

IPSWICH PLANNING BOARD MEETING
Thursday, April 21, 2005 7:30 p.m.
Room C, 2nd 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 April 21, 2005, at 7:30 p.m. in Room C, 2nd floor of Town Hall. Board members Tim Purinton, Robert Weatherall, Mike Ryan, John Soininen and Charlie Allen attended. Planning Director Glenn Gibbs and Planning Assistant Kate Day were also present.

Tim Purinton called the meeting to order at 7:40 p.m.

CITIZEN'S QUERIES

There were none.

CONTINUED PUBLIC HEARINGS

Request by Northland Property Development, LLC, to withdraw Special Permit application for 20-22 Washington Street. The Board briefly discussed the request. Gerry Riordan, owner of abutting property on Vermette Court, noted the neighborhood's sense that the Special Permit process had yielded a highly acceptable project; speaking for the group, he expressed a sense of surprise and concern that the process had been dropped in favor of an ANR plan. Gibbs explained that, as a procedural matter, the Board had little choice but to accept the request; Purinton noted that the Board had encouraged the applicant to continue the Special Permit process but was not able to persuade him to do so.

MOTION: Weatherall moved to close the public hearing. Ryan seconded the motion. The motion passed by a vote of 5 to 0.

MOTION: Weatherall moved to accept the request to withdraw the Special Permit application. Soininen seconded the motion. The motion passed by a vote of 5 to 0.

Application by Christopher D. Sciacca for a Special Permit under Section VI, Footnote 28, and XI(J) of the zoning bylaw to construct one new dwelling on an ANR lot at 7 Perley Avenue/14 Brownville Ave (Map 41D, Lot 127). Gibbs reviewed the draft decision. Larry Graham and Chris Sciacca suggested some minor revisions to the draft.

MOTION: Ryan moved to close the public hearing. Weatherall seconded the motion. The motion passed by a vote of 5 to 0.

MOTION: Ryan moved to approve the draft decision as amended. Weatherall seconded the motion. The motion passed by a vote of 5 to 0.

Application by Edward P. and Anna M. Fagan for (a) scenic road approval to remove stone wall and stone wall remains within the right-of-way; and (b) modification of a definitive plan

approved by the Board on December 4, 2003, at 18 Heartbreak Road (Map 54B, Lot 23G)

Larry Graham of H.L. Graham Associates and Attorney Richard Kallman appeared before the Board on behalf of the applicant. Gibbs noted the receipt of Bob Puff's memo of April 21, 2005. The Board elected to take up (b) above first, and asked Graham to review the changes to the plan. Graham noted that the final grade of the road profile had been changed to reflect the DEP's change in the estimated seasonal high water table. Graham showed plans comparing the disturbed/fill area on the originally approved subdivision plan with the modified plan as proposed. Purinton asked if any of the revisions fall within the Conservation Restriction (CR) area or within the tree canopy restriction, and Graham indicated that the proposed changes would occur within the tree canopy restriction area but not within the bounds of the CR area. Weatherall noted that the change in grades would increase building heights. Purinton and Soininen queried Graham on the extent to which the clearing of trees would disturb the land and compromise the existing tree canopy. After a lengthy discussion of the grounds for denial of a proposed subdivision or a modification, the Board concluded that an evaluation of whether the proposed modification would substantially alter the original projections on impact to the tree canopy and to key trees within the disturbed area would be in order and Graham agreed to supply additional information on this for the Board's next meeting.

Purinton then invited abutter comments. Dorcas Rice of 6 Heartbreak Road read a letter from Liz Krafchuk of 10 Heartbreak Road into the record. James and Ann Teele of 71 Argilla Road described water conditions on their land and expressed concern for the impact of the approved subdivision and its proposed modification to water levels and trees on his property. Kari Macrae of 31 Heartbreak Road stated that the road is in serious condition due to water issues and that more development will further stress the condition of the pavement and surrounding area. After a discussion of potential fill impacts to the site and the possibility of requesting additional information as a part of community impact statement requirement, the Board asked Graham to provide further information on the amount of additional fill required and the potential impact to existing trees. Gibbs outlined the considerations posed by impact statements, noting that soil, erosion and sedimentation issues may be considered by the Board in its deliberations.

MOTION: Allen moved to continue the public hearing to May 12, 2005. Ryan seconded the motion. The motion passed by a vote of 5 to 0.

The Board returned to its discussion of item (a) of the public hearing, the Scenic Road application. Graham reviewed the request, noting that no trees would be cleared but that stone wall remains would be removed and relocated. After a discussion of the configuration and radius of the relocated stone wall, Kari Macrae requested that, if the Board were to grant approval of the scenic road application, that the effective date be consistent with the start of construction at the development, pending resolution of the appeal. Abutters Rice and Teele supported this idea, and encouraged the Board to restrict the stonewall to a relatively low height in keeping with the original wall. Weatherall volunteered to work further on the issue of how to specify what changes would be allowed under the scenic road application.

MOTION: Allen moved to continue the public hearing to May 12, 2005. Ryan seconded the motion. The motion passed by a vote of 5 to 0.

Application by the Martins Companies to amend the Special Permit for a 17 unit multi-family residential development at 6-14 Essex Road to make several changes to the site plan. Molly Martins of the Martins Companies reviewed the revised plan. She indicated her willingness to submit plans of the renovated barn building to the Board for review and approval prior to proceeding with construction of units 13-16, and agreed to submit landscaping plans for the area between the these units and units 11-12 prior to the issuance of a CO. As a condition of approval, several minor modifications were required to be made to the plan sheets in accordance with Bob Puff's comments, and Gibbs indicated that a draft water easement would be required as part of the conditions for modification of the special permit.

MOTION: Allen moved to close the public hearing. Ryan seconded the motion. The motion passed by a vote of 5 to 0.

MOTION: Allen moved to allow the requested modifications to the Special Permit, incorporating the above comments in a decision to be prepared by the Planning office and signed by Gibbs. Ryan seconded the motion. The motion passed by a vote of 5 to 0.

Application by Eric Primack for a Special Permit for a multi-family residence in the IR zone, pursuant to Sections V and XI(J) of the zoning bylaw, to allow the construction of two new dwellings attached to an existing single family residence, with associated access drive, parking, utilities and other infrastructure, at 10 Wayne Avenue.

MOTION: Allen moved to continue the public hearing at the applicant's request to May 12, 2005. Soininen seconded the motion. The motion passed by a vote of 5 to 0.

OTHER BUSINESS

Review of proposed landscape plan, Cottonwood Lane. Larry Graham of H.L. Graham Associates reviewed a landscaping plan for 30 Mill Road. Abutter David Jerrett of 32 Mill Road responded that the boxwood shown on the plan would grow too slowly and requested that rhododendrons be substituted. The Board concurred. Graham agreed to revise the plan and submit to Gibbs for review and approval.

Request by Jay Burnham to review conceptual design for upper story residential addition to property at 15 Market Street. Jay Burnham, Linda Morey and David Carnavale, co-owners, appeared before the Board with architect Ed Nilson. They presented conceptual plans for a two-story residential addition to 15 Market Street. The Board reviewed the aesthetics of the conceptual plan, and encouraged the owners and architect to consider the historic context, streetscape and sensitivity of the overall downtown design environment to any changes at this site. Gibbs pointed out that the proposal would be a Special Permit application, and as such the Board would have considerable purview to review the proposed design and its impacts on the downtown streetscape. Purinton indicated that he is not opposed to increasing the density of the downtown through such an addition, but cautioned that integration is a key concern. The Board briefly discussed parking, and Weatherall urged the owners to aim for the best and most context-sensitive design outcome if they elect to pursue the prospect of an addition to the building.

Request by Nextel for approval of sign at 197 High Street. Ed Juralowicz of United Sign Company appeared before the Board on behalf of the applicant. Gibbs noted that, as a part of the conditions set forth in the Special Permit decision allowing the construction of 197 High Street,

all signage must be reviewed and approved by the Board. After a brief discussion, the Board approved an externally illuminated 22" x 8' sign to be centered over the doorway. Signoff on the application for a sign permit was conditioned upon removal of all window and road signage associated with the Nextel use, in accordance with the terms of the Special Permit.

Discussion: Potential Zoning articles. The Board discussed potential zoning amendments for Fall Town Meeting, and assigned Board members to work with Gibbs toward the development of various articles. A meeting was scheduled for Monday, May 9, 2005 at 4:30 p.m. to further discuss the proposed amendments.

APPROVAL OF MINUTES

MOTION: Allen moved to approve the draft minutes of March 31, 2005. Ryan seconded the motion. The motion passed by a vote of 5 to 0.

MOTION: Weatherall moved to approve the draft minutes of the Executive Session of March 31, 2005. Ryan seconded the motion. The motion passed by a vote of 5 to 0.

ADJOURNMENT

MOTION: Weatherall moved to adjourn. Allen seconded the motion. The motion passed by a vote of 5 to 0.

The meeting adjourned at 10:45 p.m.

Respectfully submitted,

Kate Day

The Planning Board approved these minutes on June 2, 2005.