

IPSWICH PLANNING BOARD MEETING
Thursday, June 8, 2006, 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 8, 2006 at 7:30 p.m. in Room A, 2nd floor of Town Hall. Board members Tim Purinton, John Soininen, Bob Weatherall and Charlie Allen attended. Associate member Emily Levin, Planning Director Glenn Gibbs and Planning Assistant Kate Day were also present.

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

CITIZEN'S QUERIES

There were none.

OTHER BUSINESS

31 Washington Street. Request by Joseph Wright and Charles Horton for discussion of potential three-family condominium project under Footnote 11. The Board discussed in general terms with Wright and Horton the possible scenarios for development of this 12,000 square foot corner lot. One option discussed was to keep the original house currently on the lot intact, and to construct a new duplex with two units averaging 1600 square feet each. Gibbs noted that three units would be required in order for the project to be considered under a Special Permit. A general discussion ensued.

PUBLIC HEARING

98 Central Street. Request by North Shore Housing Trust for a Special Permit to allow the conversion of an existing detached building into a dwelling unit under Section V, Footnote 23. Jim Haskell, representing the North Shore Housing Trust, and architect Mat Cummings appeared before the Board. Haskell noted that the project calls for the preservation of the two existing apartments currently occupied at 98 Central Street as permanently affordable, potentially to be sold to the existing tenants, and the conversion of an accessory carriage house into a third unit. Cummings indicated that six parking spaces would be provided, the paved driveway might be converted to pea stone, siding would be smooth sided cement clapboard, and windows would be replaced with replacement sash. Abutters Edgar and Elaine Turner asked if the fence would remain the same height and whether the buildings would be hardwired to the fire department; Cummings responded affirmatively to the former and negatively to the latter. Haskell requested that the Board waive the Special Permit fee of \$500 in light of the applicant's non-profit status that the project's purpose is the provision of affordable housing. The Board decided to defer a decision on the waiver request until the next meeting. The Board scheduled a site visit for Wednesday, June 14 at 6:30 p.m.

MOTION: Allen moved to continue the public hearing to June 22, 2006. Soininen seconded the motion. The motion passed by a vote of 4 to 0.

55 Mitchell Road. Request by 55 Mitchell Road Nominee Trust for site plan review for construction of two new contractor storage buildings and a new wood working shop at 55 Mitchell Road (Map 21 Lot 18J). Al Taney of Hancock Associates and owner Kevin McGuinness appeared before the Board. The Board discussed lighting issues, asking that lights be put on a 15-minute shut-off timer, and further requested that cut sheets for fixtures be submitted. Abutter Kelly Kloub asked if the Board would consider restricting the hours during which tenants could actively use the area outside their storage units for equipment operation and the Board agreed to include language in the decision to this effect; the applicant indicated his willingness to also add these terms to lease documents as well. The Board asked the applicant to also submit door and siding details, and to add turning radii to the plan. Weatherall and Soininen offered to serve as a subcommittee for this project and scheduled a subcommittee meeting for Wednesday, June 14 at 5 p.m.

MOTION: Weatherall moved to continue the public hearing to June 22, 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: Soininen moved to continue the public hearing at the applicant's request to June 22, 2006. Weatherall seconded the motion. The motion passed by a vote of 4 to 0.

OTHER BUSINESS

151 and 153 High Street. Request by Robert Statho for modification to Special Permit for the Arbor Inn, who appeared before the Board to request a change in surface material for the pathway leading from the parking lot. After some discussion, the Board concluded that Weatherall would visit the site and make a recommendation.

Application by River Road Realty Trust for Definitive Subdivision Approval for a two-lot subdivision at 76 Paradise Road. Gibbs indicated that he still needed additional time to work out details of the draft decision with the DPW director, and recommended that the Board continue to defer action on the draft decision until the next meeting.

113 Pineswamp Road. Request by attorney Peter Ross, on behalf of his client, Ross Adams, for endorsement of the subdivision plan for 111-113 Pineswamp Road. Gibbs noted that there were some conditions associated with the decision, all of which have been satisfied with the exception of the execution of an access and utility easement, which was submitted to the Board during the meeting.

MOTION: Soininen moved to establish a Conditional Approval Contract for the lot, and to authorize Gibbs to endorse the plan when evidence is submitted that the easement has been recorded. Weatherall seconded the motion. The motion passed by a vote of 4 to 0.

Request by Turner Hill Preservation Associates LLC to extend the terms of the December 4, 2003, modification of the GEPD Special Permit to allow additional time for the construction of 18 affordable units on County Road. Attorney Don Greenough, representing the YMCA, submitted a written request to withdraw the request for an extension. Gibbs read the letter. The Board decided to defer acceptance of the letter until the matter could be placed on the Board's agenda.

General discussion of Planning Board matters. Allen and Soininen discussed having a member represent the Planning Board on Town discussions involving bridge reconstruction, flood recovery and sidewalk/paving issues. Soininen offered to fill the role. A general discussion ensued regarding the Planning Board's role in overall civic and planning-related issues, and the Board expressed an interest in greater involvement. Allen notified the Board that he is planning on stepping down, but expressed his willingness to continue to serve as an advisor to the Board on zoning matters and assist with Town Meeting.

Discussion: potential articles for Fall Town Meeting. The Board reviewed Gibb's memo of May 18, and discussed who will be taking the lead on working with the Planning department's summer interns on the development of potential articles.

Discussion: summer meeting schedule. The Board set a summer meeting schedule of June 22 (or possible June 29), July 13, July 27, and August 24.

APPROVAL OF MINUTES

MOTION: Soininen moved to approve the minutes of the meeting of May 17, 2006. Weatherall seconded the motion. The motion passed by a vote of 4 to 0.

ADJOURNMENT

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

The meeting adjourned at 11:00 p.m.

Respectfully submitted,

Kate Day

The Planning Board approved these minutes on June 29, 2006.