

**IPSWICH PLANNING BOARD MEETING**  
**Thursday, November 17, 2005 7:30 p.m.**  
**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 17, 2005, at 7:30 p.m. in Room C, 2nd floor of Town Hall. Board members Tim Purinton, Mike Ryan, Robert Weatherall and Charlie Allen attended. Planning Director Glenn Gibbs and Planning Assistant Kate Day were also present. Purinton welcomed Emily Levin, newly appointed as an Associate Member to the Board, noting that, since she had not yet been sworn in, she would not be an official participant in the evening's meeting.

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

**CITIZEN'S QUERIES**

There were none.

**FORM A**

**30 Mill Road (Map 53C, Lot 8).** Applicant Dana Hersey, attorney Robert Rudolph, and engineer Larry Graham appeared before the Board. Attorney Rudolph noted that discussions with an abutter had led to the Hersey's decision to abandon the Special Permit granted for 30 Mill Road on March 31, 2005. Instead, the applicant requested that the Board vote on a two-lot Form A division of the land, and revoke and rescind the Special Permit upon the recording of the two lots.

MOTION: Weatherall moved that the subdivision control law does not apply. Allen seconded the motion. The motion passed by a vote of 4 to 0.

MOTION: Weatherall moved to revoke and rescind the Special Permit for 30 Mill Road upon the recording of the two Form A lots. Allen seconded the motion. The motion passed by a vote of 4 to 0.

**PUBLIC HEARING**

**152 County Road: Request by Lucas Wolf and Cheleste Thorpe for a Special Permit to allow the conversion of an existing storage building into a dwelling unit.** Architect Peter Bullis and Dr. Lucas Wolf appeared before the Board. Bullis reviewed the plans for the conversion of the accessory building/barn into a structure serving three purposes: an apartment for an in-law, a home office, and a pottery studio. Abutter Linda Coe of 150 County Road noted that the structure overlooks her yard; while she offered no objection to a mother-in-law living in the proposed unit, she expressed a concern for privacy if the building eventually becomes a rental unit. After a brief discussion, the Board scheduled a site visit for Saturday, November 26, at 9 a.m.

**MOTION:** Allen moved to continue the public hearing to December 8, 2005. Ryan seconded the motion. The motion passed by a vote of 4 to 0.

## **CONTINUED PUBLIC HEARINGS**

**17 Mill Road: Request by Drew MarcAurele for Scenic Road Approval.** The Board reviewed and discussed the draft decision.

**MOTION:** Weatherall moved to approve the draft decision. Ryan seconded the motion. The motion passed by a vote of 4 to 0.

**49 Turnpike Road: Request by Pelletier-Millbury Corporation for Site Plan Review for a proposed 5,000 square foot building with associated parking**

**MOTION:** Ryan moved to continue the public hearing at the applicant's request to December 8, 2005. Allen seconded the motion. The motion passed by a vote of 4 to 0.

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

**MOTION:** Ryan moved to continue the public hearing at the applicant's request to December 8, 2005. Allen seconded the motion. The motion passed by a vote of 4 to 0.

## **OTHER BUSINESS**

**197 High Street: Request by James Baker for release of surety.** Day reviewed the status of items identified in Bob Puff's memo of January 31, 2005, noting that all work had been completed with the exception of the replacement of the existing catch basin (Item 3, estimated to cost \$4,200). Baker responded that the latter had been incorporated into the original plans because of poor drainage on the site, but had not been installed because drainage problems had resolved once the site was landscaped and graded. The Board was reluctant to release the \$4,200 without approval from DPW and the Utilities Department. Day also noted that the two light fixtures installed to illuminate the sign do not conform to the cut sheets originally submitted by Baker, and are considerably less shielded than the model originally proposed. Day also noted that the landscaping at the base of the sign does not effectively prevent glare from the fixtures from spilling over into the road. Baker agreed to either retrofit the installed lights with hoods or install the fixtures originally specified, and further agreed to plant two additional shrubs to reduce the glare from the lights.

**MOTION:** Ryan moved to release all remaining funds except for the \$4,200, with the latter amount to be released upon approval by DPW and the Utilities Department of the catch basin. Weatherall seconded the motion. The motion passed by a vote of 4 to 0.

## **APPROVAL OF MINUTES**

**MOTION:** Weatherall moved to approve the draft minutes of November 16, 2005, as amended. Allen seconded the motion. The motion passed by a vote of 4 to 0.

## OTHER BUSINESS

**2-6 Saltonstall: Request by EBSCO Inc. for review of landscape plan associated with Site Plan Review for parking facilities.** Charlie Wear of Meridian Engineering and Trent Lloyd appeared before the Board. Wear noted two small remaining issues were identified by VHB in their review dated October 12, 2005. The Board requested that Wear submit a sketch showing the appearance of the proposed lettering identifying compact spaces in response to Comment 11. Wear indicated that the inconsistency identified in Comment 22 had been corrected. Trent Lloyd then presented her landscape plan for the garage, which calls for grates surrounding four honey locusts, Boston Ivy trained up the sides of the building, and plantings. The Board asked Lloyd to investigate whether any of the species she had specified were invasive.

MOTION: Weatherall moved to approve the landscaping plan, as submitted, with the condition that, if any of the proposed species were invasive, they would be replaced with a non-invasive species. Allen seconded the motion. The motion passed by a vote of 4 to 0.

**53 Island Park Road: Request by Robert Price, Sr. and Cynthia Allen, for determination of adequacy of access.** Attorney Richard Kallman, Cynthia Allen, John Price and engineer John Morin appeared before the Board. Kallman summarized the contents of his November 11, 2005, memo to the Planning Board, and Allen and Price recalled their family's use of the extension of Island Park Road as children. The Board discussed whether this project satisfied the criteria set forth in the Town's adequacy of access regulations, or if a community benefit would be served by instead requiring the applicant to go through the subdivision process. The Board scheduled a site visit for Saturday, December 3 at 9:00 a.m.

**Egret Estate Subdivision: Request by the Proprietors of Great Neck for extensions for completion of construction from November 6, 2006 to November, 2008.** Gibbs summarized the applicant's request; Ryan expressed a dislike for the continued extension of projects and suggested that the Board reserve judgment on the request until the summer of 2006.

## ADJOURNMENT

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

The meeting adjourned at 9:45 p.m.

Respectfully submitted,

Kate Day

The Planning Board approved these minutes on December 8, 2005.