

IPSWICH PLANNING BOARD MEETING

Thursday, July 13, 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 July 13, 2006 at 7:30 p.m. in Room A, 2nd floor of Town Hall. Board members Tim Purinton, John Soininen, Mike Ryan and Bob Weatherall attended. 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.

FORM A

Form A applicant John Riley to reconfigure lot lines and create one non-buildable lot at 27 Pineswamp Road (Map 41A Lot 4).

MOTION: Ryan 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.

PUBLIC HEARING

35 Mitchell Road. Request by Douglas Trees for a Special Permit to allow the repair of boats at 35 Mitchell Road (Map 21, Lot 18). Applicant Douglas Trees and prospective lessee Chris Small appeared before the Board. Trees explained that the property, which he has owned for ten years, consists of a 10,000 square foot building in the front and a building in to the rear currently used for storage. He would like to now lease the latter for the repair of boats. Small indicated that his business consists of the repair of small racing yachts, noting that he would not anticipate storing more than six boats on the site. All boats are 30' or smaller. Chemicals would be stored in fireproof cabinets on the site. Purinton asked about anticipated hours of operation and Small responded that, while 9 to 5 from Monday to Friday would be his general hours, the permit might allow for operation between 7 a.m. and 7 p.m. Monday through Saturday to cover occasional contingencies. All sanding would occur inside, using dustless tools and fans with HEPA filters. The Board decided a site visit was not indicated, and requested that a draft decision be prepared for the next meeting.

MOTION: Ryan moved to continue the public hearing to July 27, 2006. Soininen seconded the motion. The motion passed by a vote of 4 to 0.

CONTINUED PUBLIC HEARINGS

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).

Milton Hamilton and Richard Burke appeared before the Board. Purinton summarized observations made during the recent site visit. The Board discussed screening requirements for the storage of boats and outstanding issues regarding the Site Plan Review decision for 61 Mitchell Road, which include the submittal of lighting cut sheets and the striping of the parking area. Abutter Kelly Kloub requested that, if a fence is installed, that care be taken to assure that it is put on or inside the property line; she noted that the current boat storage area is encroaching on the railroad's property. Petr Kloub showed photographs documenting the encroachment. The Board discussed requiring a six-foot high solid wooden fence along the railroad property line to the northern edge of the building to provide adequate screening for the boat storage operation and to limit future encroachment. Richard Burke, when questioned by Gibbs, indicated that only mechanical repair work would take place outside of the building, with all fiberglass work done inside with an air filtration/dust collection system in place. The Board decided to limit hours of operation for the mechanical repair work proposed to take place outside of the building from 7 a.m. to 7 p.m. Monday through Friday and Saturday from 8 a.m. to 4 p.m.. The Board elected to restrict the number of boats that could be stored on the site to a maximum of ten. The Board requested that a draft decision be prepared for the next meeting.

MOTION: Ryan moved to continue the public hearing to July 27, 2006. Soininen seconded the motion. The motion passed by a vote of 4 to 0.

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. Architect Mat Cummings and Jenny Raitt of the North Shore Housing Trust appeared before the Board. Cummings presented roofing and grading details, which were briefly discussed by the Board. The Board reviewed the draft decision.

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

MOTION: Weatherall moved to approved the draft decision, as amended. 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). Vaclav Talacko of Hancock Associates reviewed the revised plan. Abutter Petr Kloub presented a letter from his attorney, Peter Ross, recommending that no trees should be planted within Kloub's right-of-way. A lengthy discussion regarding screening and possible placement of trees and/or a fence ensued, as the Board evaluated ways to best satisfy the screening requirements of the Town's site plan review regulations. The Board directed Talacko to revise the landscaping plan to include plantings placed along the edge of the building and requested that a draft decision be prepared for the next meeting.

MOTION: Weatherall moved to continue the public hearing to July 27, 2006. Soininen seconded the motion. The motion passed by a vote of 4 to 0.

OTHER BUSINESS

36 Newmarch Street. Preliminary plan – Dorr Court. Engineer Larry Graham and applicants Mr. and Mrs. Dorr and Linda Bucci appeared before the Board. Graham explained that Mrs. Bucci would like to divide the lot, live in the existing house, and build a smaller home for her parents on the new lot. Graham indicated that the proposed subdivision would be a conventional one, and would not trigger the inclusionary housing provision of Footnote 26. The access right-of-way, which would remain private, would be included as part of the lot acreage. Graham indicated that the proposed subdivision would require two waivers: 1. a) reduction of the road width to the court or lane standard, from 16' to 14', b) to allow the driveway to be gravel-surfaced, and 2) reduction of the required right-of-way from 30' to 24'. The Board scheduled a site visit for July 20, 2006, at 6:30 p.m.

29 County Road. Review of site lighting, YMCA. Gibbs noted that no new information has been received and the Board did not discuss the matter.

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.

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

APPROVAL OF MINUTES

MOTION: Soininen moved to approve the minutes of the meeting of June 29, 2006, as amended. Purinton seconded the motion. The motion passed by a vote of 4 to 0.

EXECUTIVE SESSION

At 10:40 p.m., by motion of Soininen, seconded by Weatherall, the Board was polled and unanimously voted to adjourn to Executive Session for the purpose of discussing a matter under potential litigation. At 11:00 p.m., by motion of Soininen, seconded by Weatherall, the Board was polled and unanimously voted to close the Executive Session

ADJOURNMENT

MOTION: Weatherall moved to adjourn. Purinton 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 August 24, 2006.