

IPSWICH PLANNING BOARD MEETING

Thursday, July 10, 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 July 10, 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, with Manzi arriving at 8:35. Associate member Cathy Chadwick and Planning Director Glenn Gibbs were also present.

Purinton called the meeting to order at 7:40 p.m.

CITIZEN'S QUERIES

There were none.

OTHER BUSINESS

Dorr Court. Request by Linda Boutchie for release of remaining surety. Engineer Larry Graham and owner Linda Boutchie appeared before the Board. Graham reviewed comments provided by Cuoco and Cormier, asserting that all items have been satisfactorily addressed. The question of whether the Ipswich Utilities Department had issued final approval of the transformer area was raised, and the Board decided to condition its approval of the release request upon receipt of written confirmation of this from Tim Henry.

MOTION: Purinton moved to approve the release of all remaining surety upon receipt by the Planning Department of written confirmation from the Utilities Department that all electrical improvements have been satisfactorily completed. Weatherall seconded the motion. The motion passed by a vote of 3 to 0.

PUBLIC HEARING

178 Argilla Road. Request by Richard and Lisa Sommers for approval for the removal of two trees pursuant to the scenic road and public shade tree statutes. Richard Sommers stated that two trees have been removed in order to provide power to residences on Sommers' property – he is before the Board because Bob Gravino, noting that the trees were within the Town's right-of-way, asked Sommers to contact the Planning Department and arrange to go through the scenic road process. Purinton asked if Sommers would be willing to replace the trees in kind, and Sommers responded with the suggestion that he would plant 2" caliper Austrian Pines outside of the utility easement. Weatherall indicated that he would like to conduct a site visit, asked that a plan be submitted, and also sought to obtain feedback from the Utilities Department regarding the required width of the easement and how replacement plantings might be sited. Purinton suggested that Weatherall be assigned the task of contacting the Utilities Director prior to the next meeting, and asked the applicant to bring a planting plan to the Board's meeting on July 24th. Gibbs suggested that the Board should require any tree planting be done in accordance with the planting provisions in the Board's Subdivision Regulations. The Board agreed to conduct individual visits to the site. Abutter Nat Clapp of 215 Argilla Road asked what sort of precedent any Planning Board action might set.

Motion: Weatherall moved to continue the public hearing. Hone seconded the motion. The motion passed by a vote of 3 to 0.

OTHER BUSINESS

Ipswich YMCA basketball/tennis court – consistency with site plan approval. Gibbs noted that the Building Inspector has expressed a concern that the basketball court behind the Y is now being used as a tennis/multi-purpose court, and has asked that the Planning Board weigh in on whether or not this might require a permit modification. After a brief discussion, the Board concurred that this is not a significant departure from the originally approved use and thus did not require a modification. Weatherall asked that the record show that, in his opinion, the lighting at the court is still unresolved and unsatisfactory.

[Manzi arrives at 8:35 p.m.]

APPROVAL OF MINUTES

Chadwick suggested that the minutes be amended to include the additional comment made by Armand Michaud that removal of trees by Town agencies requires Planning Board approval under the scenic road bylaw.

MOTION: Manzi moved to approve the minutes of June 19, 2008, as amended. Weatherall seconded the motion. The motion passed by a vote of 4 to 0.

CONTINUED PUBLIC HEARINGS

9 Abbott Lane. Request by Michael Wallis for a special permit to waive the rear setback dimensional requirement for the construction of a deck. Purinton summarized observations made by the Board during the site visit. No physical structures were observed encroaching on the Town land except for a rabbit hutch, but significant lawn encroachment was noted. Purinton asked if the applicant would be willing to monument the area to reclaim open space. Attorney Rich Kallman, representing the applicant, suggested that Wallis would be willing to build a bridge on Town land to provide better connectivity in the trail system. Ralph Williams of the Open Space Committee approved of the idea, agreeing that the bridge would be helpful in connecting the trail loop. Purinton asked if Wallis would be willing to curtail the use of pesticides and fertilizers on the Town land, and Wallis affirmed he would do so. Weatherall stated that he felt strongly that the lot corners abutting Town land should be monumented.

MOTION: Purinton moved to close the public hearing. Weatherall seconded the motion. The motion passed by a vote of 4 to 0.

MOTION: Manzi moved to approve the special permit to waive the rear setback dimensional requirement for the construction of a deck, provided that the applicant:

- 1.) make “best efforts” to work with appropriate boards to obtain all required approvals and to then build a bridge over the existing swale to provide better trail access along Town land;
- 2.) discontinue the use of fertilizer and pesticides on Town land; and
- 3.) provide monumentation at the lot’s rear corners.

Weatherall seconded the motion. The motion passed by a vote of 4 to 0.

OTHER BUSINESS

146 High Street. Proposed modification to site plan review to change fencing and sign at shopping center. Architect Joe Zelloe and Engineer Tom DiCicco appeared before the Board. Zelloe reviewed the request to alter the sign design to allow the address to appear at the bottom of the panel. DiCicco reviewed the revised fence design, noting that the requested modification is at the request of the Fire Department and will allow full access to the hydrant.

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

MOTION: Manzi moved to approve the requested modifications to the sign and fence. Weatherall 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 modify screening requirements at the 9th hole. Gibbs provided draft language for the Board's review, and Manzi suggested changing the expression "buildings or other development" to "buildings, structures, or other development." Gibbs will provide final language for the review and approval of the Board at the next meeting.

Mary's Way. Request by Henry Wright for release of remaining surety.

MOTION: Manzi moved to release all remaining surety. Weatherall seconded the motion. The motion passed by a vote of 4 to 0.

Discussion: Potential zoning amendments, Fall Town Meeting. Gibbs updated the Board on progress made since the last meeting, and a discussion of potential amendments ensued. Hone discussed the hazardous materials article, Weatherall reviewed the neighborhood conservation district, and Glenn reviewed the green space preservation development district article.

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 10:05 p.m.

Respectfully submitted,

Brian Hone

The Planning Board approved these minutes on July 24, 2008.