

## IPSWICH ZONING BOARD OF APPEALS

January 20, 2022 @ 7:00 pm

### Agenda

Join the meeting:

<https://us02web.zoom.us/j/87901503152?pwd=WGFpZncrREdmUDdPNURiT1Rhczp3UT09>

#### Citizen Queries:

#### Continued Public Hearings:

**2 and 4 Winter Street**, Winter Street Realty Corp. Kevin Babineau, requests a Special Permit and/or Variance pursuant, but not necessarily limited to Sections, XI.J, X.I.K., II.B Non-conforming Uses and Structures, II.B2 change to another non-conforming use; II.B.2 Extension of a non-conforming structure/use and II.B.3d.5 Reconstruction of a fire damaged non-conforming structure, for renovation and expansion of the existing 11 room motel rooming house into a 13 unit multifamily residential building with 11 efficiency units and 2 one bedroom units. Property is shown on the Assessors Map 41D Lot 067 in the Industrial (I) Zoning District. (Continued from June, July, August, September, October November and December 2, 2021)

#### Public Hearings:

**29 North Main St.**, Molly Friedman and Susanne Clermont request an amendment to a previously issued special permit (9/3/2021) pursuant, but not necessarily limited to, Sections XI.J, Special Permits, and V.D, Use Regulations, to expand production area into adjoining area at the Sandpiper Bakery, located in the Intown Residence District (IR), shown on the Ipswich Tax Assessor's Map as parcel 42A, 128.

**2-4 Winter St.**, Kevin Babineau requests an extension of 24-months' time for reconstruction of a non-conforming structure after a fire, provided that the reconstructed building shall be only as great in volume or area as the original nonconforming structure, pursuant to Section II.B.5, located in the Industrial District (I), shown on the Ipswich Tax Assessor's Map as parcel 41D, 067.

**26-40 Market St.**, David Cutter requests a special permit and/or variance pursuant to, but not necessarily limited to, Section V.D, Table of Use Regulations, and XI.K and J. to reconstruct an existing non-conforming accessory building, for a storage/barn/workshop, located in the in the Central Business District (CB), shown on the Ipswich Tax Assessor's Map as parcel 42A, 184.

Approval of Minutes: 11/18/2021

Old Business/New Business:

#### Adjourn

ALL MATTERS ARE SCHEDULED FOR 7 PM – Applicants must be present when their matter is called or the next agenda item will commence. Skipped matters may be tabled or continued at the Board's discretion.

The Zoning Board of Appeals will participate in this meeting remotely utilizing Zoom in accordance with the

Governor's March 12 Order suspending provisions of Open Meeting Law and to promote public health and social distancing.

- The information listed below is available on the Town of Ipswich website:

<https://www.ipswichma.gov/agendacenter>

- To listen with an opportunity to participate in this public meet please use the following link:

<https://us02web.zoom.us/j/87901503152?pwd=WGFpZncrREdmUDdPNURiT1Rhc2p3UT09>

**Meeting ID: 879 0150 3152**

**Passcode: 373987**

- If you do not have a camera or microphone on your desktop or laptop, please follow the instructions below to call-in by telephone:

1. Dial (929) 205-6099
2. MEETING ID: **879 0150 3152** (followed by #)
3. MEETING PASSCODE: **373987** (followed by #)

If you cannot attend the meeting via Zoom or telephone and you would like to comment on a project, or have a question it will be added to the public record. You can also hand write a letter and mail it to: Zoning Board of Appeals, 25 Green St., Ipswich, MA 01938. If, you have a disability and wish to request assistance, please email [marier@ipswichma.gov](mailto:marier@ipswichma.gov)