



**Town of Rowley  
Board of Health  
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## **BOARD OF HEALTH MEETING MINUTES**

August 23, 2023 1:00 pm  
Town Hall Annex, Meeting Room  
39 Central Street  
Rowley, MA 01969

Members Present: Charles Costello, Susan Elwell, Mary Behringer  
Frank Marchegiani, Health Director  
Thomas Mannetta, Health Agent  
Deb Holland, Administrator

Ms. Elwell moved to open the meeting at 1:21 pm. Ms. Behringer seconded the motion, which passed unanimously.

### **Review Preliminary Information from Rowley Farms Development**

The proposed Rowley Farms development will occupy some 400 acres down Silva lane, off of Dodge Road and Haverhill St. The developer, who owns the Rowley Country Club, is proposing to build 322 rental units of 1, 2, or 3 bedrooms, plus 60 townhouses. The golf course would also be restored to 18 holes, and they would bring back a full restaurant and function hall, as well as a pro shop. They also are proposing recreation space for exclusive use of the development as well as vague plans for connection to town playing fields, etc. They are proposing retail development as well.

A development of this size will generate well over 10,000 gallons of waste per day, necessitating installation of a treatment plant, which will necessitate approval from the Commonwealth rather than from the Board of Health.

The Board expressed many concerns about other aspects of this project including the sizeable amount of impermeable surface from roads and 862 parking spaces, both outside and in garages, which will increase the runoff into the Mill River. If the two- and three-bedroom apartments averaged 2 children in each, the potential impact of 500 children joining the school system, which is already crowded, could mean that hundreds of millions of dollars of school construction would be required. The proposal also envisages almost 2000 more car trips per day exiting onto Haverhill St. A large development like this

would put great demands on the town water and electric plants necessitating generation of more water and power. It was noted that the planning and zoning boards will be responsible for approving the project, and it is hoped that the boards will be cooperating with other town entities to take all these factors into account.

**Mosquito Control:** The NEMC will be spraying the natural larvicide within the next two weeks over the salt marsh. This will probably be the last spraying this year. The weekly trap checks have not resulted in any diseased mosquitos so far this year. The closest positive result of West Nile Virus was in Haverhill. No cases of EEE or West Nile in humans this year anywhere in Massachusetts, which is an excellent indication.

**Discuss Fall Vaccination Clinic:** The Board has arranged with Conley's Drugstore to hold a vaccination clinic on September 28<sup>th</sup> from 10:00 am to 1:00 pm at St Mary's Church, 202 Main St, Rowley. Vaccines available will include Flu, Pneumonia, Shingles, RSV and the new COVID formulation (subject to regulatory approval and supply chain issues.) If the new COVID booster is not available we will arrange another clinic at a later date.

**Update on Windward Crossing Project:** This project, across Rt 1 from Market Basket, includes supportive and senior housing in three buildings, and another building that includes a teaching kitchen, gym and community space. The septic plan has been submitted by the engineering firm and is under review by Mr. Mannetta and the designer. This will be a Presby (alternative/innovative) system designed to handle 4125 gpd. A grease trap will be built for the kitchen. It is close to approval.

Mr. Marchegiani has been working with the kitchen designer. 775 gpd usage is included in the calculations. It will not be a commercial kitchen because they want it to resemble a residential kitchen as much as possible. It will be designed to hold a maximum of 14 people, of whom only 8 would be students, but will include some extra features such as sinks.

**Update on 255 Newburyport Turnpike (former Spud's.)** A new grease trap was installed before the sale, but the new owner has decided that they need to increase the size of the kitchen premises, which would encroach, possibly, on the grease trap. The owners are waiting for the new kitchen design to submit to the building department. Some demolition has already been done.

## **Other Business**

**Outstanding bills:** The board reviewed and signed outstanding bills.

**Minutes** from July 19th, 2023. Ms. Behringer moved to approve the minutes. Ms. Elwell seconded the motion, which was approved unanimously.

**Concerns of the Board:** Mr. Costello noted that he had thrice smelled a septic odor at the corner of Bennett hill Rd and Central Street last weekend, but it was gone on Monday. Ms Elwell said that she had observed a D.F. Clark pump truck there today. It is hoped that this will take care of this concern.

**Next Meeting:** Tentatively set for September 20, 2023, at 1:00 pm

Ms. Elwell moved to adjourn the meeting at 2:12 pm. Ms. Behringer seconded the motion which passed unanimously.