

IPSWICH PLANNING BOARD MEETING
Thursday, November 13, 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 Thursday, November 13, 2008 at 7:30 p.m. in Room A, 2nd floor of Town Hall. Board members Tim Purinton, Jim Manzi, Cathy Chadwick and Brian Hone attended. Associate member Suzanne Benfield, Planning Director Glenn Gibbs and Assistant Planner Kate Day were also present.

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

CITIZENS' QUERIES

There were none.

FORM A

135 & 139 Topsfield Road. Request by William V.T. and Susan I. Boice to create one new lot for the purpose of combining this lot with an adjacent lot (Map 53A Lots 4 and 4B).

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

OTHER BUSINESS

Turner Hill. Request by Turner Hill Golf for approval of screening plan for pumphouse area. Dean Harrison appeared before the Board. He presented a planting plan to screen the pumphouse area. Manzi said he was inclined to approve the plan, provided that the Board reserved the right to review the plantings once installed to make sure that the screening is sufficient. Gibbs reminded the Board that earlier discussions called for a landscape architect to prepare the plan. Purinton suggested that, when the complete plans are submitted for landscaping at the entrance to the allée, the planting plan would be shown for the pumphouse area as well. The Board concurred that, at that time, it would be up to the Board to review and approve the plan, and review the appearance of the installed landscaping, and then grant the relief requested on the GEPD requirement that full screening be provided from Topsfield Road. Gibbs further recommended that Paige Mercer be consulted about the plan.

CONTINUED PUBLIC HEARINGS

180 Town Farm Road. 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). Engineer Jonathan Markey of Meridian Associates appeared before the Board. The Board reviewed the draft decision and made several changes.

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

MOTION: Hone moved to approve draft decision as amended. 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. Architect Mat Cummings and applicants Rich and Lisa Sommers appeared before the Board. The Board reviewed the revised plan, which calls for the planting of one oak tree. The Board revised the caliper requirement for the replacement tree to two to two-and-a-half inches measured at four feet, and required that the height of the new tree measure eight to ten feet above the ground.

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

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

OTHER BUSINESS

Discussion: desired uses along County Road corridor. Gibbs noted that the reason this is on the agenda is because Day and Gibbs have been approached for further information about the O'Keefe Chevrolet parcel and apparent interest in both this and the Whittier motel property has increased. Gibbs suggested that a discussion on the part of the Board regarding what is allowed in district, and what might be desired, would be helpful. The Board did not respond favorably to large-box retail or solely residential uses, and expressed possible interest in seeing mixed use, an inn or hotel, or light industrial uses along the corridor.

146 High Street. Request by Lisco Development to adjust review requirement for Ocean Cleaners from an annual basis to a proposed three- or five-year cycle – review of guidance from consultant and the Ipswich Utilities Department. Linda Meiggs and Ocean Cleaner owner Mr. Kim appeared before the Board. The Board considered guidance provided by Gibbs and Cuoco and Cormier regarding the request that the inspection requirement for Ocean Cleaners be relaxed, and indicated that they might be open to such an adjustment after a first year of operation and an accompanying inspection by Cuoco and Cormier.

Review of proposed Planning Board meeting schedule, 2009.

MOTION: Purinton moved to approve the proposed meeting schedule. Chadwick seconded the motion. The motion passed by a vote of 4 to 0.

APPROVAL OF MINUTES

MOTION: Purinton moved to approve the draft minutes of October 23 and October 30, 2008. Chadwick 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 8:50 p.m.

Respectfully submitted,

Kate Day

The Planning Board approved these minutes on December 11, 2008.