

## **Notice of Open Meeting under: “Open Meeting Law” Chapter 2, Acts of 2023**

Board, Committee, Etc.: **Rowley Planning Board**  
Special or Regular Meeting **Regular Meeting**  
Date: **Wednesday, July 12, 2023**  
Time: **7:00 p.m.**  
Meeting Location: **Town Hall second floor auditorium located at 139 Main Street**

### **MEETING AGENDA**

#### **New Public Hearings:**

*NOTE – the three new public hearings scheduled for 7:00pm, 7:10pm, and at 7:20pm which pertain to Forest Ridge Drive industrial subdivision, were submitted by Hancock Associates (Surveyors, Engineers, & Scientists) on behalf of Gateway II Realty Trust of 1997 (Property Owner)*

**7:00 pm – (New Public Hearing)** Definitive Subdivision Amendment requesting to shorten the length of the Forest Ridge Drive roadway from approximately 2,600 feet to approximately 2,000 feet in order to provide more flexibility in the industrial park design. The subject properties are 12-40 Forest Ridge Drive (Map 7, Lot 9), 26 Newburyport Turnpike (Map 7, Lot 7), 51 Forest Ridge Drive (Map 7, Lot 10-8), 67 Forest Ridge Drive (Map 7, Lot 14), 70 Forest Ridge Drive (Map 7, Lot 10-5-1), all zoned Business Light Industry (BLI) district, except for Off Forest Ridge Drive (Map 7, Lot 17) zoned Outlying (OD) Zoning District.

**7:10 pm – (New Public Hearing)** Special Permit/Site Plan application requesting the construction of two single-story buildings with a total footprint of 67,200 square foot to accommodate an industrial use (light manufacturing, warehouse, accessory office space and other accessory uses) on parcel is located Off Forest Ridge Drive, also identified as Map 7, Lot 17, located in the Outlying (OD) Zoning District.

**7:20 pm -- (New Public Hearing)** Special Permit/Site Plan application for the construction of a 36,000 square foot, two-story building to accommodate an industrial use (light manufacturing, warehouse, accessory office space and other accessory uses) on parcels located 70 Forest Ridge Drive which consists of Map 7, Lots 14, 10-8, 10-5-1, and 10-5-8 zoned Business Light Industry (BLI) 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.

#### **Administrative:**

- Planner Updates:
  - MBTA Communities – Review and discuss initial draft of 3A Overlay Districts zoning bylaw.
- Minutes

#### **Adjournment**