

**IPSWICH PLANNING BOARD MEETING**  
**Thursday, January 25, 2007 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 January 25, 2007 at 7:30 p.m. in Room A, 2nd floor of Town Hall. Board members Tim Purinton, Mike Ryan, and Bob Weatherall 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 7:30 p.m.

**CITIZEN'S QUERIES**

There were none.

**OTHER BUSINESS**

**210 High Street.** Request by Ken Ouellette for discussion of potential modification to Special Permit, Ipswich Carwash. Ouellette appeared before the Board, noting that his Special Permit stipulates that the carwash doors remain down at all times, except when vehicles are exiting the carwash. He asked the Board to re-consider this provision, asserting that his experience has shown that drivers passing by the carwash appear to assume that the business is not open when the doors are down and that keeping the doors closed will negatively affect his business. The Board suggested that he try using a combination of more actively managed signage and keeping the far right bay open, and indicated their willingness to re-visit the request later if these strategies prove ineffective.

**Willowdale Circle/5 Roberts Road.** Developer Mark Finn appeared before the Board to question an invoice submitted by VHB for consulting review services. Gibbs offered to contact VHB for further clarification on the invoice amount, and agreed to explore whether the amount could be brought closer to Finn's contention that \$1,100 would more closely reflect the scope of additional review services provided by VHB.

**CONTINUED PUBLIC HEARINGS**

**49 Turnpike Road: Request by Pelletier-Millbury Corporation for Site Plan Review for a proposed 5,000 square foot building with associated parking.** Applicant Parris Pelletier and engineer John Grenier appeared before the Board. Grenier presented a revised landscaping plan. The Board discussed the subcommittee meeting held on Wednesday, January 17, 2007. Grenier noted that he is seeking an amendment to the street opening permit clearly specifying that Mass Highway will allow the re-grading necessary within the right-of-way to provide for adequate sight distances; Gibbs asked that this be specifically addressed within the language of the permit itself. Ryan further questioned Grenier about the adequacy of sight distances. Cassandra Pezdirtz of 8 Alderson Drive reiterated her concerns regarding travel speeds and sight/stopping distances on this stretch of Route 1. Matthew Fionda of 7 Alderson Drive asserted that allowing the project would exacerbate problems at an already dangerous intersection, and reported that

typical speeds on this stretch of road generally are far in excess of the posted limit of 55 miles per hour. Purinton responded that the Board must comply with its own regulations; he acknowledged the abutters' concerns, but noted that the project is able to meet ASHTO standards and has been granted a curb cut permit by Mass Highway. Ryan weighed in on this issue, explaining that the Board cannot legally reject the proposed use on the sight distance grounds since Mass Highway has reviewed the project and issued a permit. Bob Stewart of 4 Alderson Drive noted that the Bradley estates intersection has a flashing yellow light to warn drivers. Gibbs suggested that the abutters write a letter to Mass Highway expressing their concerns and that they include suggestions on ways to improve sight lines and slow traffic in this area. The Board then asked the Planning Department to prepare a draft decision for the next meeting.

MOTION: Weatherall moved to continue the public hearing to February 15, 2007.  
Ryan seconded the motion. The motion passed by a vote of 3 to 0.

## **OTHER BUSINESS**

**218 High Street. Request by Southwest Realty Trust for a modification to a Multi-Family Special Permit to increase the number of dwelling units from 13 to 14 at 218 High Street.** Applicant Roger LeBlanc appeared before the Board. He noted that the modification to the Special Permit granted on January 4, 2007, only references the additional unit as a rental unit, and requested that the modification be altered to provide for the possible future sale of the unit. Gibbs noted that Town Counsel advised that a hearing be held in order to make such a change, and that further language be crafted to cover how the affordability provision would be enforced in this context. Gibbs suggested that such language could be agreed upon at the time that the unit was proposed for conversion to a condominium form of ownership. LeBlanc indicated that he would submit a letter to the Board requesting the modification, and Gibbs and LeBlanc agreed that they would work together on the specific terms and revisions to the Memorandum of Understanding at a separate meeting.

**Discussion: Partridgeberry Place.** Request for partial release of surety and request for waiver of bound marker requirements. Molly Martins reviewed the minimal amount of outstanding improvements remaining on this project, and summarized her request for partial release of surety made in her letter of January 19, 2007 to the Board. The Board discussed what amount of release would be appropriate, noting that currently a balance of \$52,934 is held in the Tripartite Agreement. Glenn Hazelton, Chair of the Open Space Committee, recommended that the full amount of surety be retained until remaining conservation restriction issues are thoroughly resolved. Purinton asked for an update on this issue; Martins indicated that the Hamilton-Wenham Open Land Trust will be meeting later this month to discuss accepting the CR, and that ECTA has agreed to hold the trail easement. Based on this, the Board agreed to a partial release of surety.

MOTION: Weatherall moved to hold a balance of \$30,000 in the Tripartite Agreement, and to release the balance of \$22,934 to Martins. Ryan seconded the motion. The motion passed by a vote of 3 to 0.

The Board then discussed Martins' request to waive boundary marker requirements in the tightest area of the circle at the end of the development due to space constraints; the Board suggested that, since a consulting engineer will be performing a site inspection shortly to verify the as-built plans, the engineer's guidance should be sought regarding the advisability of granting this request.

## **APPROVAL OF MINUTES**

MOTION: Weatherall moved to approve the minutes of January 4, 2007. Ryan seconded the motion. The motion passed by a vote of 3 to 0.

## **ADJOURNMENT**

MOTION: Weatherall moved to adjourn. Ryan seconded the motion. The motion passed by a vote of 3 to 0.

The meeting was adjourned at 9:20 p.m.

Respectfully submitted,

Kate Day

The Planning Board approved these minutes on February 15, 2007.