

IPSWICH ZONING BOARD OF APPEALS
March 17, 2022 @ 7:00 pm
Agenda

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.

Join Zoom Meeting

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

Meeting ID: 879 0150 3152

Passcode: 373987

Citizen Queries:

Continued Public Hearings:

4 Winter St. Roger LeBlanc requests a special permit and/or variance pursuant, but not necessarily limited to, Sections I.B.1, II.B.2, II.B.5, VII, XI.J and XI.K of the Zoning Bylaw for a change of use and /or substantial extension of a use from one non-conforming use to another less detrimental nonconforming use, and allowing a fire-damaged building to be reconstructed with an increase in volume but a reduction in footprint, as a 4-unit multi family dwelling at 4 Winter Street, which is located in the Industrial District (I) and shown on the Ipswich Assessor’s Map 41D, Lot 067. (continued from the February meeting)

3 West St. Richard E. Thompson, Jr. requests a special permit and/or variance pursuant, but not necessarily limited to, Sections V.I.F, Requirements for Accessory Buildings and Structures, and XI.J and K to construct an accessory structure exceeding 750 square feet in area (1,872 sq. ft. proposed) on a lot having less than five acres at 3 West Street, which is located in the Rural Residential A District (RRA) and shown on the Ipswich Assessor’s Map 50, Lot 11. (continued from the February meeting)

Public Hearings:

4 Marshview Road, Rebecca Fortado requests a special permit and/or variance pursuant to, but not necessarily limited to sections XI.J; XI.K and II.B 2 and VI.B Table of Dimensional and Density Regulations for relief from the left side setback required for a newly constructed deck (450 s.f.) located in Rural Residential A District (RRA) and shown on the Ipswich Tax assessor’s May 32A, Lot 002A.

146 High Street, All About Signs, LLC. James Withrow for Ipswich Plaza LLC requests a Special Permits and/or Variances pursuant, but not necessarily limited to Sections XI.J., XI.K VI.B and VIII signs, to install a wall mounted sign (14.5-feet tall x 13.5-inches wide) 12.5-feet greater in area than allowed on unit #C at Shaws Plaza, located on Assessors map 30A lot 003 0 in the Highway Business (HB) Zoning District.

Approval of Minutes: 2/17/2022 and Executive Session mins from July 1 and 20 2021

Old Business/New Business:

Discussion regarding April vacation meeting date

Adjourn

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.

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Find your local number: <https://us02web.zoom.us/j/kchrswHfXn>

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

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