

IPSWICH PLANNING BOARD MEETING
Thursday, March 8, 2007 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 March 8, 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 Cathy Chadwick, Planning Director Glenn Gibbs and Planning Assistant Kate Day were also present.

Tim Purinton called the meeting to order at 7:30 p.m., welcoming new Associate Member Cathy Chadwick to the Board.

CITIZEN'S QUERIES

There were none.

OTHER BUSINESS

19 Plains Road. Request by Dorothy Enos for Preliminary Subdivision approval. Bob Grasso of Professional Land Services and Dorothy Enos appeared before the Board. Grasso reviewed the request for preliminary subdivision approval. Purinton urged the applicant's engineer to preserve the maximum number of trees on the site. The Board discussed the plan to pave a 12 foot road with two foot gravel shoulders on each side. Gibbs suggested creating a no-cut zone toward the southeast side of the driveway. Weatherall noted that the applicant should be required to show all existing trees, as well as any to be removed, and any trees to be planted. The Board recommended a change in the name of the proposed development, and asked to see a list of the requested waivers for the next meeting. Discussion ensued. Abutters Stephen Larson of 17 Plains Road and Ernie Delpero of 15 Plains Road raised various concerns including drainage, access and the potential for future development in the area.

PUBLIC HEARING

15 Spring Street. Request by Mark W. Robins for Special Permit to allow the conversion of an existing attached garage into a dwelling unit under Section V., Footnote 23 of the Zoning Bylaw.

MOTION: Ryan moved to continue the public hearing at the applicant's request to March 29, 2007. Weatherall seconded the motion. The motion passed by a vote of 3 to 0.

OTHER BUSINESS

Discussion: Potential Zoning Articles. Fall 2007 Town Meeting. Gibbs reviewed his memo dated March 7, 2007. The Board identified key priorities for potential zoning bylaw and other land-use related changes.

Discussion: Proposed High Street sewer extension. Gibbs noted that a warrant article for the upcoming Annual Town Meeting proposes the extension of the sewer line to the intersection of High Street with Paradise Road. The Board asked Purinton to write a letter to the Board of Selectmen, expressing a concern for both the process by which such infrastructure decisions should be made and the potential growth implications of such an extension.

Discussion: Potential modification to Special Permit, 152 County Road. The Board briefly discussed revised plans submitted by architect Peter Bullis dated March 1, 2007.

MOTION: Ryan moved to find the proposed modifications to be a minor modification to the Special Permit. Weatherall seconded the motion. The motion passed by a vote of 3 to 0.

MOTION: Ryan moved to approve the minor modification. Purinton seconded the motion. The motion passed by a vote of 3 to 0.

Discussion: 36 High Street. Request for modification to Special Permit. The Board briefly discussed proposed design changes, expressing general flexibility on the proposed exterior changes. However, the Board was not inclined to view the proposed addition of a deck as an acceptable change within the scope of the Special Permit.

Rescheduling of April meeting. The Board rescheduled the April 19 meeting to April 26, 2007 due to the anticipated absence of Glenn Gibbs.

APPROVAL OF MINUTES

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

ADJOURNMENT

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

The meeting was adjourned at 9:30 p.m.

Respectfully submitted,

Kate Day

The Planning Board approved these minutes on March 29, 2007.