

IPSWICH PLANNING BOARD MEETING
Thursday, October 25, 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 October 25, 2007 at 7:30 p.m. in Room A, 2nd floor of Town Hall. Board members Tim Purinton, Bob Weatherall, Mike Ryan and Brian Hone attended. Planning Director Glenn Gibbs and Planning Assistant Kate Day were also present.

Tim Purinton called the meeting to order at 7:30 p.m., and welcomed new member Brian Hone to the Board.

CITIZEN'S QUERIES

There were none.

OTHER BUSINESS

8 Bailey Street. Request for approval of as-built plan and completed site improvements.

MOTION: Ryan moved to approve the as-built and to authorize Gibbs to sign off on a Certificate of Occupancy for the project.

Wright Way Definitive Subdivision. Request by Henry Wright for review of potential amendment to lighting and landscaping plan. Mr. Wright appeared before the Board. He offered to grade and seed his frontage area along Topsfield Road, noting that he spoke with Bob Gravino and the DPW Director approved of this revised plan. Weatherall and Purinton indicated that they had visited to site. Purinton recommended that the requested changes be allowed, provided that the proposed lighting will be sufficient to illuminate the street numbers and the grading is done in a way that is acceptable to the DPW Director. It was further agreed that Wright would plant two full size (i.e., non-dwarf) fruit trees at the entrance to Mary's Way.

MOTION: Weatherall moved to allow the requested modifications to landscaping, lighting and drainage. Ryan seconded the motion. The motion passed by a vote of 4 to 0.

PUBLIC HEARINGS

439 Linebrook Road. Request by Robert and Georgia McHugh for scenic road approval to remove trees and brush and to relocate a section of stone wall to allow for a new driveway. Purinton read the public notice. After a brief discussion, the Board decided to conduct individual site visits and further discuss the request at their next meeting.

MOTION: Weatherall moved to continue the public hearing to November 15, 2007. Ryan seconded the motion. The motion passed by a vote of 4 to 0.

38 Topsfield Road. Request by Kevin Hoyle, Trustee, Grandview Realty Trust, for a Special Permit to allow a detached single-family residence under Section VI.B.Footnote 28 of the Zoning Bylaw at 38 Topsfield Road (Map 41D, Lot 59). Purinton read the public notice. Attorney James Kroesser and applicant Kevin Hoyle appeared before the Board. Kroesser briefly described the site and the request. A discussion ensued regarding whether the Board has the authority to review the plans and elevations for the building. Kroesser indicated that he and his client would be amenable to such a review. Weatherall suggested that the Board is also interested in energy efficiency and sustainable practices – the extent that the design would include these features would be considered a positive. Kroesser agreed to work with the Board on the building design and specifications. Purinton then invited public comment. Attorney Peter Ross, representing neighbors Paul Surpitski and Jimmy Walsh, raised two concerns: (1) to what extent will the proposed project exacerbate the neighborhood’s flooding problems, and (2) does the project have wetlands issues? Ross referenced a letter dated October 25, 2007, from David Pancoast. Kroesser responded that he is confident that wetlands will not pose an issue. Purinton cautioned that the Board is always very careful regarding drainage concerns. Abutter David French of 14 Safford Street said that he is very concerned about drainage and urged the Board to plan for any consequences which might ensue from additional development in this area. Vincent Falcione of 34 Topsfield Road stated that he is a partial owner of Center Street, and he objected to the inclusion of half of Center Street in lot area calculations. Purinton asked Kroesser to submit additional materials for the Board’s review prior to the next meeting, including drainage calculations, house plans, evidence of a ConsCom filing, and a site plan.

MOTION: Ryan moved to continue the public hearing to November 15, 2007.
Weatherall seconded the motion. The motion passed by a vote of 4 to 0.

CONTINUED PUBLIC HEARINGS

54-56 Washington Street. Request by Donald A. Finocchio for the following Special Permits pursuant to Section XI.J. of the Zoning Bylaw at 54-56 Washington Street (Map 41B, Lot 068): (1) to allow a multi-family (three unit) dwelling pursuant to Section V.D. of the Zoning Bylaw; (2) to allow alternative screening pursuant to Section VI.E.; and (3) to allow reduced parking pursuant to Section VII.K. Purinton read the public notice. Donald Finocchio appeared before the Board. He presented a site plan showing the proposed parking layout, and a hedge for screening. Purinton invited comments. Peter and Katrina Martineau of 5 Pleasant Street objected to the additional on-street parking needs the proposed project would create. Ryan said he felt the proposed on-site parking was insufficient and wondered if the Board might push for restricting parking on Washington Street. The applicant requested that the fee be reduced to \$300 as a waiver from the required \$500 application fee; the Board decided to wait and see how much time project review requires before making a decision. Gibbs said he would review the project with department heads and ask for their feedback. A subcommittee meeting was set for November 12 at 5:30 p.m.

MOTION: Weatherall moved to continue the public hearing to November 15, 2007.
Ryan seconded the motion. The motion passed by a vote of 4 to 0.

2 Turnpike Road. Request by Fiber Tower Corp. for a modification to a Special Permit, originally issued for 4 Turnpike Road on June 1, 2000; the modification would allow the installation of equipment at the existing 120' monopole at 2 Turnpike Road (Map 49, Lot 3) to

add two antennas, one two-foot dish antenna and one three-foot dish antenna, at the height of 101 feet on the existing monopole. Fiber Tower is also proposing to install a 4' x 4' equipment cabinet (on a concrete pad) within the existing fenced-in compound. Jen Lougee of Fiber Tower appeared before the Board. A brief discussion ensued regarding the replacement of dead screening materials and the Board decided to require the applicant to provide slatted vinyl to be inserted in the chain-link fence to better conceal the site. The Board concurred that, given the recurrent deer damage, it would be unreasonable to require replacement of the arbor vitae screen and the draft decision was amended accordingly.

MOTION: Weatherall moved to close the public hearing. Ryan seconded the motion. Hone abstained. The motion passed by a vote of 3 to 0.

MOTION: Weatherall moved to approve the draft decision, as amended. Ryan seconded the motion. Hone abstained. The motion passed by a vote of 3 to 0.

Potential amendment to the Community Development Plan (CDP) regarding energy-efficiency, sustainability and resource conservation. Day noted that Web Bingham, Chair of the CDP Implementation Task Force, was not able to attend this meeting – the Board decided to defer discussion until the next meeting.

MOTION: Ryan moved to continue the public hearing to November 15, 2007. Weatherall seconded the motion. The motion passed by a vote of 4 to 0.

OTHER BUSINESS

151-153 High Street. Review of Arbor Inn landscaping and site completion report. Owner Bob Statho appeared before the Board. Day reported that she had visited the site with Town Engineer Vicki Halmen and that Meridian had made the minor corrections requested to the draft as-built. Weatherall noted that he reviewed the condition of landscaping materials with Statho and reported that the project is “substantially complete” and supported the issuance of a permanent C.O.

MOTION: Ryan moved to approve the as-built plan and to find that the project is in compliance with the conditions of the Site Plan Review decision. Weatherall seconded the motion. The motion passed by a vote of 4 to 0.

25 Old Right Road. Request for minor modification regarding dumpster size and location. Aleck Woodward appeared before the Board on behalf of Weir Valve. He proposed a relocation of the existing dumpster, along with the addition of supplemental dumpsters, and submitted a site plan dated October 25, 2007. Woodward said that Weir Valve needs additional containers to fully accommodate their recycling needs; the Board expressed support for accommodating such a goal.

MOTION: Weatherall moved to find the proposed modification to be a minor modification. Ryan seconded the motion. The motion passed by a vote of 4 to 0.

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

36 High Street. Attorney Richard Kallman, representing owner Ken Hamilton, and residents Ann Hobson and Mr. Belperron appeared before the Board. After some discussion, the Board advised Kallman that paving should be removed to bring the site into compliance with the approved plan, and that the retaining wall adjacent to Ms. Hobson's house should be constructed of stone, as originally specified. The Board also expressed their displeasure that Ms. Hobson's building, as completed, differed significant from the approved elevations but decided against compelling her to make changes now that the structure is substantially complete.

227 Argilla Road. Request by Jeff Ries to discuss potential Special Permit application for conversion of existing accessory building into a dwelling unit. Ries sought the guidance of the Board, which advised him that, should he elect to pursue a Special Permit to use the converted garage on his property as a seasonal rental, Footnote 23 of the Table of Use Regulations would most likely be interpreted by the Board to mean that the unit would need to be permanently affordable, or used by a family member, or subject to a required payment into the Affordable Housing Trust Fund. Ries concluded that he will most likely pursue permission for an accessory apartment through the Zoning Board of Appeals.

Tee Time Golf. 84 Turnpike Road. Update on Cons.Com.status, and request for C.O. Gibbs noted the receipt of a fax from Ann Waisnor dated October 25, 2007 and provided a copy to the Board. He informed the Board that, based on a letter dated June 19, 2007, the Conservation Commission no longer had any outstanding issues with the project. He recommended that the Board discuss the request for a C.O. at the next meeting on November 15, 2007; Day will notify Mr. Nekoroski.

36 Newmarch Street. Request for modification of road surface and review of proposed construction schedule. Gibbs referred to an e-mail from Jason Carom. The Board was disinclined to allow the substitution of recycled asphalt for gravel. Gibbs will review the construction schedule and materials in greater depth with Carom and report back to the Board at the November 15, 2007, meeting.

APPROVAL OF MINUTES

MOTION: Ryan moved to approve the minutes of October 4, 2007. Weatherall seconded the motion. The motion passed by a vote of 4 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 11:05 p.m.
Respectfully submitted,

Kate Day

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