

**IPSWICH PLANNING BOARD MEETING**  
**Thursday, February 16, 2006, 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 February 16, 2006 at 7:30 p.m. in Room C, 2nd floor of Town Hall. Board members Tim Purinton, Robert Weatherall, Charles Allen and John Soininen attended. Associate member Emily Levin, Planning Director Glenn Gibbs and Planning Assistant Kate Day were also present.

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

**CITIZEN'S QUERIES**

There were none.

**OTHER BUSINESS**

**Proposed 40B development, Locust Street.** After a brief discussion, Tim Purinton agreed to draft comments on behalf of the Board for consideration by the Selectmen. The Board's comments will be incorporated into a letter from the Selectmen to Mass Housing relative to the project eligibility application submitted by KC, LLC, for a 40 unit for-sale housing development off Locust Street and Town Farm Road.

**240 County Road. Request for minor modification of Site Plan Approval by New England Biolabs for gatehouse renovation.** Architect Tom Mayo and Charlie Wear of Meridian Associates appeared before the Board. Mayo summarized changes proposed to the parking and access drive to service the gatehouse building; the latter will serve as a short-term residence for visiting scientists. Because of handicapped access and parking requirements, the proposed modification calls for the removal of the current paving of grass-lined paving blocks, to be replaced with bituminous paving in the area in front of the gatehouse.

MOTION: Allen moved to find the proposed change a minor modification. Weatherall seconded the motion. The motion passed by a vote of 4 to 0.

MOTION: Allen moved to approve the minor modification, on the condition that the change be reflected on the as-built plan to be submitted upon the completion of the project. Weatherall seconded the motion. The motion passed by a vote of 4 to 0.

**PUBLIC HEARINGS**

**41 Candlewood Road. Request by David Strouss for Scenic Road approval to allow the removal of 12 feet of stone wall and trees in order to create driveway access.** Purinton read the public notice. Strouss indicated that the proposed driveway would provide access to a barn, and that an adequate turning radius for horse trailers and hay delivery vehicles necessitated the provision of an 18' opening at the road. The stones to be removed from the wall in order to

create the driveway cut will be used to rebuild and enhance the existing stone wall along Candlewood Road. Strouss noted that the driveway surface will be Linpack. Purinton asked the applicant to stake the apron and the drive, and Board members agreed to individually visit the site prior to the next meeting. Strouss agreed to have Hancock Associates revise the plan to show the proposed apron, and the Board requested that a draft decision be prepared for the next meeting.

MOTION: Weatherall moved to continue the public hearing to March 9, 2006. Allen seconded the motion. The motion passed by a vote of 4 to 0.

**Proposed payment-in-lieu regulation. Revise current fee requirement for the inclusionary housing payment-in-lieu option for newly constructed multi-family developments up to nine units in size, pursuant to I.3.a.(1) of the Ipswich Protective Zoning Bylaw.** Purinton read the public notice. Michael Schaaf, Chairman of the Affordable Housing Partnership, joined the Board for a discussion of the proposed changes. Gibbs and Allen reviewed the draft and a discussion ensued. Gibbs noted the need for additional language to prevent phasing of projects intended to evade the graduated fee structure, and Day indicated that she would research provisions used in other communities.

MOTION: Soininen moved to continue the public hearing to March 9, 2006. Allen seconded the motion. The motion passed by a vote of 4 to 0.

## **CONTINUED PUBLIC HEARINGS**

**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 presented a site plan; after a brief discussion, the Board asked for a revised plan showing plantings, the berm closing off access from Mitchell Road, and striping of the paved lot to delineate parking for various equipment to be stored on the site. Horrigan agreed to provide a revised plan and the Board requested that a draft decision be prepared for the next meeting.

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

**36 High Street. Request by Bilken Real Estate Trust for a Special Permit to allow the conversion of an accessory building to a residential unit.**

MOTION: Weatherall moved to continue the public hearing at the applicant's request to March 9, 2006. Soininen 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: Weatherall moved to continue the public hearing at the applicant's request to March 9, 2006. Soininen 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.** George Zambouras of Atlantic Engineering reviewed changes made to the plan to accommodate the subcommittee's comments, and responded to comments made in VHB's review memo of February 16, 2006. Zambouras indicated that he would provide a response letter to VHB and revise plans to reflect their comments. The Board requested that a draft decision be provided for the next meeting.

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

## **OTHER BUSINESS**

**Discussion: potential articles for Fall Town Meeting.** Gibbs reviewed his memo dated February 15 outlining potential zoning amendments. Soininen suggested that the Board consider how best to prevent the persistent problem of significant disparities between approved plans and projects as built; Gibbs responded that a regulation would be the most appropriate way to address this. Gibbs also suggested that clearer communication with the applicant at the time the decision is issued might help prevent such problems. Soininen also suggested changing the bylaw regarding the conversion of accessory units to include more explicit affordability provisions; the Board concurred.

**185 Topsfield Road. Discussion of outstanding items; request by applicant for additional waiver.** Larry Graham and Henry Wright appeared before the Board. Gibbs summarized the applicant's request to allow a waiver so that construction could proceed prior to the installation of a binder course, and the Board agreed to allow the waiver. Graham asked the Board for permission to change the access road's name from "Wright Way" to "Mary's Way" and the Board agreed that this would be acceptable provided that it met with the approval of the Police Chief. Gibbs also noted that VHB had expressed a concern that the drainage design might, under peak storm circumstances, cause sheeting of water over Topsfield Road. After a discussion, Graham suggested modifying the drainage plan to include a grated outlet at station 80.8 with a lip designed to accept additional flow, and indicated that he would amend the plan accordingly. Graham indicated that he would bring the revised plan before the Board for endorsement at the next meeting.

## **APPROVAL OF MINUTES**

MOTION: Weatherall moved to approve the draft minutes of January 26, 2006. Allen seconded the motion. The motion passed by a vote of 4 to 0.

## **ADJOURNMENT**

MOTION: Allen moved to adjourn. Weatherall seconded the motion. The motion passed by a vote of 4 to 0.  
The meeting adjourned at 9:55 p.m.

Respectfully submitted,

Kate Day

The Planning Board approved these minutes on March 9, 2006.