

## **IPSWICH PLANNING BOARD MEETING**

**Thursday, May 29, 2008 7:30 p.m.**

**Room A, 2<sup>nd</sup> 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 May 29, 2008 at 7:30 p.m. in Room A, 2nd floor of Town Hall. Board members Tim Purinton, Jim Manzi, Brian Hone and Bob Weatherall attended. Planning Director Glenn Gibbs and Assistant Planner Kate Day were also present.

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

### **CITIZEN'S QUERIES**

There were none.

### **OTHER BUSINESS**

**81-83 Central Street.** Request to amend special permit to allow a payment in lieu of providing one permanently affordable unit. Attorney David Rifkin appeared before the Board. He summarized the history of the project, and reported that a buyer for the property has been found. The buyer would prefer to pay \$10,000 into the Affordable Housing Trust Fund rather than place an affordability restriction on the property.

**MOTION:** Purinton moved to find the requested modification to be a minor modification. Hone seconded the motion. The motion passed by a vote of 4 to 0.

**MOTION:** Hone moved to amend the Special Permit by (1) striking all language in Condition 11, and (2) substituting the following: "11. In accordance with Section IX.I of the zoning bylaw, and prior to the issuance of a certificate of occupancy for a sixth unit, the Applicant is required to make a payment of \$10,000 to the Town for the Affordable Housing Trust Fund." Purinton seconded the motion. The motion passed by a vote of 4 to 0.

### **PUBLIC HEARING**

**80 Old Right Road.** Request for scenic road approval by Ronald Koning, Jr., to remove and reconstruct a section of stone wall. Manzi read the public notice. Ronald Koning appeared before the Board and described the condition of the stone wall at present, which has sunk and is in disrepair. He said he would like to reconstruct the wall so that it is 30 inches high and 30 inches wide. Manzi asked if additional stone would be required and Koning responded affirmatively. Purinton questioned Koning about his request to also remove two trees, and after some discussion, Purinton recommended that some brush or shrubs would soften the formality of the reconstructed wall. The Board discussed trying to narrow the driveway opening but Koning responded that this is an old cart path, shown on the recorded plan; he indicated that he would be willing to reduce the opening from 26 feet to 20 feet. Manzi questioned Koning about the proposed pillars, which the latter described as being three feet by three feet by four feet high, probably with a cap on top. Manzi asked if Koning would consider omitting the pillars and he responded that he would be willing to do so. Gibbs asked about the removal of trees, and noted

that this requires the approval of the tree warden. Manzi recommended leaving the public hearing open, but allowing the work on the stone wall to commence. The Board asked the applicant to attend the Board's meeting on June 19, and provided the following guidance for revising the plan: remove the pillars, narrow the opening to 20 feet, put the wall width and height on the drawing, and add a note specifying that the material would be all fieldstone, and that no cut stone would be used.

MOTION: Purinton moved to continue the public hearing to June 19, 2008. Hone seconded the motion. The motion passed by a vote of 4 to 0.

**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). Engineer John Morin and attorney Jill Mann appeared before the Board. The Board discussed the draft decision and made several revisions.

MOTION: Purinton moved to approve the draft decision as modified. Weatherall seconded the motion. The motion passed by a vote of 4 to 0.

**Dorr Court, 36 Newmarch Street.** Request by Linda Boutchie for approval of as-built plan and release of remaining surety. Linda Boutchie and engineer Larry Graham appeared before the Board. After a brief discussion and review of outstanding items, the Board approved a partial reduction in surety.

MOTION: Purinton moved to reduce the amount of surety to \$5,000. Hone seconded the motion. The motion passed by a vote of 4 to 0.

**Turner Hill Golf Club.** Request for modifications to Great Estates Special Permit to allow the installation of three tennis courts near Newman Hall and to modify screening requirements at the 9<sup>th</sup> hole. Engineer Larry Graham and owner representatives Dean Harrison and Bob Talbot appeared before the Board. Graham reviewed a revised concept plan dated May 29, 2008 showing the addition of two tennis courts and revised parking. He also asked the Board for a modification "in concept" subject to the submittal of engineered plans to modify the lower alley to include additional parking to help meet the need for parking for functions at the mansion. After some discussion, the Board decided a site visit would be useful and scheduled one for Tuesday, June 10 at 6:30 p.m. Talbot advised the Board that he is also working to rectify the "light situation" – Gibbs explained that, for Board members unfamiliar with the issue, full cut-off light fixtures were required and specified, but that non-shielded lights had actually been installed due to the contractor's ordering error. The Board agreed to continue the discussion regarding the tennis courts and parking at the next meeting.

**40 Plover Hill Road.** Modification to 1/8/03 site plan approval for wireless facility on the Plover Hill water tank, to allow the removal of three existing antennas, to be replaced with six new antennas, and to install three new pipe mounts. Carmen DeMarco appeared before the Board. Gibbs reviewed the history of this project, and a brief discussion of the requested modification ensued.

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

MOTION: Purinton moved to approve the requested modification. Hone seconded the motion. The motion passed by a vote of 4 to 0.

**Discussion: Green, Summer and County Street sidewalk improvements – second review.** Graham and the Board discussed the proposed improvements.

**Discussion: Potential zoning amendments, Fall Town Meeting.** Gibbs updated the Board, and suggested that the Board might defer changing the sign bylaw and the lighting regulations in order to provide more time to focus on higher priority items. A discussion of potential amendments ensued.

## **APPROVAL OF MINUTES**

MOTION: Hone moved to approve the minutes of May 8, 2008. Weatherall seconded the motion. The motion passed by a vote of 4 to 0.

## **ADJOURNMENT**

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

The meeting was adjourned at 10:00 p.m.

Respectfully submitted,

Kate Day

The Planning Board approved these minutes on June 19, 2008, 2008.