

AGENDA
Ipswich, MA Planning Board Meeting and Public Hearings
Thursday, February 2, 2023 at 6:30 p.m.
COA Cafeteria - Basement Level, Ipswich Town Hall

1. 6:30 p.m. **Executive Session** - To discuss strategy with respect to litigation if an open meeting may have a detrimental effect on the government's litigating position specifically related to an update on the 50-56 Market Street appeal
2. 7:00 p.m. Call to Order
3. 7:01 p.m.* Citizen Queries
4. 7:03 p.m.* *Continued Public Hearing:* Request by GCTH Ipswich, LLC for a modification of an existing Special Permit/Site Plan Review decision for a GEPD use for the Turner Hill property for the demolition of the "Coachman's Dwelling" and the construction of a new structure in its place and reconfiguration of cart paths in its vicinity at the applicant's 251 Topsfield Road property (Assessor's Map 51 Lot 7), which is located in the RRA and Water Supply Protection District A, pursuant but not necessarily limited to *Sections V, IX.H, X and XI.J.* of the Zoning Bylaw
5. 7:45 p.m.* *Continued Public Hearing:* Request by New England Biolabs, Inc. for a Modification of the 3/12/2001 GEPD Special Permit to determine the new allowable floor area using the calculation in Section IX.H.3.b.i of the Zoning Bylaw (which allows new floor area for dwelling lots that could be created under normal application of one-acre zoning) at New England Biolabs, Inc.'s property at 214 & 240 County Rd. (Assessor's Map 63, Lots 2 and 7), located in the Rural Residence A District (and on NEB's GEPD lot)
6. 8:30 p.m.* *Continued Public Hearing:* Request by PGN Real Estate Trust for a Special Permit for a multifamily dwelling (4 units) at 145 High Street (Assessor's Map 30A Lot 26A), which is located in the Highway Business and Water Supply Protection Zone II Districts, pursuant but not necessarily limited to *Sections V.D, VI, VII, IX.C, IX.K., and XI.J.* of the Zoning Bylaw
THIS PUBLIC HEARING HAS BEEN CONTINUED AT THE APPLICANT'S REQUEST. THERE WILL BE NO DISCUSSION ABOUT THIS MATTER ON 02/02/23.
7. 8:35 p.m.* Discussion of upcoming 02/16/23 business meeting
8. 8:50 p.m.* Adopt 12/22/22 and 01/12/23 meeting minutes, depending on availability
9. 8:55 p.m.* Announcements/New Business: business not reasonably anticipated more than 48 hours in advance of the meeting
10. 9:00 p.m.* Adjournment

** Times are anticipated; items may be considered prior to or following the time indicated.*