

**IPSWICH PLANNING BOARD MEETING**  
**Thursday, December 8, 2005, 7:30 p.m.**  
**Room A, 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 December 8, 2005, at 7:30 p.m. in Room A, 2nd floor of Town Hall. Board members Tim Purinton, Mike Ryan, Robert Weatherall, John Soininen and Charlie Allen attended, with Allen arriving at 7:50 p.m. Associate member Emily Levin, Planning Director Glenn Gibbs and Planning Assistant Kate Day were also present.

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

**CITIZEN'S QUERIES**

There were none.

**OTHER BUSINESS**

**197 High Street. Follow-up request by James Baker for release of surety.** After a brief discussion, the Board agreed to allow the use of a silt sack in the catch basin in front of 195 High Street, instead of holding the applicant to the requirement for the installation of a deeper catch basin. Mr. Baker agreed to clean and maintain the silt sack on a regular basis to prevent the buildup of sediment in the basin. Based on this, the Board concluded that all conditions for the release of surety had been satisfied.

**PUBLIC HEARINGS**

**87 High Street. Request by Sarah Winderlin for a Special Permit to allow the conversion of an existing detached studio building into a dwelling unit.** Sarah Winderlin and attorney Rich Kallman appeared before the Board. Kallman summarized the application and reviewed the plan, noting that the existing single-family home in the front of the property would be converted into a two-family. The Board queried Kallman and Winderlin on parking, utilities, and proposed circulation on the site. Kallman, noting the absence of regular member Charlie Allen, requested that the Board authorize Emily Levin to be a voting member of the Board for this Special Permit application.

MOTION: Soininen moved to authorize associate member Emily Levin to be a voting member of the Planning Board for the purposes of the Special Permit application for 87 High Street. Ryan seconded the motion. The motion passed by a vote of 4 to 0.

Purinton asked how the applicant proposed to conform with the affordability requirement associated with the proposed use, and Kallman indicated that Winderlin preferred the payment-in-lieu option. *[Board member Charles Allen arrived at 7:50 p.m.]* Ms. Winderlin indicated that she anticipated charging approximately \$1,000 to \$1,200 per month for the two units proposed for the existing house, and proposed to make a \$10,000 payment to the Affordable Housing Trust

Fund for the conversion of the existing studio unit to residential use. The Board scheduled a site visit for Saturday, December 10 at 9:30 a.m.

MOTION: Allen moved to continue the public hearing to January 5, 2006. Ryan seconded the motion. The motion passed by a vote of 5 to 0.

**30A Mitchell Road. Request by David Horrigan for a Special Permit to allow an establishment for the repair and/or service of automobiles and trucks.** Horrigan summarized his request; Gibbs noted that the current use of the parking area is inconsistent with the approved site plan dated May 14, 1998. Allen observed that the permit request might provide an opportunity to obtain a community benefit by requiring the clean up of the site. The Board decided to conduct individual site visits prior to the next meeting.

MOTION: Ryan moved to continue the public hearing to January 5, 2006. Soininen seconded the motion. The motion passed by a vote of 5 to 0.

**4 Barnside Drive/387 Linebrook Road. Request for Scenic Road approval to allow the removal and relocation of stonewall in order to create driveway access to Linebrook Road.** Judy Field summarized her request, noting that she contacted Bob Gravino of the Ipswich Department of Public Works to discuss the proposed driveway cut. Field indicated that she has no legal access to her home because no easement was granted by the abutter over the common driveway she currently uses. Gibbs questioned the use of 4 Barnside as legal address. Abutter Jim Engel was generally sympathetic to the proposal and stated that the removal of the trees in question would not be objectionable; he indicated his preference to site the driveway closer to Barnside Drive so that lights from cars using the proposed driveway would not intrude on his sitting area. He supported Bob Gravino's comments, submitted in a DPW memo dated December 8, 2005, regarding drainage and paving. Weatherall suggested that a gentle curve could be added to the driveway to help mitigate headlight trespass on the Engel property. Allen asked that the proposed apron area be staked, and the Board decided to conduct individual site visits to the property prior to the next meeting. Purinton requested that the new driveway location, showing the proposed apron, be incorporated into a revised plan, and that the driveway width beyond the driveway entrance should be reduced to 10 feet. He suggested that a draft decision be prepared for the Board's consideration at their next meeting.

MOTION: Ryan moved to continue the public hearing to January 5, 2006. Allen seconded the motion. The motion passed by a vote of 5 to 0.

## **CONTINUED PUBLIC HEARINGS**

**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. Purinton and Allen, both of whom attended the site visit on November 26, 2005, summarized their observations for the Board, questioning whether the proposed decks exceeded the requirement that a residential conversion of an accessory building remain within the existing building envelope. Bullis noted that the decks would be removed from the plan. The Board queried Bullis regarding parking, and Purinton suggested revising the parking layout for the Board's review at the next meeting. Bullis agreed to supply revised plans, along with photographs showing the roof line of the building. He indicated that the exterior materials to be used on the building would be stucco and clapboard;

windows will be vinyl exterior-clad wooden windows. Allen noted that the abutters present at the site visit appeared to be comfortable with the plan as proposed. The Board discussed ways to structure the affordability provision for this project, and agreed to have a draft decision prepared for the next meeting.

MOTION: Allen moved to continue the public hearing to January 5, 2006. Weatherall seconded the motion. The motion passed by a vote of 5 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: Allen moved to continue the public hearing at the applicant's request to January 5, 2006. Weatherall seconded the motion. The motion passed by a vote of 5 to 0.

**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 January 5, 2006. Allen seconded the motion. The motion passed by a vote of 5 to 0.

**OTHER BUSINESS**

**4 Perkins Lane: Request for release of surety.** Judy and Amy Comeau appeared before the Board. Gibbs summarized the history of the two-lot subdivision off Town Farm Road, noting that about \$3,000 remains subject to a Tripartite Agreement. The approved plans called for gutters on the house to be connected to a dry well and, while the gutters have been installed, they are not yet connected. According to a letter received from the contractor, Mr. Vlahos, the dry wells are in place. Soininen indicated that he would support requiring the Comeaus to complete the connection prior to the final release of surety. Engineer Larry Graham, who designed the plan, was in the audience on another matter; he offered to speak to Vlahos and determine what would need to be done to make the connection. Purinton suggested that rain barrels might be an alternative to use of the drywell. The Board agreed to resume discussion of the request on January 5, 2006, after Graham has had the opportunity to discuss the matter with Vlahos.

**53 Island Park Road: Request by Robert Price, Sr. and Cynthia Allen, for determination of adequacy of access.** Attorney Richard Kallman, noting that his clients were not able to be in attendance, asked the Board for feedback after the site visit of December 3. After a brief discussion, the Board indicated that it would be disinclined to recognize Island Park Road as a traveled way under the Town's adequacy of access regulations, and Kallman agreed to convey the Board's opinion to his clients.

**40 Turnpike Road. Review and discussion of revised plan.** Rich Kallman and Dave Grasso reviewed proposed changes to the site plan. Kallman indicated that the property has been staked. Gibbs asked if the light fixture currently in place has been checked for conformance with the original, approved site plan. After a brief discussion with the abutters regarding drainage problems in the easement area, the Board requested a detail of the area be provided to the Board at the next meeting and further requested that John Judd of Gateway Engineering appear before the Board to discuss possible remedies to the problem. Robert and Anita Russo of 38 Turnpike

Road queried Kallman regarding areas of encroachment. The Board requested that Kallman provide a punchlist of outstanding issues regarding trees, drainage and parking for the next meeting.

**210 High Street (Carwash). Request for endorsement of plans.** Gibbs reviewed the list of conditions for endorsement, and indicated that all had been satisfied.

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

**Turkey Hill Lane Definitive Subdivision Plan. Request for endorsement of plans.** Gibbs reviewed the list of conditions for endorsement. The Board asked to see evidence of an executed performance guarantee, and asked that the applicant submit final versions of the easements and the declaration of trust for review prior to the next meeting, at which time the Board would again take up the request for the endorsement of the plans.

**Discussion: Proposed regulation change for payment-in-lieu option.** Allen summarized his discussion with the Housing Partnership of the proposed changes. After a brief discussion, the Board agreed to request that the Partnership support the revisions through a vote to endorse the proposed changes.

## **APPROVAL OF MINUTES**

MOTION: Weatherall moved to approve the draft minutes of November 17, 2005. Allen seconded the motion. The motion passed by a vote of 5 to 0.

## **ADJOURNMENT**

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

The meeting adjourned at 11:00 p.m.

Respectfully submitted,

Kate Day

The Planning Board approved these minutes on \_\_\_\_\_.