

**IPSWICH PLANNING BOARD MEETING**  
**Thursday, June 29, 2006, 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 June 29, 2006 at 7:30 p.m. in Room A, 2nd floor of Town Hall. Board members Tim Purinton, John Soininen, Charlie Allen, Mike Ryan and Bob Weatherall attended, with Weatherall arriving at 8:10 p.m. Associate member Emily Levin and Planning Director Glenn Gibbs were also present.

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

**CITIZEN'S QUERIES**

There were none.

**OTHER BUSINESS**

**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 July 27, 2006. Ryan seconded the motion. The motion passed by a vote of 4 to 0.

**APPROVAL OF MINUTES**

MOTION: Allen moved to approve the minutes of the meeting of June 8, 2006, as amended. Soininen seconded the motion. The motion passed by a vote of 4 to 0.

**FORM A**

**30 South Main Street. Form A applicant Entertainment Management Corporation for Form A lot line adjustment at former Town Hall property.** Doug Trees presented the Form A mylar. Gibbs reviewed the reciprocal easement issues. A brief discussion ensued.

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

**OTHER BUSINESS**

**31 Washington Street. Request by Joseph Wright and Charles Horton for discussion of potential three-family condominium project under Footnote 11.** Joe Wright and Charles Horton discussed their concept and reviewed discussions that had been held with Planning Director Glenn Gibbs since the last meeting. Purinton and Soininen raised questions about zoning and Special Permit issues. Soininen voiced the opinion that in general the Board has been supportive of this type of proposal and density, provided that this new proposal would be

subject to neighborhood and Design Review Board input. Gibbs voiced concerns about the design sketches that had been offered to date. Wright and Horton indicated that they planned to formalize their team shortly. Rob White of 32 Washington Street raised questions about square footage as it relates to multi-family development. Soininen responded with clarification of Footnote 11. Discussion ensued. Applicants suggested that the process be started by a letter from the Town suggesting that the use of the infill provision is a possibility.

## **PUBLIC HEARING**

**61 Mitchell Road.** Request by Milton Hamilton for a Special Permit to allow the repair of boats and/or automobiles and storage of boats at 61 Mitchell Road (Map 21, Lot 109). Purinton read the public notice. Gibbs provided background concerning the potential use by a prospective tenant. Milton Hamilton gave an overview of his tenant's business. Usually there are four or five boats present. Tim Purinton asked about abutters. Allen suggested a site visit and further review of the tenant's business. Gibbs suggested that there remain outstanding details on the building, such as lighting. Petr Kloub of 65 Mitchell Road suggested that he will be happy to raise his own questions during the site visit. His biggest concern is the usage of the railroad property. Kloub would like to see a demarcation of the property lines, etc. He is open to the materials but would like to see a permanent structure. KellyJane Kloub raised issues concerning particulates migrating off-site. They have a farm and are concerned about fiberglass repairs, etc. Weather all raised questions about cars versus boats. Levin suggested that EPA guidelines would govern activities on site. Discussion ensued. Levin offered to review OSHA regulations pertaining to boat repair. A brief discussion ensued regarding hours of operation. A site visit was scheduled for Wednesday, July 6, 2006, at 6:00 p.m.

MOTION: Soininen moved to continue the public hearing to July 13, 2006. Allen seconded the motion. The motion passed by a vote of 5 to 0.

## **CONTINUED PUBLIC HEARINGS**

**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. Cummings reviewed changes to the plans made in response to the Board's suggestions and a discussion ensued about the retaining wall and grading issues. Bob Weatherall asked for a detail of the retaining wall. Discussion ensued regarding the proposed deck and precedence issues. Allen reviewed the reasons why he does not oppose the deck, pointing out that greater affordability has been provided, representing a genuine community benefit. Haskell pointed out that all three units will be deed restricted. Haskell agreed to revise the grading plans to address concerns about building height as viewed from the street. Soininen supported the request for a waiver of fees. Allen agreed.

MOTION: Allen moved to grant the requested waiver of the \$500 application fee. Purinton seconded the motion. The motion passed by a vote of 5 to 0.

MOTION: Allen moved to continue the public hearing to July 13, 2006. Soininen seconded the motion. The motion passed by a vote of 5 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 and presented the revised site plan. Soininen reviewed subcommittee discussions regarding lighting, screening and parking. Gibbs reviewed issues concerning parking inside the units and the standard the Board needs to consider with respect to waivers. Gibbs further reviewed landscaping requirements. Abutter Petr Kloub restated his concerns about his easement. Discussion ensued regarding landscaping and fencing alternatives. Soininen reviewed truck turning radius issues. The applicant will seek a waiver. As they will not be expecting large trucks the subcommittee felt that this was not a major concern as they demonstrated that the design could be altered to be in compliance if necessary. Discussion ensued regarding paving and drainage. The Board reviewed the waiver requests. The applicant agreed to revise the landscaping plan to improve screening. The Board requested that a draft decision be prepared for the next meeting.

MOTION: Weatherall moved to continue the public hearing to July 13, 2006.  
Soininen seconded the motion. The motion passed by a vote of 5 to 0.

## **OTHER BUSINESS**

**Partridgeberry Place.** Request by the Martins Companies for release of remaining two lots under Conditional Approval, establishment of Tripartite Agreement as surety for remaining improvements, and review of outstanding documentation to satisfy subdivision regulation close-out provisions. Gibbs reviewed the surety amounts and the draft Tripartite Agreement. The issue of the conservation restriction and how to complete that process was discussed. Martins expressed frustration with the fact that the state and the Town will not accept the CR.

MOTION: Soininen moved to accept the Tripartite Agreement to ensure completion of the road work and other items. Allen seconded the motion. The motion passed by a vote of 5 to 0.

MOTION: Allen moved that the conservation restriction be concluded prior to the release of any surety. Ryan seconded the motion. The motion passed by a vote of 5 to 0.

**40 Turnpike Road.** Request by Dale Theberge for endorsement of as-built plan. Attorney Richard Kallman discussed the plan and the sole outstanding item, which is the erection of a handicapped parking sign.

MOTION: Allen moved to accept the as-built plan. Soininen 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.** Gibbs reviewed the draft decision.

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

**29 County Road.** Review of site lighting, YMCA. Gibbs reviewed the site visit findings. Allen summarized his discussions with Jerry Beauchamp of the Y regarding shields for two of the light poles.

**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.**

MOTION: Allen moved to accept the request, submitted by Attorney Don Greenough on behalf of the YMCA, to withdraw the request for an extension. Ryan seconded the motion. The motion passed by a vote of 5 to 0.

**General discussion of Planning Board matters.** Gibbs reviewed the ZBA's action regarding 218 High Street and outlined alternative responses the Planning Board might consider.

**Discussion: potential articles for Fall Town Meeting.** The Board held a general discussion of articles proposed for Town Meeting.

## **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,

Mike Ryan

The Planning Board approved these minutes on July 13, 2006.