

IPSWICH PLANNING BOARD MEETING
Thursday, July 28, 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 July 28, 2005, at 7:30 p.m. in Room A, 2nd floor of Town Hall. Board members Tim Purinton, John Soininen, Charlie Allen, Robert Weatherall and Mike Ryan attended, with Ryan arriving at 8:20 p.m. Planning Director Glenn Gibbs and Planning Assistant Kate Day were also present.

Tim Purinton called the meeting to order at 7:30 p.m.

CITIZEN'S QUERIES

Request for endorsement of Site Plan Approval plan for 17 Old Right Road. Attorney Greg DeMarcos, Parris Pelletier, architect Bernie Goba of Bigo and Associates, and Jim Oduari, President, Jaro Corporation, appeared before the Board. Gibbs outlined outstanding conditions of the site plan approval, and DeMarcos submitted a letter to the Board requesting deferral on Conditions 9(d) and 9(e). Goba reviewed the building design, and Oudari discussed the manufacturing process used in its support service for the electronics industry. Purinton encouraged the applicant to ask the Conservation Commission if their review is required.

MOTION: Soininen moved to endorse the plans, conditional upon satisfactory resolution of outstanding issues regarding the septic system, lighting, landscaping and stormwater management. Allen seconded the motion. The motion passed by a vote of 3 to 0.

PUBLIC HEARINGS

Application by Kenneth Ouellette for Site Plan Review for proposed car wash facility at 206 and 210 High Street. Purinton read the public notice, then noted that the matter would be deferred to 9:20 p.m., to be taken up in conjunction with the continued public hearing on the applicant's request for two special permits associated with the proposed carwash.

CONTINUED PUBLIC HEARINGS

Application by Mark and Joan Gould for a Special Permit to allow the conversion of an existing barn into a dwelling unit at 25 East Street. Attorney Richard Kallman requested that the Board defer discussion on this matter until four members of the Planning Board were present.

Application by River Road Realty Trust for Definitive Subdivision Approval for a two-lot subdivision at 76 Paradise Road.

MOTION: Allen moved to continue the public hearing at the applicant's request to August 25, 2005. Soininen seconded the motion. The motion passed by a vote of 3 to 0.

Application by Jason Weaver for Definitive Subdivision Approval for one new house lot at 185-189 Topsfield Road.

MOTION: Allen moved to continue the public hearing at the applicant's request to August 25, 2005. Soininen seconded the motion. The motion passed by a vote of 3 to 0.

APPROVAL OF MINUTES

MOTION: Allen moved to approve the minutes of July 14, 2005. Soininen seconded the motion. The motion passed by a vote of 3 to 0.

OTHER BUSINESS

Discussion: Potential zoning articles for Fall Town Meeting. 1) Expand General Business Zone: Gibbs summarized the draft article, noting that the parcels proposed for rezoning are largely non-residential at present and that the proposed change would allow for a greater range of uses, including mixed uses, in the area surrounding the commuter rail station. **2) Design Review:** Gibbs indicated that the proposed article calls for design review of projects requiring a special permit, site plan review or a variance in three zones: General Business (GB) Central Business (CB) and Highway Business (HB), and would also apply to signs, GEPD developments, and all multi-family applications. Gibbs indicated that a review group had been formed and that their next meeting would be in August. **3) Home Occupations:** Gibbs noted that this amendment is supported by the Building Inspector, who requested the expansion and clarification of standards governing home occupations.

[Mike Ryan arrived at 8:20 p.m.]

CONTINUED PUBLIC HEARINGS

Application by Mark and Joan Gould for a Special Permit to allow the conversion of an existing barn into a dwelling unit at 25 East Street. Charlie Wear of Meridian Engineering and attorney Richard Kallman appeared before the Board representing the applicant. Allen reviewed the Board's findings from their site visit, and noted that the proposal appears to provide an adequate number of parking spaces but that circulation, access and egress appear to be a problem. He requested that the applicant show how cars will move through the site. Allen also noted that abutter Kendall McKay had expressed concerns regarding drainage during the site visit, and that Mr. Gould had suggested that re-routing a drainage pipe would solve the problem. Soininen commented that this is a relatively small lot on a very busy corner, and described the proposal as an "intensification of an already intense use." The Board suggested that the applicant work on formalizing an easement to improve circulation proposed for the site. Kallman noted that the parking plan has been modified, reducing the number of proposed spaces from 9 to 6, and summarized the current parking situation for the record. At present, according to Kallman, there are three units on the site: Unit 1, with two-bedrooms, has two spaces, Unit 2, also with two bedrooms, has two spaces, and Unit 3, a one-bedroom, has one space. A total of five spaces are provided at present, and the applicant proposes to add one space for the one-bedroom unit now being requested. Allen asked what additional locations visitors or others might use for parking. Antigone Simmons, a resident of 25 East Street, noted that she uses on-street parking or the municipal lot, always parking legally. Allen commented that the Board is trying to evaluate what the impact of another unit will be on the neighborhood. Charlie Wear distributed new plan sheets which offered three different parking and circulation concepts for

the site. Allen cautioned that it will be important to avoid increasing the demand for parking, given site conditions, and Wear responded that limitations on parking are enforceable in lease agreements. Purinton observed that the large amount of impervious surface already on the site suggests that additional paving would further worsen existing runoff problems, and indicated that the burden is on the applicant to show that a demonstrable benefit is being achieved by the granting of a special permit. Joan Gould indicated that during a recent heavy rainfall no water flowed off the site and on to abutting property.

Purinton then invited public comments. Edith Cook of 7 Spring Street said that the Police Department had agreed to erect a new "No Parking" sign at the corner of Spring and East Street at the request of Mrs. Gould. She expressed concern about the impact of adding demand for parking for additional cars at the site, and also questioned whether the site provided sufficient area for storage of snow and plowing. Abutter Kendall McKay of 27 East Street made several points: 1) drainage and runoff problems on her property occur in the winter months, and the lack of visible runoff during summer months does not reflect winter and spring conditions; 2) she is concerned that tenants would be unlikely to use the parking space designated for the proposed new unit, suggesting that they would be inclined to park behind the building instead; and 3) she is having her land surveyed in mid-August. Larry Levesque, a friend of the Gould's, spoke in support of the project. The Board returned to the discussion of drainage, and Soininen indicated that the applicant must address any existing and potential drainage problems on the site in order to be considered for a special permit. Purinton suggested that the applicant consider the use of permeable pavers on the site. The Board determined that further discussion of the proposed unit should be deferred until receipt of an engineering review from VHB.

MOTION: Allen moved to continue the public hearing to August 25, 2005. Soininen seconded the motion. The motion passed by a vote of 4 to 0.

PUBLIC HEARING

Application by EBSCO, Inc., for a Special Permit to reduce the parking space dimensions and parking aisle widths in the proposed parking garage at 2-6 Saltonstall Street (Assessor's Map 42A, Parcels 196 and 196A), pursuant to Section VII.K. of the Zoning Bylaw. Purinton read the public notice. The Board briefly discussed the proposed parking configuration and the rationale for reducing the standards, and indicated that they are inclined to look favorably on the request for a special permit.

MOTION: Allen moved to close the public hearing. Ryan seconded the motion. The motion passed by a vote of 4 to 0.

CONTINUED PUBLIC HEARINGS

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. Tom Wheeler of EBSCO, architect Niles Sutphin, and engineer Charlie Wear of Meridian Associates appeared before the Board. Gibbs reviewed the draft decision, noting that the scope of the decision is limited to approval of the building footprint and elevation, and approval of the reduced parking space dimensions and parking aisle widths. He also noted that the Board is actively working with EBSCO on landscaping, drainage, signage, lighting and remaining architectural issues, all of which will be subject to a separate decision to be issued later. The Board then briefly discussed the question of whether to

require the applicant to provide a sidewalk in front of the garage, or whether a green strip in this location would be preferred. Purinton asked if there were any comments from abutters or the general public; there were none.

MOTION: Allen moved to close the portion of the site plan review hearing pertaining to the proposed garage's building height and footprint. Ryan seconded the motion. The motion passed by a vote of 4 to 0.

MOTION: Allen moved to approve the draft decision which relates to both the special permit application and a portion of the site plan approval application, as amended. Ryan seconded the motion. The motion passed by a vote of 4 to 0.

The Board then set the next subcommittee meeting for Monday, August 15, 2005, at 4:00 p.m.

PUBLIC HEARING

Application by Deborah Nelson and Ingrid Johnson for Scenic Road Approval to relocate a driveway entrance, remove trees, and grade and relocate sections of a stone wall at 39 Boxford Road (Assessor's Map 36, Parcel 8C), pursuant to the Scenic Roads Bylaw. Purinton read the public notice. Mark Russell of Hugh Collins Design presented the application to the Board. The Board briefly discussed the application, and recommended that Mr. Russell come back before the Board at its next meeting with a plan showing proposed plantings, a scaled-down driveway, and details on the proposed wall restoration. It was agreed that a draft decision would be prepared for the next Board meeting on August 25, 2005.

MOTION: Allen moved to continue the public hearing to August 25, 2005. Ryan seconded the motion. The motion passed by a vote of 4 to 0.

OTHER BUSINESS

Review status of outstanding conditions of NEB special permits. Gibbs reviewed a letter from Meridian dated July 13, 2005. Regarding comment #3, it was agreed that Meridian would prepare a drawing to address the change in curbing to allow more infiltration to the beech tree. Discussion ensued regarding remaining issues. The Board indicated its general approval of the elimination of four parking spaces. The Board then discussed the curb on the access road and potential realignment. Charlie Wear of Meridian suggested that brush clearing may provide a sight distance of approximately 160 feet. Purinton asked to see how this would look. With respect to the sewer, water and drain pipe, Wear indicated that the current condition appears adequate and the Board agreed. The Board then discussed the request that only one dry well be accessible, rather than providing ten separate manhole covers. Charlie Allen stated that he was comfortable that the reduction would not have a material impact on the maintenance program. The Board then discussed the walkway treatment near the parking area adjacent to the beech tree, and expressed general approval of use of either linpac or stone. Charlie Allen volunteered to review final documents on field use and the license agreement prior to the next meeting. Doug Trees, representing the applicant, indicated that NEB will undertake the requested improvements prior to the Board's next meeting on August 25.

CONTINUED PUBLIC HEARINGS

Application by Kenneth Ouellette for (a) a special permit to allow the construction of a car wash facility in Water Supply Protection District Zone II at 210 High Street, pursuant to Section IX.C. of the Zoning Bylaw; and (b) a special permit to allow the construction of a car wash facility at 210 High Street, pursuant to Section IV.D. of the Zoning Bylaw. John Soininen reviewed the subcommittee discussions. Charlie Allen discussed several of the issues raised at the meeting including lighting and exterior materials. Larry Graham reviewed changes made to the plan since the subcommittee meeting. Soininen suggested changes to the roof design, and it was agreed that the applicant would review design options and present some alternatives at the next subcommittee meeting, which was scheduled for August 15th at 7:30 a.m.

MOTION: Allen moved to continue the public hearings to August 25, 2005. Soininen seconded the motion. The motion passed by a vote of 4 to 0.

OTHER BUSINESS

Discussion of potential zoning articles for Fall Town Meeting: Gibbs summarized progress to date on the "Miscellaneous" portion of the proposed articles.

ADJOURNMENT

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

The meeting adjourned at 11:10 p.m.

Respectfully submitted,

Kate Day

The Planning Board approved these minutes on August 25, 2005.