

**IPSWICH PLANNING BOARD MEETING**  
**Thursday, October 2, 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 Thursday, October 2, 2008 at 7:30 p.m. in Room A, 2nd floor of Town Hall. Board members Tim Purinton, Jim Manzi, Bob Weatherall and Cathy Chadwick attended. Planning Director Glenn Gibbs and Assistant Planner Kate Day were also present.

Manzi called the meeting to order at 7:38 p.m.

**CITIZENS' QUERIES**

There were none. Purinton asked that the record reflect that, in particular, no one appeared before the Board to offer comments regarding the Green Space Preservation Development article on the warrant for the Fall Town Meeting.

**OTHER BUSINESS**

**Turner Hill. Review of draft screening requirement language for the 9<sup>th</sup> hole, and request for discussion of responsibilities of each ownership entity.** Bob Talbot, Dean Harrison, and Steve Gillis appeared before the Board. The Board first discussed the issue of the pump-house, which is visible from Topsfield Road. Talbot said that the building is easily screened with arbor vitae, and offered to plant sufficient shrubs to conceal the building from both the road and the golf course. He will bring a planting plan for the next meeting. Talbot then said that they are working on a resolution to the lighting problem; in the next few weeks, they will be retrofitting a few light fixtures to experiment with better shielding. With respect to the request to discuss which ownership entity (the golf club versus the residences) is charged with various obligations, Talbot listed the buildings in question. Gibbs stated that Mary's House is clearly the responsibility of the residences, with the remainder of buildings falling to the golf club. Gibbs indicated that the affordable housing requirements are clearly tied to the residences. The Board concurred that the above-outlined responsibilities are properly assigned, and Gibbs agreed to draft a letter to summarize the Board's position.

**98 Topsfield Road. Request by Ipswich Woods Condominiums for modification of Special Permit, to allow a reduction in the open space associated with the project from 64% to 63% of the total land area.** Gibbs summarized the request, noting that the abutter would like to square off his property. The open space associated with Ipswich Woods would be diminished, but the percent of open space would still remain above the 60% requirement of the OSPZ provision of the zoning bylaw. Gibbs indicated that he had checked with the Conservation Agent and the latter did not object to the change.

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

MOTION : Chadwick moved to allow the modification and the associated reduction in the amount of open space associated with the project. Purinton seconded the motion. The motion passed by a vote of 4 to 0.

## FORM A

**98 and 114 Topsfield Road.** Request by Dwight M. Thompson and A. Kirk W. Thompson and Ipswich Woods Condominium for the creation of one non-buildable lot.

MOTION: Purinton moved to find the subdivision control law does not apply. Chadwick seconded the motion. The motion passed by a vote of 4 to 0.

## CONTINUED PUBLIC HEARINGS

**175 County Road. Request by the First Presbyterian Church for modification to Site Plan Review decision of November 24, 1998, to allow additional parking and other modifications to the approved plan.** Larry Graham and Don Haiges appeared before the Board. Graham noted that, at the site walk, several suggestions were made by Board members. These include: more street trees were added to the front of the church property, three more parking spaces were added at the southwest border of the property in order to cut back on the parking area to the rear of the property and preserve several trees, and, at the request of the abutters, 11 more spruce trees were added to the angle-in parking along the southwest edge of the property. Further, the island edging was changed to granite, some additional plantings were added to the southwest edge, and some additional trees were preserved with a slight change in grading. Additionally, bituminous curb was added at the front. Didi Austin, 189 County Road, read into the record a letter from her sister Barbara Carpenter, which expressed general approval of the Planning Board's efforts to help screen the property. Austin asked that additional screening be required along the rear lot line. Graham responded that he had addressed every issue raised at the site walk, and Manzi suggested that, while mindful that the Dover decision relieves the obligation to do so, the applicant has made good faith efforts to provide screening. Weatherall suggested that several spruce or white pines be added along the rear property line.

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

MOTION: Weatherall moved to approve the draft decision, with the condition that the plans as submitted be amended to include the addition of three evergreen trees along the rear edge of the property. Purinton seconded the motion. The motion passed by a vote of 4 to 0.

**2 Soffron Lane. Request by Brewery Properties Group, LLC, for a Special Permit, Site Plan Review, and Design Review for a brewery at 2 Soffron Lane (Map 41B, Parcel 281).** Manzi noted that Cathy Chadwick has been brought in as a voting member, asked if she had listened to the tape for a missed public hearing – she indicated that she had listened to the tape for August 21, 2008. The Board determined that they are therefore able to use the Mullin Rule to allow her to vote on the draft decision. Engineer Larry Graham, applicant Rob Martin and architect Frank Wardley appeared before the Board. Graham noted that he proposed to separate the project into two phases for conservation permitting purposes, and that ConsCom had issued two separate orders of conditions for the project. He noted that a lighting plan had been submitted, and approved by Cammett. He

indicated that the sidewalk would be a concrete walk, separated from the parking by bollards, surrounded by a ribbon of cobblestone. Gibbs noted that the Design Review Board had asked for a different material in the walkway on the front entrance; the Board elected to not require this change. There were no public comments.

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

The Board then reviewed the draft decision, and made some minor editorial changes. The Board discussed the question of limiting hours, and opinions were mixed about whether to limit hours beyond full legal hours of operation. The Board decided to add a condition to state that the applicant could be asked to return to the Planning Board after one year of operation as a brew pub, allowing the Board to reassess the hours of operation and determine whether it would be appropriate to further restrict the hours of operation based on experience.

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

**Request by the Ipswich Municipal Light Department and Ipswich School Department for a Special Permit to allow the installation of a wind energy conversion system (i.e., wind turbine generator) on Town-owned property at the end of Town Farm Road (Assessor's Map 13 Parcel 25).**

MOTION: Chadwick moved to continue the public hearing at the applicant's request to October 23, 2008. Purinton seconded the motion. The motion passed by a vote of 4 to 0.

**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.**

MOTION: Purinton moved to continue the public hearing at the applicant's request to October 23, 2008. Weatherall seconded the motion. The motion passed by a vote of 4 to 0.

## **OTHER BUSINESS**

**Discussion: Potential wind energy system, EBSCO garage.** Gibbs summarized EBSCO's hiring of Nexamp to look into the possibility of installing a wind energy conversion system (WECS) on the roof of the EBSCO garage. Nexamp's technical evaluation suggests the need to install the turbine about 20' higher than the maximum height allowed by the Zoning Bylaw amendment adopted in the fall of 2007, which stipulates that such a system may extend no more than 20' above the roof of a building. Nexamp informed Gibbs that they intended to go to the Zoning Board of Appeals for a variance, and Gibbs counseled them to come before the Planning Board first to see if the Board would support such a variance. The height of the proposed WECS would be 40' above the parking garage deck. Manzi stated that it would be challenging to establish the right to a variance, given the need to prove a hardship. Will Thompson of Nexamp appeared before the Board, and stated that the proposed WECS needs to be at least 30' above any obstructions. A discussion ensued. The Board decided to poll the committee that drafted the bylaw and see if there is consensus that the project as proposed might have sufficient merit to justify their support of a variance, or, alternatively, an amendment to the current 20' height restriction in the zoning bylaw.

**Discussion: Special Town Meeting October 20, 2008: zoning articles, land disposition articles, proposed stormwater bylaw and Planning Board presentation.** Gibbs noted that he attended the FinCom meeting with Purinton and the Selectmen's meeting with Manzi. Gibbs indicated that there is opposition to the waiver of building permit fees under the Green Building Incentive article. The Board agreed to revisit this discussion prior to Town Meeting, and to consider whether it might be better to indefinitely postpone the article.

**Common drive off Hood Farm Road cul-de-sac.** Manzi and Gibbs indicated that they had discussed the request from a town official in Boxford earlier in the evening, and agreed that a letter should be sent outlining the Board's position on the use of a common drive off Hood Farm Road to provide access to lots in Boxford.

## **APPROVAL OF MINUTES**

MOTION: Purinton moved to approve the minutes of September 11 and September 18, 2008. Weatherall seconded the motion. The motion passed by a vote of 4 to 0.

## **ADJOURNMENT**

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

The meeting was adjourned at 9:15 p.m.

Respectfully submitted,

Kate Day

The Planning Board approved these minutes on October 23, 2008.