

IPSWICH PLANNING BOARD MEETING
Thursday, September 21, 2006, 5:30 p.m.
Room 115, 1st Floor Town Hall

Pursuant to a meeting notice posted by the Town Clerk, a meeting of the Ipswich Planning Board was held on September 21, 2006 at 5:30 p.m. in Room A, 2nd floor of Town Hall. Board members Tim Purinton, Mike Ryan, and Bob Weatherall attended. Planning Director Glenn Gibbs, Planning Assistant Kate Day, former Board member Charlie Allen, and business owners Robert McNeil, Johanne Cassia, Fran Wiedenmann, Ray Morley, and Chris Saulnier.

Tim Purinton called the special meeting to order at 5:40 p.m.

CONTINUED PUBLIC HEARINGS

Proposed zoning amendments, Special Town Meeting October 16, 2006.

- **Affordable Housing Revisions:** Amend “VI. DIMENSIONAL AND DENSITY REGULATIONS, Footnote 28” by clarifying the minimum lot size and existing building requirements, expanding the number of lots within the IR District to which the footnote applies, reducing the amount of the payment in lieu of providing an affordable unit, and requiring, as a condition of approval, a payment into the Town’s Open Space Fund; amend “IX. SPECIAL REGULATIONS, I. Inclusionary Housing Regulations” by clarifying the allowable minimum lot size requirements under the exemption provided in “2b.”, and by revising the definition of affordability for rental and for-sale dwelling units in “3.a.”.
- **Miscellaneous Changes:** Amend the Protective Zoning Bylaw of the Town of Ipswich as follows: amend “III. DEFINITIONS” by revising the definitions of “Common Driveway”, “Inn”, “Hotel, Motel”, “Lot Line, Side”, and “Multi-family Residential Development”, and by adding a definition of “Parking Area/Facility, Commercial”; amend “V. USE REGULATIONS” by footnoting the use “Inn” within the Use Table to require a special permit under certain circumstances, and by revising footnote “23” relative to acceptable exterior changes associated with conversion of an accessory building to a residential dwelling; amend “VI. DIMENSIONAL AND DENSITY REGULATIONS” by revising the Table of Dimensional & Density Regulations by footnoting the use “Mixed Residential/Business Use” in the Central Business and General Business Districts to clarify the Minimum Lot Area requirement, and by adding the use “Two-family” within the Rural Residence B (RRB) row, and assigning it dimensional and density requirements, by revising “F. Requirements for Accessory Buildings and Structures” by further defining allowable attachments to accessory buildings and increasing the threshold size for accessory buildings, and by adding language to footnote 26. relative to an exemption from the provisions of Section IX.I.; amend VIII. SIGNS as follows: revise “B. Application” by adding language about requirements for signs associated with special permit or site plan approval projects, amend “C. Definitions” by revising definition of “Sign” to add description of “Hanging sign” and modifying description of “Sandwich Board Sign”, revise the definitions of “Temporary Sign” and “Window Sign”, and revise the reference to hanging signs in “D. Sign Requirements per Zoning District”, paragraph 4; amend “IX. SPECIAL REGULATIONS” by revising “A. Open Space Preservation Zoning, 5.d.” to eliminate a conflicting setback requirement, and revising “J. Accessory Apartment” by deleting an obsolete requirement from “m.” and revising “h.” by modifying the degree to which an existing dwelling can be expanded beyond the footprint to accommodate an accessory apartment; and amend the Official Zoning Map of the Town of Ipswich by rezoning a portion of 36 South Main Street, further identified as Parcel 113 on Assessor’s Map 42A, from Intown Residence (IR) to Central Business (CB).

Because of the business community members' interest in certain provisions of the Miscellaneous Changes article, the Board discussed it first. The concerns of the business owners focused on two proposed changes within the Miscellaneous article: proposed changes to the sign bylaw, and the proposed changes to the definitions of an **Inn** and a **Hotel, Motel**. Gibbs explained that the sign changes proposed in this article were technical, clarifying changes, not substantive ones. The change relative to the sandwich board sign was of particular interest to the business owners, as they were concerned that the clarifying language not be used to further restrict the ability of business owners to continue using sandwich board signs. After considerable discussion, the consensus of the group was that the language clarifying that a sandwich board sign could have six feet on each side made sense to adopt as part of the miscellaneous article.

Regarding the definitions of **Inn** and **Hotel, Motel**, Gibbs noted that the Board was modifying the proposed revision to the definition of **Hotel, Motel** by deleting language that the Chamber of Commerce was concerned might be overly restrictive. Gibbs further explained that the Board was not making a similar change to the **Inn** definition, because doing so would create the possibility that a restaurant could operate by right in the Intown Residential District, which is specifically prohibited by the zoning bylaw. After some discussion, Ray Morley, a bed and breakfast owner and operator, said he understood why the proposed change to the **Inn** definition was being left as is, and had no issue with it.

The Board then discussed the article that would revise two separate affordable housing provisions in the zoning bylaw. Former Board member Charlie Allen informed the Board that the Ipswich Partnership earlier that day had voted to recommend that the Planning Board delete the proposed changes to Footnote 28 in Section VI of the bylaw which would expand the applicability of the infill housing provision. Allen explained that the Partnership still supports expanding the applicability of the provision, but felt that the provision needs to address housing affordability better than it currently does. The Partnership is committed, Allen reported, to working further on provision and bringing it back for consideration next year. The Board decided to modify the article as suggested by the Partnership

Upon the conclusion of the discussion, the following motions were made:

MOTION: Ryan moved to close the public hearing on the proposed zoning articles.
Weatherall seconded the motion. The motion passed by a vote of 3 to 0.

MOTION: Ryan moved to recommend that the Town Meeting adopt the **Affordable Housing Revisions** and **Miscellaneous Changes** article as amended since its initiation on July 27th.
Weatherall seconded the motion. The motion passed by a vote of 3 to 0.

At 6:20 p.m., by motion of Weatherall, seconded by Ryan, the Board adjourned the meeting.

Respectfully submitted,

Glenn C. Gibbs

The Planning Board approved these minutes on October 5, 2006.