

IPSWICH PLANNING BOARD MEETING
Thursday, March 29, 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 29, 2007 at 7:30 p.m. in Room A, 2nd floor of Town Hall. Board members Tim Purinton, Mike Ryan, Jim Manzi, Emily Levin and Bob Weatherall attended, with Weatherall arriving at 7:40 and Ryan arriving at 7:50. 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.

CITIZEN'S QUERIES

There were none.

APPROVAL OF MINUTES

MOTION: Manzi moved to approve the minutes of March 29, 2007. Levin seconded the motion. The motion passed by a vote of 3 to 0.

OTHER BUSINESS

19 Plains Road. Request by Dorothy Enos for Preliminary Subdivision approval. Engineer Bill Holt of Professional Land Services and Dorothy Enos appeared before the Board. Holt reviewed the request for preliminary subdivision approval. He noted that, at the Board's request, he provided a list of requested waivers dated March 13, 2007. Hold described changes to the plan, including the notation of existing tree locations and the corresponding notations for which trees would be retained and which trees would be removed. Hold noted that, if the requested waivers are granted, only four trees will need to be cut. The Board discussed the requested waivers and, in general, did not object to the requests. Manzi questions whether abutter Depero's easement is within the driveway area and Holt indicated that there would be a revised easement created to address this. The Board strongly urged the applicant to use granite curbing at the entrance to the driveway and discussed the other waiver requests. Abutters Stephen Larson of 17 Plains Road and Ernie Delpero of 15 Plains Road raised various concerns including drainage, access, curbing, and the requested waiver of the hydrant requirement. The Board concluded by expressing an inclination to grant all requested waivers except (2), where the Board indicated that they are inclined to request the applicant to use granite curbing, and (5), where the Board would defer granting any waiver of the street tree requirement until after a site visit was conducted during the actual construction process. The Board asked that the Planning staff prepare a draft decision for the next meeting, scheduled for April 26, 2007.

MOTION: Manzi moved to find that the request for Preliminary Subdivision approval meets with the general approval of the Board, and that the Board is inclined to view favorably the requested waivers, with the exception of the request to waive the granite curbing requirement and to defer consideration of the requested street tree waiver until

the project is under construction and a site visit is conducted. Weatherall seconded the motion. The motion passed by a vote of 5 to 0.

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. Gibbs reviewed the draft decision, highlighting the details of Condition 12 which specifies the details of the affordable housing restriction. The Board discussed the plan dated March 8, 2007, and made some minor amendments to the draft decision and restriction.

MOTION: Ryan moved to close the public hearing. Weatherall seconded the motion. The motion passed by a vote of 5 to 0.

MOTION: Weatherall moved to approve the draft decision, as amended. Levin seconded the motion. The motion passed by a vote of 5 to 0.

OTHER BUSINESS

49 Turnpike Road. Request for endorsement of plans, Site Plan Review. Gibbs reviewed the decision's list of requirements to be satisfied prior to the endorsement of the plan, recommending that items (9) (a) and (d) be deferred and that these be completed prior to the issuance of a building permit.

MOTION: Weatherall moved to modify Condition 9 of the original decision to allow items (a) and (d) to be completed prior to the issuance of a building permit. Ryan seconded the motion. The motion passed by a vote of 5 to 0.

MOTION: Manzi moved to endorse the plans. Ryan seconded the motion. The motion passed by a vote of 5 to 0.

76 Paradise Road. Request for endorsement of plans, Definitive Subdivision. Gibbs reviewed the original decision and reviewed the conditions to be met prior to plan endorsement. The Board asked John Paulson of Atlantic Engineering to complete the following prior to the endorsement of the plans:

- Revise Form F;
- Revise the shared driveway agreement, changing "shoulds" to "shalls" and having the agreement signed, notarized and dated;
- Revise plan sheet showing landscaping detail to include a reference to "8-10' evergreens"
- Consult VHB, and ask for review of infiltration chambers and provide evidence that the design as proposed meets with their approval;
- Submit a draft easement for access and utility purposed, to be reviewed by Board member Manzi prior to endorsement of plans.

Discussion: 36 High Street. Request for modification to Special Permit. Alex Coogan, architect, and owner Ann Hobson appeared before the Board. The Board briefly discussed the design changes outlined in Coogan's letter of March 21, 2007.

MOTION: Ryan moved to find the requested modifications to be minor modifications. Manzi seconded the motion. The motion passed by a vote of 5 to 0.

MOTION: Weatherall moved to approve the minor modifications, as requested. Manzi seconded the motion. The motion passed by a vote of 5 to 0.

29 Old Right Road. Request for modification, Site Plan Review. Peter Ogren of Hayes Engineering and Alick Woodward from Weir Valve summarized the proposed changes to the approved site plan. Ogren referenced his letter of March 22 to the Board outlining the proposed changes, and Woodward summarized the modifications he requested in his letter of March 15, 2007. These modifications are shown on the revised site plan dated October 2, 2002, as revised through March 20, 2007, and consist of the expansion of the septic system area, the addition of 45 parking spaces, and the installation of a second sign at the front of the building as both Weir and Kortec will occupy the building, as owner and tenant respectively. Woodward described the product line for Weir Vales as very large, with nuclear power plants being a typical client.

MOTION: Manzi moved to find the modifications requested to be minor modifications. Weatherall seconded the motion. The motion passed by a vote of 5 to 0.

MOTION: Manzi moved to approve the minor modifications. Weatherall seconded the motion. The motion passed by a vote of 5 to 0.

218 High Street. Review draft regulatory agreement and fair marketing plan. Roger LeBlanc appeared before the Board. Gibbs reviewed the Fair Marketing Plan and the Local Initiatives Program (LIP) agreement. A brief discussion ensued.

Pitcairn's Way. Request for partial release of surety. Gibbs reviewed Day's checklist of outstanding items dated January 18, 2007. The Board did not support requiring the applicant to verify the location of the underground electric utility line, as had been requested by the Utilities Department, noting that the plan had been stamped by a registered land surveyor. Tiro agreed to provide a certificate of title for each signatory to the easement for the public way; the easement is to be recorded prior to street acceptance. Gibbs offered to have the Planning Office try to obtain signed easements from the two abutters to the drainage swale area, noting that none had yet been secured. Tiro agreed to check with the neighbors regarding their thoughts on having a sign posting a 20 mph speed limit in the development, and indicated that he would report back to Gibbs after doing so. Tiro further agreed to raise several water connections, subject to approval by the Utilities Department.

MOTION: Manzi moved to release remaining surety, with the exception of \$2,600 to be held back pending completion of the water connection improvements, upon receipt of the certificates of title and the evidence that the easements have been recorded. Ryan seconded the motion. The motion passed by a vote of 5 to 0.

Discussion: Land-use Related Articles on Annual Town Meeting Warrant. Gibbs reviewed several warrant articles for the Board, including two addressing the Affordable Housing Trust Fund, the Hood Farm easement and the proposed High Street sewer extension.

MOTION: Ryan moved to oppose Article 22, which would authorize the extension of the High Street sewer line. Weatherall seconded the motion. The motion passed by a vote of 5 to 0.

MOTION: Manzi moved to support Article 25. Ryan seconded the motion. The motion passed by a vote of 5 to 0.

MOTION: Manzi moved to support Article 26. Ryan seconded the motion. The motion passed by a vote of 5 to 0.

MOTION: Ryan moved to support Article 28. Manzi seconded the motion. The motion passed by a vote of 5 to 0.

Update: Turner Hill Special Permit. Gibbs summarized recent developments: members of the Turner Hill golf club have signed a purchase and sales agreement to buy the course. Developer Ike Van Otterloo is endeavoring to purchase the remaining property at Turner Hill. Ryan expressed his concern that the remaining landscaping requirements be met, in particular along Topsfield Road and in front of the retaining wall to the left of the drive.

ADJOURNMENT

MOTION: Ryan moved to adjourn. Weatherall seconded the motion. The motion passed by a vote of 5 to 0.

The meeting was adjourned at 10:30 p.m.

Respectfully submitted,

Kate Day

The Planning Board approved these minutes on April 26, 2007.