

IPSWICH PLANNING BOARD MEETING
Thursday, June 2, 2005 7:30 p.m.
Room A, 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 June 23, 2005, at 7:30 p.m. in Room A, 2nd floor of Town Hall. Board members Tim Purinton, John Soininen, Charlie Allen, Mike Ryan and Robert Weatherall attended. Planning Director Glenn Gibbs was also present.

Tim Purinton called the meeting to order at 7:35 p.m.

CITIZEN'S QUERIES

There were none.

FORM A

Form A applicant James F. Walsh, Jr., to divide one lot into two at 48 and 50 North Ridge Road. Discussion evolved regarding a right-of-way to be added to the plan by engineers Donohoe and Parkhurst, and it was agreed that the right of way in favor of the Town would be added to the plan prior to endorsement.

MOTION: Allen moved that the subdivision control law does not apply. Ryan seconded the motion. The motion passed by a vote of 5 to 0.

PUBLIC HEARINGS

Application by Jason Weaver for Definitive Subdivision Approval for one new house lot at 185-189 Topsfield Road. Purinton read the public notice. Larry Graham of H.L. Graham Associates presented the Definitive Plan, and discussed the waiver requests outlined in the application. There was a brief discussion of the fact that Bob Puff has left CES for a position in Salem, N.H., will not be completing the review of this plan; instead, VHB will be reviewing the Definitive Plan. Allen asked about the Water Supply Protection District and Gibbs indicated that he would check to see whether a Special Permit request is necessary. Purinton queried regarding screening or detention basins along Topsfield Road. Paul Wallace of 183 Topsfield Road asked about one vs. two acre zoning and Gibbs explained the recent applicable zoning changes. Wallace asked about screening and changes along Topsfield Road. William Marr of 193 Topsfield Road asked about water issues and runoff from the property. Purinton suggested this will help capture some of the water. Graham provided some additional explanation.

MOTION: Allen moved to continue the public hearing to June 23, 2005. Weatherall seconded the motion. The motion passed by a vote of 5 to 0.

Application by Kenneth Ouellette for a special permit to allow the construction of a car wash facility at 210 High Street. The proposed car wash is located in Water Supply Protection District II. Purinton read the public notice. Attorney Richard Kallman introduced engineer Larry Graham, Frank Ditoumas, owner of Car Wash Services and Equipment of New England, and Matt Traffic and Arlen Cougan, contractors for the applicant. Purinton asked about notice requirements for the Water Supply Protection District Special Permit, and the Board agreed to proceed without discussion of the WSPD permit until the permit process was properly advertised. Graham introduced the plan and entered letters of support from some neighbors. Graham reviewed his Quick Reference Information Sheet. He indicated that the probable usage of the car wash would be 100 cars/day. Purinton asked about the introduction of vacuums in the rear of the property. Ryan asked about the traffic circulation pattern with Riverside Auto. Frank D. Tomargo discussed the technology of the car wash and briefly touched upon water recycling. Matt Traffic presented plans and discussion ensued on doors and materials. Weatherall and Soininen volunteered for the subcommittee, and a first meeting was scheduled for Monday, June 20, 2005 at 5:00 p.m.

Request by EBSCO, Inc., to modify site plan review approval of June 24, 2004 to allow the construction of a three-story parking garage at 2-6 Saltonstall Street. The applicant is also seeking a special permit to reduce the side or rear setback by 50%. Tom Wheeler from EBSCO and Charlie Wear of Meridian Engineering made a presentation regarding subsurface systems. Gibbs pointed out that the setback issue would be a central point to discuss at this meeting due to lack of further submissions. Wear outlined the setback request. Wheeler mentioned that there is an existing encroachment from Vinwood Caterers on the EBSCO property. John Galanis, owner, 56 Market Street, inquired about the history of the project and Gibbs reviewed the requests and the Board's discretion and process. Peter Kaszuba, 3 Saltonstall Street, inquired about the number of employees at EBSCO and the issue of historical parking demands. Wheeler responded that EBSCO currently has 430 employees and projects to employ over 700 workers within four years. He mentioned the rights they have to the commuter rail lots and also discussed building heights. Keri Macrae of 31 Heartbreak Road asked whether the project will accommodate all anticipated growth needs. Discussion ensued regarding the potential for going down a level; Wear discussed site and cost issues that make this difficult. Walt Couster of 48 Market Street asked about congestion issues and traffic. John Galanis asked about parking yield with different construction methods. Tom Wheeler responded with feedback on their review of different methods and yield issues. Keri Macrae asked about the setback as it relates to landscaping. A poll of the Board on the requested setback relief indicated that Weatherall and Purinton opposed such relief while Allen, Ryan and Soininen were inclined to look favorably on the request. Gibbs noted that four votes would be required to grant the request.

MOTION: Allen moved to continue the public hearing to June 23, 2005. Weatherall seconded the motion. The motion passed by a vote of 5 to 0.

CONTINUED PUBLIC HEARINGS

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) Purinton reminded everyone present of the fact that issues commented on previously need not be repeated and also outline ground rules for discussion. He noted that the hearing was being videotaped at the request of Mr. Fagan. Dr. James Teel of 71 Argilla Road asked about ground rules and asked what has been approved. Attorney Richard Kallman discussed the reasons for

videotaping. Allen asked if the Board can decline such a request; Fagan responded that he would like a clear record of the proceedings. A general discussion ensued regarding water table issues and how the regulations focus on maintaining infiltration, not mentioning the impacts of increasing the water table. Fagan discussed his submissions to the Board. Purinton asked for public comment. Ann Teele, 71 Argilla Road, discussed hydrology reports and questioned their applicability to this site. She asked that the Board ask for the advice of a tree expert and conduct a site walk to review trees for the Canopy Preservation Area. Keri Macrae of 41 Heartbreak Road asked about procedure on how long the applicant has to modify a plan. She also asked what constitutes a modification that triggers complete review, and further enquired about the difference between approval and endorsement of plans. Liz Krafchuk of 10 Heartbreak Road inquired about the hydrology report, and Keri Macrae asked if the author, Dr. Shanahan, had visited the site. Mr. Fagan replied that he had not and he outlined the basis for the report. Purinton polled the Board regarding their inclination to approve the request for modification, with Ryan, Soininen, Purinton, and Allen in favor and Weatherall against. Purinton indicated that his support was contingent upon a condition being imposed upon the approval requiring the involvement of a tree expert to review the proposed canopy restriction areas.

MOTION: Allen moved to continue the scenic road portion of the public hearing to June 23, 2005. Weatherall seconded the motion. The motion passed by a vote of 5 to 0.

MOTION: Allen moved to continue the public hearing on the modification to the definitive plan to June 23, 2005. Weatherall 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. Landscape architect James Emmanuel outlined changes to the site plan and landscaping. Weatherall inquired about the driveway width, and the applicant agreed to revise to a maximum of 16 feet. Gibbs reviewed the draft decision with conditions. Architect Mat Cummings discussed the proposed height, width and bedroom conditions set forth in the draft decision. Father Elias Fagan of 8 Wayne Avenue asked about changes to the building width and drainage. He generally supported the plan and did not object to the proposal to construct two three-bedroom units. John Galanis, who has family living at of 5 Congress Street, expressed concerns about stormwater and runoff. The Applicant agreed to the setbacks and height restrictions as laid out in the draft decision. Primack stated that condition 15(c) of the decision, which required that one of the new residential units have only two bedrooms, was unacceptable. A discussion ensued regarding possible alternatives to that condition, including Energy Star ratings and potential increases of the payment to the Affordable Housing Trust Fund. Ryan expressed discomfort at the risk of losing what appears to be a basically sound plan.

MOTION: Purinton moved to approve the draft decision, with the revision to the driveway width and the requirement that the applicant make an additional \$10,000 payment to the Affordable Housing Trust Fund. In addition, the three family building shall be built to meet Energy Star standards. Weatherall seconded the motion. The motion passed by a vote of 5 to 0.

OTHER BUSINESS

Review status of outstanding conditions of NEB special permits. Attorney Don Greenough discussed the proposed rules and regulations and the license agreement for use of the soccer fields. A discussion ensued regarding field maintenance and temporary toilet facilities.

Request for Certificate of Compliance relative to completion of 57-61 Pineswamp Road (Wegzyn) OSPZ

MOTION: Allen moved to issue a Certificate of Compliance relative to completion of 57-61 Pineswamp Road OSPZ. Weatherall seconded the motion. The motion passed by a vote of 5 to 0.

Request for release of Conditional Approval, Lot 42, at 23 Heard Drive

MOTION: Allen moved to release the conditional approval contract. Weatherall seconded the motion. The motion passed by a vote of 5 to 0.

APPROVAL OF MINUTES

MOTION: Allen moved to approve the minutes of April 21, 2005, as amended. Ryan seconded the motion. The motion passed by a vote of 5 to 0.

MOTION: Weatherall moved to approve the minutes of May 12, 2005, as amended. Ryan seconded the motion. The motion passed by a vote of 5 to 0.

ADJOURNMENT

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

The meeting adjourned at 1:00 a.m.

Respectfully submitted,

Michael Ryan

The Planning Board approved these minutes on June 23, 2005.