Route 133 (Haverhill Street), so that it also is applicable to the new area along Route 1 (NBPT).

**7:15 pm - New public hearing for Zoning Bylaw Amendment** – Consider request by Thomas Summit of 118 Central Street to amend the zoning bylaw (Sections 4.4 and 4.13) to permit outdoor cultivation of marijuana on properties located in the Outlying (OD) Zoning district consisting of 4 acres or more.

**7:30 pm - Continued Public Hearing** - Special Permit/Site Plan Review (ZBL 7.6 and 7.8) for proposed 50’ x 100’ accessory garage building pursuant to ZBL 4.8.1(h) on property located at 11 Rivers Edge Drive, John E. and Lauryn Deluise, property owners, also identified as Assessor’s Map 10, Lot 3-5-3 consisting of 1.67 acres, and located in the Outlying (OD) Zoning District.

**7:40 pm - Continued Public Hearing** - Special Permit/Site Plan Review for proposed New England Village Development (NEVD) consisting of eight (8) residential units located at 12 Main Street, also identified as Assessors Map 15, Lot 68, submitted by Edward Sutherby (applicant and property owner), and is located in the Central (Cen-D) Zoning District.

#### **Other Business:**

- Discussion and action pertaining to Cindy Lane subdivision Tripartite Agreement.
- *Public Hearings on hold until further notice:* Special Permit application for 124 Newburyport Turnpike (Map 14, Lot 29) for Verdant Medical, Marijuana Retail and Cultivation.
- Administrative (Minutes, Invoices, office)

#### **Adjournment**