

IPSWICH PLANNING BOARD MEETING
Thursday January 28, 2010, 7:30 p.m.

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, January 28, 2010 in Room A, 2nd floor of Town Hall. Board members Bob Weatherall, Brian Hone, Suzanne Benfield and Cathy Chadwick, attended as did Associate member Kathleen Milano. Planning Director Glenn Gibbs and Assistant Planner Kathy Connor also attended.

Brian Hone called the meeting to order at 7:37 p.m.

CITIZENS' QUERIES: None.

OTHER BUSINESS

Change in Co-Chair: Vote to fill vacant Co-Chair position

MOTION: Weatherall moved to appoint Brian Hone to fill the vacant Co-Chair position. Benfield seconded. The motion passed by a vote of 4-0.

PUBLIC HEARINGS

Vegetative Management Plan: Pineswamp Road

Hone read the public notice. Rick Clarke, DPW Director and Tree Warden, approached the Board and explained that he had met with the Assistant Planner and John Adams, DPW, on moving the pending vegetative management plans forward. It had been agreed to begin with Pineswamp Road because of the season and the fact that there are only ten trees proposed for removal. Any tree work approved by the Board will be done by DPW. Clarke explained that all the trees proposed for removal had been marked with pink tape but that it had come to his attention that the trees may not have been posted as per MGL Chapter 87 (Shade Trees), section 3 which states the trees must be posted with information regarding the date, time and place of the public hearing.

Discussion ensued concerning the best way to post the trees. Clarke said that he will repost the trees on Pineswamp Road with placards containing the pertinent information as indicated by MGL. The Board and Clarke agreed that posting trees proposed for removal on Boxford Road could also move forward.

Discussion ensued concerning how the scenic road tree trimming and removal process should work in the future. The Board and Clarke agreed that the following steps should occur:

1. A vegetative management plan or application is submitted to the Planning Office.
2. A designated Planning Board subcommittee examines the trees affected.
3. At the next Planning Board meeting, the plan is reviewed with the Tree Warden. The Board may give approval for tree trimming to begin. A public hearing date is set for the trees proposed for removal and/or for trees for which the proposed pruning is major enough to require a public hearing.
4. The trees are posted with the time, date, and place of the public hearing by the Tree Warden.
5. The public hearing notice is published.
6. The public hearing is held at the Planning Board meeting with the Tree Warden and the applicant or their representative.

Clarke will give the revised Boxford Road vegetative management plan to the Planning office next week.

MOTION: Benfield moved to continue the public hearing to the next Planning Board meeting. Weatherall seconded. The motion passed by a vote of 4-0.

CONTINUED PUBLIC HEARINGS

Vegetative Management Plan: Sagamore Road, Candlewood Road, Fellows Road and Lakeman's Lane.

Rick Clarke, DPW Director and Tree Warden explained to the Board that John Adams had looked at these streets and that all the trees proposed for removal had already been removed. Gibbs said that the Board may want to consider replanting of trees.

MOTION: Benfield moved to continue the public hearing to the next Planning Board meeting. Chadwick seconded. The motion passed by a vote of 4 to 0.

Vegetative Management Plan: Waldingfield Road.

Rick Clarke, DPW Director and Tree Warden explained to the Board that he believed that the trees proposed for removal on this road remained to be done. Gibbs said that he and Connor had understood from John Adams that the trees had already been removed. Clarke said that he would investigate and let the Board know. Gibbs said that the Board may want to consider replanting of trees.

MOTION: Weatherall moved to continue the public hearing to the next Planning Board meeting. Chadwick seconded. The motion passed by a vote of 4-0.

Major Modification to a Great Estate Preservation District Special Permit: Turner Hill

John Gillis, representing Residences on the Hill LLC, Tom Ryan, landscape architect, Jim Valleco, architect, Larry Graham, engineer and Bill Quinn, attorney, approached the Board.

Quinn said that the Planning Board and at least one member of the Design Review Board visited the site on January 23rd at 9:00 am. Ryan said that the 22-foot wide road which loops through the proposed Villages site will be one-way, with parking along one side on the inside of the loop to ensure no interference with garages. Driveways were moved from Stonebridge Road except in a couple cases where 17' driveways will be in place. Weatherall asked if it was possible to bump out the road near the North Plaza similar to what was done on Green Street. He said that the mews do introduce more impermeable pavement so there is a need to strike a balance.

Hone said that he wanted to be sure that the Turner Hill team understood that the Board needs a notional plan concerning Lot C (chapel site) since the Board agrees conceptually with the street and layout of Lot A (the Villages site). Gibbs said that the risk is that what the Design Review Board and Planning Board may agree on for Lot C could affect what the Turner Hill team might require for Lot A. Graham said that while he prepares more detailed plans for Cammett Engineering, the team can move ahead with Lot C.

Gibbs said that some traffic calming on Stonebridge Road is desirable because there are still garages backing up to the street. Gillis said that those garages will be between crosswalks. Gibbs said he wanted to clarify that the Board is not giving its approval; rather the Board is saying that the plan is moving in a good direction. Quinn responded that the Turner Hill team understands they have not been given final approval but are satisfied that the process is moving along.

The Planning Board discussed the site visit. Some members thought that the buildings proposed for Lot C should be brick to tie into the mansion. Weatherall said that he disagrees with using the same materials as the mansion but that the grey shingles motif characteristic of Lot A should not be brought across into Lot C. Board members thought that the view across the pond was important and that the existing cedars would block that view. Benfield said that when you stand on the other side of the pond near the mansion, taking into account the existing alle, there is a natural line where buildings could begin. The height of the buildings on Lot C should not be so tall that they take away from the prominence of the mansion. Given the height of the hill, 2 or 3 stories could work. Hone said that where building 18 and maybe 19 are sited on the conceptual plan, is a natural depression and that no building should occur there. He thought that packing density in that area would take away from the mansion, the neighbors' views and the Rice garden. Weatherall said that he agrees with Hone about the area that should be left undeveloped.

Gibbs suggested that the Planning Board invite the Design Review Board to the next subcommittee meeting. The next subcommittee meeting was set for Monday, February 8th at 6:30 pm in Room C. It will be posted as a joint meeting of the Planning Board and the Design Review Board.

MOTION: Chadwick moved to continue the public hearing to the next Planning Board meeting. Weatherall seconded. The motion passed by a vote of 4-0.

OTHER BUSINESS

Certificate of Vote:

MOTION: Weatherall moved to approve the Certificate of Vote to allow Co-Chairs, Tim Purinton and Brian Hone, and Planning Director, Glenn Gibbs, to sign decisions and plans on behalf of the Planning Board. Benfield seconded. The motion passed by a vote of 4-0.

Approval of Minutes: January 7th, 2009

MOTION: Chadwick moved to accept the Jan 7, 2010 meeting minutes. Benfield seconded. The motion passed by a vote of 4 to 0.

Request for Release of Performance Bond: 113 Pineswamp Road

Connor explained that the Board had approved releasing a portion of the performance bond at the meeting on November 12, 2009 because certain road improvements had been previously waived by the Board. Steve Haberek was therefore requesting that the Board release the remainder of the performance bond that is being held for the as-built plan, six (6) granite bounds and a street light. Connor said that the as-built plan had been reviewed and approved by the DPW Director and that during two visits to the site, she had seen the six granite bounds and the street light. She showed the Board pictures of the cutoff/dark sky street light and explained its features.

MOTION: Chadwick moved to approve the release of the remaining bond money. Weatherall seconded. The motion passed by a vote of 4-0

Informal Discussion: Potential Zoning Bylaw changes for 2010

Gibbs explained that there were many items on the list provided to the Board since he had included bylaw changes that had not passed as well as potential changes. The Board discussed each one briefly. Gibbs recommended that the Board take up these five: refine/expand Section V, footnote 23, update floodplain regulations (new FEMA maps need to be adopted), miscellaneous changes (often proposed by the Building Department), the scenic overlay and the Architectural Preservation District. Gibbs said that the Board will need to identify its short list of Zoning Bylaw changes and send a memo in February to groups like the Finance Committee, the Board of Selectmen and the Open Space Committee announcing the changes they are considering.

Chadwick said that she would report to the Board on the Agricultural Study presentation at the next meeting.

ADJOURNMENT

MOTION: Weatherall moved to adjourn. Chadwick seconded. The motion passed unanimously.

The meeting was adjourned at 9:45 p.m.

Respectfully Submitted,

Kathy Connor

The Planning Board approved these minutes on February _____, 2010.