

IPSWICH PLANNING BOARD MEETING

Thursday, April 17, 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 April 17, 2008 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.

Purinton called the meeting to order at 7:30 p.m.

CITIZEN'S QUERIES

There were none.

OTHER BUSINESS

146 High Street. Proposed modifications to Ipswich Shopping Plaza approval, re: curbing, sidewalks, signage and turnout area on Route 1A. Bob Perry and architect Tom DeCiccio reviewed requested changes to the site plan review/special permit application, Gibbs reviewed the requested changes, and a discussion ensued. These proposed changes included modification to the handicapped ramps at the entrance, a change to the radius of the curb at the entrance to the plaza, and cleanup and regrading of the opposite side of High Street to make it easier for cars to pass to the right of those turning against the traffic into the plaza entrance. The Board reviewed a memo prepared by engineer Larry Graham addressed to DPW Director Bob Gravino in which Graham recommended several changes to the approved plans for the site.

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

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

Green, County and Summer Streets. Discussion of proposed sidewalk improvements. Engineer Larry Graham reviewed a proposed sidewalk and roadway design for the Green, County and Summer Street neighborhood. The Board discussed the design and provided some guidance, particularly regarding the sidewalk design for Green Street, and asked for the opportunity to review the final plans once they are completed, targeting the Board's May 29th meeting for final review.

Update and explanation: 210 High Street. Graham reviewed some corrected language in the O & M plan, as supplied in a handout provided to the Board.

Dorr Court. (discussion requested by Larry Graham, not on agenda) Jason Carom, contractor for the project, appeared before the Board. Gibbs noted that the project is close to completion, and that there are three remaining items to be completed: street trees, loam and seed, and the submittal of an as-built plan. The Board agreed to allow owner Linda Boutchie to post surety in the amount of \$10,000 against these items, and to release the applicant from the conditional approval contract (Form F) currently in place.

MOTION: Ryan moved to release the applicant from the Form F conditional approval contract provided that she posts a bond in the amount of \$10,000 with an executed Form E agreement, and that a street sign is installed. Hone seconded the motion. The motion passed by a vote of 4 to 0.

56 Washington Street. Request for review of outstanding items and for endorsement of plans. The Board reviewed a revised plan, along with a lease agreement specifying that a fine would be levied on tenants violating the parking agreement and a copy of a poster showing designated parking areas for tenants and guests. Gibbs noted that a memorandum of understanding regarding the affordable unit is in the process of being completed by the Housing Coordinator and the Board elected to allow Gibbs to approve the final language of the MOU on the Board's behalf.

MOTION: Ryan moved to accept the affordable housing memorandum of understanding contingent upon its review and approval by Gibbs. Hone seconded the motion. The motion passed by a vote of 4 to 0.

MOTION: Ryan moved to approve the parking plan and associated documents, and to vote to allow Gibbs to endorse plans upon the signing of the memorandum of understanding. Hone seconded the motion. The motion passed by a vote of 4 to 0.

113 Pineswamp Road. Request by Mr. and Mrs. Stephen Haberek for modification of Form F, waiver of domestic sprinkler requirement and street light requirement, and potential changes related to street tree preservation. Steve Haberek appeared before the Board. Gibbs noted that there is currently a Form F conditional approval contract that requires all road improvements to be completed prior to construction of the house. He suggested that, in order to allow the foundation to be built, the existing Form F could be released and a new Form F executed and recorded to allow only the foundation to be installed prior to the completion of the roadway. It was agreed that, at a later date, Haberek could post a performance bond against outstanding roadway improvements in order to proceed with the construction of the house.

MOTION: Weatherall moved to approved the revised Form F, and to release the earlier Form F – these must be recorded prior to sign-off on a foundation building permit. Hone seconded the motion. The motion passed by a vote of 4 to 0.

The Board then considered Haberek's request for a waiver of the requirement for a domestic sprinkler system. After a brief discussion, the Board indicated that they would only consider such a waiver if Haberek could present a letter from the Fire Department recommending that this requirement be waived.

The Board then indicated that, while disinclined to grant Haberek's request to waive the street light requirement, they would be open to his suggestion that a solar-powered light could be installed. He agreed to submit specifications for the proposed fixture for the next meeting.

With regard to the street tree preservation question, contractor Lou Vlahos suggested that one or perhaps two street trees might need to be removed in order to construct the road as specified on the plans, and that a small section of stone wall might need to be altered as well. The Board agreed to schedule a public hearing under the scenic road/tree warden hearing requirements for

the next meeting on May 8 and instructed Haberek to submit an application to the Planning office.

With respect to drainage, the applicant requested the relocation of a drainage line to accommodate the preservation of a 30" caliper tree.

MOTION: Weatherall moved to allow the proposed relocation of drainage. Hone seconded the motion. The motion passed by a vote of 4 to 0.

19 North Main Street. Request by Don Fouser to discuss outstanding special permit items. Weatherall reported that he called Fouser twice and his calls have not been returned. He will provide an update at the Board's next meeting on May 8.

36 High Street. Update on site improvements. Gibbs discussed the proposed cut backs to the paved area as discussed in a site visit with Ken Hamilton. The Planning office will give Hamilton the go-ahead to proceed and will monitor his progress.

Discussion: Potential zoning amendments, Fall Town Meeting. Gibbs updated the Board on the proposed articles. A general discussion ensued.

Other issues. Weatherall drew the Board's attention to the construction phase of the accessory dwelling at 152 County Road, noting that the structure has been "completely redone." He suggested that the project be reviewed for consistency with Footnote 23 to the use regulations in the zoning bylaw.

53 Island Park Road. Request by Robert S. Price, Sr., for a review of an application under the Planning Board "Rules and Regulations: Providing Adequate Access to Existing Lots" for a new road to be constructed to provide access to 53 Island Park Road (Map 23C, Lot 39A).

MOTION: Weatherall moved to continue the public hearing at the applicant's request to May 8, 2008. Hone seconded the motion. The motion passed by a vote of 4 to 0.

APPROVAL OF MINUTES

MOTION: Weatherall moved to approve the minutes of March 27, 2008. Hone seconded the motion. The motion passed by a vote of 4 to 0.

ADJOURNMENT

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

The meeting was adjourned at 9:55 p.m.

Respectfully submitted,

Kate Day

The Planning Board approved these minutes on May 8, 2008.