

**AGENDA**  
**Ipswich, MA Planning Board Meeting and Public Hearings**  
**Thursday, February 18, 2021 at 7:00 p.m.**

**The Planning Board will participate in this meeting remotely using <https://zoom.us/> in accordance with the Governor's March 12 Order suspending provisions of the Open Meeting Law to promote public health and safety and social distancing. Zoom call-in information below.**

1. 7:00 p.m. Citizen Queries
2. 7:03 p.m.\* Request by John Colantoni for Approval Not Required Plan Endorsement for 3 Payne Street
3. 7:05 p.m.\* Request by Gary Rogers, True North Ale Company, for modification of special permit and site plan review to allow outdoor seating at 116 County Road
4. 7:20 p.m.\* Continued Public Hearing: Request by MMC Realty Holdings LLC for a special permit for a 7-unit multifamily development at 126 & 128 High Street (Assessor's Map 30B Lots 5 & 5A), 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 and XI.J* of the Zoning Bylaw
5. 7:45 p.m.\* Continued Public Hearing: Request by 108 Central Street LLC for a special permit and site plan review to create 6 units in a multifamily development at 108 Central Street (Assessor's Map 30D Lot 75), which is located in the Intown Residence District, pursuant but not necessarily limited to *Sections V.D, VI, VII, X and XI.J* of the Zoning Bylaw
6. 8:10 p.m.\* Discussion of potential zoning articles for 2021 Annual Town Meeting
7. 8:40 p.m.\* Adopt minutes of January 7, 20, and 28, 2021 and February 16, 2021 meetings, depending on availability
8. 8:50 p.m.\* Announcements/New Business: business not reasonably anticipated more than 48 hours in advance of the meeting
9. 9:00 p.m.\* Adjournment

Ethan P is inviting you to a scheduled Zoom meeting.

Topic: Ipswich Planning Board Meeting

Time: Feb 18, 2021 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

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

<https://us02web.zoom.us/j/84242848601?pwd=ZlZBWUZFMkFNSnhMVjRvSTZnSGpzQT09>

Meeting ID: 842 4284 8601

Passcode: 383615

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