

**IPSWICH PLANNING BOARD MEETING**  
**Thursday, November 18, 2004 7:30 p.m.**  
**Selectmen's Meeting Room (Room C) 2<sup>nd</sup> Floor Town Hall**

Pursuant to a meeting notice posted by the Town Clerk and delivered to all Board members, a meeting of the Ipswich Planning Board was held on November 18, 2004 at 7:30 p.m. in Room C, 2nd floor of Town Hall. Board members David Santomenna, Robert Weatherall, Mike Ryan and Tim Purinton attended. Planning Director Glenn Gibbs and Planning Assistant Kate Day were also present.

David Santomenna called the meeting to order at 7:40 p.m.

**CITIZEN'S QUERIES**

There were none.

**FORM A APPLICATIONS**

Form A Applicant George M. Hoomis, to revise the division line between two lots in an equal land exchange at 344 and 348 Linebrook Road (Map 27C, Lots 6B and 6C). Mrs. Hoomis explained that this is a land-swap being done for mutual convenience between abutters.

MOTION: Ryan moved that the Subdivision Control Law does not apply. Weatherall seconded the motion. The motion passed by a vote of 4 to 0.

**OLD BUSINESS**

Request by Molly Martins to modify the special permit's street lighting plan for Winchester Commons, now known as Partridgeberry Place. Ms. Martins requested permission to modify the lighting fixtures, and noted that the Board's lighting consultant, John Petrowicz, had reviewed and approved the proposed change. She mentioned his concern that lighting may be inadequate, but noted that all individual homes have their own exterior lights on photo cells. She further noted that, should the street lighting prove inadequate, she would be open to providing additional lighting at a later date.

MOTION: Purinton moved to allow the substitution of fixtures as specified in her letter of October 14, 2004. Ryan seconded the motion. The motion passed by a vote of 4 to 0.

**PUBLIC HEARINGS**

Application by Carl and Julie Princi for a Special Permit, under Section V, Footnote 23 of the zoning bylaw, to add a residential unit to an existing barn at 15-17 Estes Street (Assessor's Map 42A, Parcel 187). Santomenna read the public notice. The Princis described their request to modify an existing barn/two car garage on their property into one additional unit. The Princis reside in the existing two-family home on the property. Their plan calls for the provision of an affordable unit in the existing two-family rather than making the newly converted barn the designated permanently affordable unit. Gibbs notes that, while the bylaw states that the newly created unit is to be made affordable, the Board might not object to the Princis' plan as it

achieves the goal of the bylaw. Gibbs questioned the parking and circulation pattern as proposed. Weatherall asked the applicant to provide a preliminary floor plan and better documentation on parking. A site visit was scheduled for December 4<sup>th</sup> at 8:30 a.m., and a subcommittee consisting of Weatherall and Monahan set a meeting date of December 6 at 6:00 p.m.

MOTION: Purinton moved to continue the public hearing to December 9, 2004. Weatherall seconded the motion. The motion passed by a vote of 4 to 0.

**Application by Dana F. and Joan M. Hersey, for a Special Permit, under Section IX.A. of the zoning bylaw, to create a six single-family lot Open Space Preservation (Cluster) Zoning development at 30 Mill Road (Assessor's Map 53C, Lot 8). In addition to the Special Permit, the proposed development is subject to the approval of a Definitive Subdivision Plan under the Planning Board's Rules and Regulations Governing the Subdivision of Land in Ipswich.** Santomenna recused himself. Larry Graham of H.L. Graham Associates appeared before the Board and reviewed changes made in the plan to date. He summarized the comments in Bob Puff's memo of November 16, 2004. A discussion ensued of whether to treat the access road as a common driveway, lane or court. Weatherall expressed a concern for the scale and style of any new homes on the land; Graham suggested that the Board could limit the footprint of the homes, with the height already capped by zoning at 37 feet. Gibbs suggested the provision of infill plantings along the front of the property. Ryan suggested increasing the depth of the front buffer to greater than the 25 feet currently proposed. A lengthy discussion of the road layout and length ensued. Gibbs suggested that the applicant submit a landscaping and architectural plan for the proposed development. The Board also discussed the management of the open space area. Doug DeAngelis of the Open Space Committee noted that the barn should not be counted as a part of the open space provided. He also inquired how the provision for the no-cut zones will be formalized as part of the permit and conservation restriction. A discussion of whether the no-cut zones would become part of the Greenbelt CR ensued. David Jerret of 32 Mill Road asked whether the open space would be made accessible to the public, and queried the Board about where a public access corridor might be provided. A discussion of how to provide public access from Mill road ensued. The Board set the next subcommittee meeting for Monday, November 29 at 4:30 p.m.

MOTION: Purinton moved to continue the public hearing to December 9, 2004. Weatherall seconded the motion. The motion passed by a vote of 3 to 0.

**Request by John T. and Karen M. Riley for Definitive Subdivision Approval, pursuant to the Planning Board's rules and regulations governing the subdivision of land in Ipswich, for one new house lot at 27 Pineswamp Road (Assessor's Map 41A, Parcel 4**

MOTION: Weatherall moved to continue the public hearing at the request of the applicant to November 18, 2004. Purinton seconded the motion. The motion passed by a vote of 4 to 0.

## **OTHER BUSINESS**

**Request by Carl Gardner for partial release of performance bond for Cogswell Street Extension.** The Board reviewed a memo from Bob Puff dated November 18, 2004, estimating that the remaining cost of improvements on the Cogswell Street project total \$7,400.

MOTION: Ryan moved to reduce the amount of surety held for Carl Gardner's Cogswell Street subdivision to \$7,400. Weatherall seconded the motion. The motion passed by a vote of 4 to 0.

**Ipswich Community Development Plan presentation by Web Bingham, Chair, CDP Implementation Task Force.** Bingham discussed the role of the CDP Implementation Task Force, and gave a Power Point presentation outlining the history, content and goals of the CDP. A discussion of the Planning Board's role in implementing the CDP followed.

## **ADJOURNMENT**

MOTION: Purinton moved to adjourn. Ryan seconded the motion. The motion passed by a vote of 4 to 0.

The meeting adjourned at 10:20 p.m.

Respectfully submitted,

Kate Day

The Planning Board approved these minutes on December 9, 2004.