

**IPSWICH PLANNING BOARD MEETING**  
**Thursday, September 18, 2008, 7:00 p.m.**  
**Room C, 2<sup>nd</sup> Floor Town Hall**

Pursuant to a meeting notice posted by the Town Clerk, a meeting of the Ipswich Planning Board was held on September 18, 2008 at 7:00 p.m. in Room C, 2nd floor of Town Hall. Board members Jim Manzi, Tim Purinton, Brian Hone, Cathy Chadwick, and Bob Weatherall attended. Planning Director Glenn Gibbs was also present.

Co-Chair Jim Manzi called the special meeting to order at 7:07 p.m.

**CONTINUED PUBLIC HEARINGS**

Proposed zoning amendments, Special Town Meeting October 20, 2008.

- **Hazardous and Toxic Materials Regulation:** Amend “V. USE REGULATIONS” by deleting current provisions relating to regulation of hazardous and toxic materials; and amend “IX. SPECIAL REGULATIONS” by adding a new subsection “P. Requirements for Uses Involving Hazardous and Toxic Materials”, which establishes regulations aimed at minimizing community exposure to hazardous and toxic materials.
- **Green Space Preservation Development:** Amend “IX. SPECIAL REGULATIONS” by: modifying subsection “H.2.1” to expand the allowed processing uses associated with research and development facilities in Great Estate Preservation Developments; adding a new subsection “O. Green Space Preservation Development (GSPD)”, which establishes an overlay district to allow low-impact non-residential uses on five large parcels within the RRA and RRC Districts, and establishes standards and requirements for said uses; and amending the official zoning map to map the GSPD District.
- **Green Building Incentives:** Amend “III. DEFINITIONS” by adding the definition of “GREEN BUILDING”, “LEED”, and “U.S. GREEN BUILDING COUNCIL”; amend “IX. SPECIAL REGULATIONS”, by adding a new subsection “PN. Green Building Incentives”, which provides incentives to encourage the construction of resource-efficient buildings which reduce the environmental impacts of development.
- **Miscellaneous Changes:** Amend “II. APPLICABILITY” by allowing extension of time period for reconstruction of structures subject to demolition delay; amend “III. DEFINITIONS” by revising the definition of “LOT AREA”; amend “V. USE REGULATIONS” by clarifying that Assisted Living Facilities are subject to affordability requirements, deleting requirement that Town Engineer review access for farm stands, prohibiting research & development facilities as principal uses in residential districts, but allowing as accessory uses, deleting condition imposed on funeral/nursing homes, and allowing outdoor hydronic heaters as accessory uses by special permit; amend “VI. DIMENSIONAL AND DENSITY REGULATIONS” by establishing criteria for ZBA to apply when considering special permit requests for large accessory buildings and eliminating lot width requirement inserted for proposed but never adopted Neartown Residence District; amend “VII. OFF-STREET PARKING AND LOADING” by authorizing ZBA to allow reduced parking requirement for accessory apartments; amend “IX. SPECIAL REGULATIONS”, by deleting archaic references to “in-law” apartments and clarifying residency and dwelling unit requirements in “J. Accessory Apartments” and modifying “K. Design Review, 4.c.” relative to exemptions.

No one appeared to comment on any of the proposed zoning articles. The following motion was then made, seconded, and adopted:

MOTION: Hone moved to close the public hearing on the proposed zoning articles. Purinton seconded the motion. The motion passed by a vote of 5 to 0.

Discussion on the zoning articles then ensued.

**Hazardous and Toxic Materials Regulation:** With the exception of re-lettering the new subsection in Section IX. from "P." to "N.", this article was unchanged since the previous meeting on September 11<sup>th</sup>, and there was no further discussion or revision by the Board.

**Green Space Preservation Development:** The Board decided to make several changes to the article since the last meeting, mostly in response to changes suggested by the Open Space Committee. These changes included reducing the number of properties to be mapped from four to three, deleting some of the conditions associated with research offices or establishments, adjusting the yield plan formula, deleting reference to the green building incentive regulation, elaborating upon the vegetative screening requirement, and adding a submittal requirement and a review criterion.

**Green Building Incentives:** The Board decided to make several changes to this article since the last meeting, the most significant of which was to drop the density bonus for green affordable housing developments constructed pursuant to section VI.B. footnote 11 of the zoning bylaw. The Board did so because it concluded that additional work was necessary before that provision could be made workable. Other changes included elaborating upon the required credentials of professionals certifying LEED compliance, and making the building permit fee incentive a rebate rather than a reduction.

**Miscellaneous Changes:** This article was unchanged since the previous meeting on September 11<sup>th</sup>, and there was no further discussion or revision by the Board.

Upon the conclusion of the discussion, the following motions were made:

MOTION: Weatherall moved to recommend that the Town Meeting adopt the **Hazardous and Toxic Materials Regulation, Green Space Preservation Development, Green Building Incentive, and Miscellaneous Changes** articles as amended since their initiation on July 24<sup>th</sup>. Chadwick seconded the motion. The motion passed by a vote of 5 to 0.

## **Other Business**

### 56 Washington Street: Ensuring Rate and Term of Affordability for Affordable Unit

After a brief discussion, the Board voted unanimously to approve, on a motion by Hone, seconded by Weatherall, the insertion of a provision clarifying the obligations of the developer relative to affordability into the Memorandum of Understanding that was executed between the Applicant and the Town for purposes of satisfying a condition of the 7/13/06 special permit approval.

### 98 Central Street: Conversion of Carriage House into Affordable Unit

After a brief discussion, Board members agreed that they would be receptive to modifying the requirements of the special permit approval for the conversion of a carriage house into an affordable dwelling unit, specifically as they relate to the manner in which the carriage house is renovated.

At 8:05 p.m., by motion of Weatherall, seconded by Purinton, the Board adjourned the meeting.

Respectfully submitted,

Glenn C. Gibbs

The Planning Board approved these minutes on October \_\_, 2008.

