



**Town of Rowley
Massachusetts**

ZONING BOARD OF APPEALS

39 Central Street, PO Box 275, Rowley, MA 01969
Phone 978.948.2657 Email zoning@townofrowley.org

March 15th, 2018 Meeting Minutes

Those present: Chairman Donald Thurston, Clerk Thomas Heidgerd, Member Robert Clewell,
Member Donna Thibodeau. Member David Levesque is not in attendance.

Public Audience: Nine Individuals Present

I. Call to Order

7:06 pm. Chairman Thurston calls the meeting to order and reads the Agenda for the record. Chairman Thurston reads the 'request for continuance' memo for case #18.05 for the record. **Chairman Thurston asks for a motion to continue the hearing. Clewell so moves. Heidgerd seconds. All in favor.**

Chairman Thurston reads the 'request for continuance' email for case #18.07 for the record. **Chairman Thurston asks for a motion to continue the hearing to April 19th, 2018. Heidgerd motions to accept request. Thibodeau seconds. All in favor.**

II. Misc.

Vote to approve 18.09 Withdrawal Form – Board Members will address at next meeting.

III. New Business-Public Hearing

7:10 pm - #18.10 – Steve Pierro – 5 Railroad Avenue

Chairman Thurston opens the hearing and reads the PHP for the record. Asks if there is any conflict of interest with the Board Members and there is none. Chairman Thurston asks the Applicant to come before the Board and explain the project. Mr. Nolan of Savoie Nolan Architects represents Steve Pierro, the applicant begins to explain the intent of the project. Says he is here for the extension of a non-conformity and setbacks. Mr. Nolan hands 'existing' photos to the Board Members for their review.

Chairman Thurston asks about seating capacity and Mr. Nolan says is currently 125.

More conversation concerning the 25% increase per bylaw and Mr. Nolan says it's just under the 25% - just over 24%. Heidgerd would like a more accurate calculation of the number. Says he doesn't see any actual dimension on the structure plan and asks would it be something Mr. Nolan could provide. Mr. Nolan asks if possible to put it as a condition – not to exceed 25% and Board Members agree.

Heidgerd questions the impact on parking and Mr. Nolan says they are proposing additional parking spaces. Existing parking spaces is 33 – proposing to bump up to 43.

There are questions on the seating capacity. Mr. Nolan says he wants to fit 125 and mentions 'posting' the seating capacity with the intent to use the outside seating – seasonally.

Heidgerd questions egress issues – Mr. Nolan says only using gates or screens for unsightly areas – keeping it open as possible.

Mr. Nolan produces and hands to Board Members six abutter's letters in support of the project.

Chairman Thurston asks the audience members if there are any further questions or comments;

Robert Kilgore of 9 Railroad Avenue stands and reads from his narrative. - In support.

John Barowy of 21 Railroad Avenue questions parking spaces.

Gregory Glynn of 374 Main Street questions the hours of operation and Mr. Pierro says they may increase one hour. Nancy Glynn of 374 Main Street questions the increase for the entire building.

Audience members express concern with the trash and the parking out back.

Heidgerd states the noise, lighting, parking are all issues within the Planning Board purview and suggests the Board Members will conduct a site visit.

Chairman Thurston motions to continue the hearing to April 19th, 2018 so the Board Members can conduct a site visit. Heidgerd so moves. Clewell seconds. All in favor.

IV. Adjourn

Chairman Thurston asks for a motion to adjourn. Clewell so moves. Heidgerd seconds. All in favor. Meeting adjourns at 8:30 pm.

Respectfully Submitted by Lisa Lozzi

Minutes accepted at the _April 19th, 2018____meeting.

Documents and exhibits provided/used at meeting and are available in the ZBA office:

Meeting Agenda

Continuance memos for #18.05 & #18.07

#18.10 Applicant Application

11x17 Pics of American BBQ

Six Abutter letters (in support of #18.10)