

IPSWICH PLANNING BOARD MEETING
Thursday, January 24, 2008 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 January 24, 2008 at 7:30 p.m. in Room A, 2nd floor of Town Hall. Board members Tim Purinton, Bob Weatherall and Brian Hone attended. Associate member Cathy Chadwick, Planning Director Glenn Gibbs and Planning Assistant Kate Day were also present.

Purinton called the meeting to order at 7:35 p.m.

CITIZEN'S QUERIES

There were none.

FORM A

215 Argilla Road. Request by Nathan B. and Hester C. Clapp to divide one lot into two at 215 Argilla Road. (Map 44, Lot 35)

MOTION: Weatherall moved to find that the subdivision control law does not apply. Hone seconded the motion. The motion passed by a vote of 3 to 0.

OTHER BUSINESS

185-189 Topsfield Road. Request by Henry Wright for approval of as-built plan and partial release of surety. The Board reviewed a list of work remaining to be completed with Mr. Wright, and reviewed Mr. Wright's letter dated January 23, 2008, listing outstanding items.

MOTION: Weatherall moved to release all but \$5,000 in surety for Wright Way. The remaining \$5,000 is to be held until improvements listed in Mr. Wright's letter of January 23, 2008, are completed. Hone seconded the motion. The motion passed by a vote of 3 to 0.

29 Old Right Road. Request for approval of as-built plan and authorization for Certificate of Occupancy, Weir Valve. Alick Woodward of Weir Valve appeared before the Board. Woodward recapped for the Board the various changes made to the originally approved plan for the site, noting that employment has expanded; at present, over 130 people work at the facility. Day noted that a few minor discrepancies need to be corrected on the as-built plan, and Woodward agreed to provide a revised set of the as-builts prior to requesting sign-off on the C.O.

MOTION: Weatherall moved to accept the as-builts, provided that the changes requested by Day (the designation of one handicapped spot, notation of additional parking spaces, and removal of the silo) are completed to the satisfaction of the Planning staff. He further moved to authorize the issuance of a C.O. once the changes are completed. Hone seconded the motion. The motion passed by a vote of 3 to 0.

146 High Street. Ipswich Shopping Plaza, request for modification to Site Plan Review approval. Architect John Weaver appeared before the Board to request that a shielded 175 watt metal halide fixture be allowed as a wall mounted fixture at the rear corner of the Connelly's section of the building. He noted that the original plan called for a fixture to be mounted on a freestanding light pole on the opposite side of the access drive but, due to unstable soils, the location is unable to support a permanent fixture. He submitted specifications for the proposed light and assured the Board that the fixture is fully shielded and that no light will bleed over the edge of the property on to the adjoining lot.

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

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

218-220 High Street Special Permit Modification. Discussion regarding affordable unit.

Roger LeBlanc appeared before the Board. He discussed the most recent Local Initiative Program (LIP) guidelines issued by the Department of Housing and Community Development (DHCD), and proposed an alternative he has discussed with Housing Coordinator Tom Bentley which would instead make the unit subject to the HOME funds program. LeBlanc said that, since he has a unit which will be vacant on February 1, he would like the Board's guidance on whether the HOME alternative might be acceptable, and whether the Board would consider allowing him to designate this unit, or another unit, as the affordable unit. Purinton said he had no objection to designating a different unit as the affordable one, and in general the Board's guidance appeared to be favorable on further exploring the use of HOME funds rather than LIP certification of the unit, on the assumption that the allocation of HOME funds would be contingent upon greater affordability of the designated unit.

61 Mitchell Road. Request by John Maestranzi for Planning Board's approval of request for Certificate of Occupancy. The Board reviewed the outstanding site issues identified by the Planning staff (erosion in areas being used for parking, damage to the fence at the rear of the property). The Board requested that the applicant install crushed stone in the parking area, line the street with several boulders to prevent roadside parking, and that the fence sections be re-installed in a more permanent fashion.

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

MOTION: Weatherall moved to approve the minor modifications. Hone seconded the motion. The motion passed by a vote of 3 to 0.

7 Ward Street. Request by William Graham for waiver of recording requirement. Gibbs summarized the history of the project, noting that an apartment for Mr. Graham's daughter was allowed by Special Permit, with a condition stipulating that the applicant was required to make the unit permanently affordable. Mr. Graham has asserted that he should not be required to bear the expense or the responsibility for recording the affordability restriction, a \$75 expense. The

Board noted that the grant of the Special Permit had conveyed considerable benefit to Mr. Graham and his family. The Board did not view the recording expense as being a significant burden.

MOTION: Weatherall moved to deny the requested waiver. Hone seconded the motion. The motion passed by a vote of 3 to 0.

CONTINUED PUBLIC HEARINGS

Potential amendment to the Community Development Plan regarding energy-efficiency, sustainability and resource conservation. The Board discussed the comments submitted by Tim Purinton and DPW Directory Bob Gravino. Based on the Board's feedback, Day indicated she would prepare a revised draft for review by the Board at its next meeting.

MOTION: Hone moved to continue the public hearing to February 14, 2008. Weatherall seconded the motion. The motion passed by a vote of 3 to 0.

81-83 Central Street. Request by 69 Central Street Trust for a Special Permit to allow a sixth unit in an existing residential apartment building under Section V.D. and XI.J. of the Zoning Bylaw (Map 30D, Lot 44).

MOTION: Weatherall moved to continue the public hearing to February 14, 2008. Hone seconded the motion. The motion passed by a vote of 3 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).

MOTION: Weatherall moved to continue the public hearing to February 14, 2008. Hone seconded the motion. The motion passed by a vote of 3 to 0.

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.

MOTION: Weatherall moved to continue the public hearing to February 14, 2008. Hone seconded the motion. The motion passed by a vote of 3 to 0.

OTHER BUSINESS

Update: Status of revisions to Subdivision Regulations. Gibbs updated the Board on the status of potential changes to the Subdivision Regulations. Purinton suggested that Jim Manzi be asked to review the major changes and it was agreed that the Board would proceed as expeditiously as possible on completing the revisions, even if that meant segregating out the Low Impact Development regulations for action at a later date.

Discussion: Zoning Reform Coalition, proposed framework for a “Land Use Partnership Act.” The Board discussed the proposed revisions and acknowledged the receipt, via e-mail, of Manzi’s comments. The Board gave Gibbs some direction for a response to be provided to the Coalition for Zoning Reform.

APPROVAL OF MINUTES

MOTION: Weatherall moved to approve the minutes of January 3, 2008. Hone seconded the motion. The motion passed by a vote of 3 to 0.

ADJOURNMENT

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

The meeting was adjourned at 9:33 p.m.

Respectfully submitted,

Kate Day

The Planning Board approved these minutes on February 14, 2008.