

AGENDA
Ipswich, MA Planning Board Meeting and Public Hearings
Thursday, March 30, 2023 at 7:00 p.m.
Room A, Ipswich Town Hall

1. 7:00 p.m. Call to Order
2. 7:01 p.m.* Citizen Queries
3. 7:03 p.m.* *New Public Hearing:* Request by Town of Ipswich Public Works for Scenic Road Approval pursuant to the Scenic Road Bylaw for the removal of two trees at 57 Argilla Road, located in the Rural Residence A District
4. 7:08 p.m.* *New Public Hearing:* Request by Town of Ipswich Public Works for Scenic Road Approval pursuant to the Scenic Road Bylaw for the removal of one tree at 63 Argilla Road, located in the Rural Residence A District
5. 7:13 p.m.* *New Public Hearing:* Request by Town of Ipswich Public Works for Scenic Road Approval pursuant to the Scenic Road Bylaw for the removal of one tree across from 211 Argilla Road, located in the Rural Residence A District
6. 7:18 p.m.* *New Public Hearing:* Request by Town of Ipswich Public Works for Scenic Road Approval pursuant to the Scenic Road Bylaw for the removal of one tree at 336 Linebrook Road, located in the Rural Residence A District
7. 7:23 p.m.* Request by New England Biolabs for the Planning Board to authorize the issuance of a Temporary Certificate of Occupancy for the GEPD Special Permit Modification dated March 12, 2020 for its property located at 240 County Road
8. 7:40 p.m.* *New Public Hearing:* Request by Coastal Milling Works LLC for special permit for a proposed manufacturing establishment at 79 Turnpike Road, which is located in the Planned Commercial District pursuant but not limited to Sections V. and XI.J of the Zoning Bylaw
9. 8:20 p.m.* *Continued Public Hearing:* Request by Kenneth Breen for a special permit to create a new single-family infill lot at 6 Perley Ave. (Assessor's Map 41D Lot 115), which is located in the IR district, pursuant but not limited to Sections IX.S and XI.J of the Zoning Bylaw
10. 9:00 p.m.* Request by Robert J. Jr. and Pamela Marcaurette for Planning Board endorsement of an Approval Not Required Plan at 333 Linebrook Road
CONTINUED AT REQUEST OF APPLICANT
11. 9:01 p.m.* *New Public Hearing:* Request by GCTH Ipswich, LLC for a Special Permit to install an irrigation well 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 Zones II, A and C, pursuant but not necessarily limited to Sections IX.C and XI.J of the Zoning Bylaw

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

CONTINUED AT REQUEST OF APPLICANT

12. 9:02 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
CONTINUED AT REQUEST OF APPLICANT
13. 9:03 p.m.* Discussion: Potential Zoning Articles for Fall Town Meeting
14. 9:30 p.m.* Adopt 3/9/23 meeting minutes, depending on availability
15. 9:35 p.m.* Announcements/New Business: business not reasonably anticipated more than 48 hours in advance of the meeting
16. 9:40 p.m.* Adjournment

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