

AGENDA
Ipswich, MA Planning Board Meeting and Public Hearings
Thursday, May 18, 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 Manager for Site Plan Review/Special Permit for the construction of a public safety building located at 36 Linebrook Road, which is located in the RRA District and Water Supply Protection District Zone II, pursuant but not necessarily limited to Sections V, VI, VII, and X of the Zoning Bylaw
4. 8:00 p.m.* *New 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 rehabilitation of the “Hill Garage” to be used as dry storage for the golf course at the applicant’s 251 Topsfield Road property, which is located in the RRA District, pursuant but not necessarily limited to Sections V, IX.H, X, and XI.J. of the Zoning Bylaw
5. 8:45 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
6. 8:50 p.m.* *Continued Public Hearing*: Request by 214 High Street LLC for Site Plan Review for a hotel at 214 High Street located in the Highway Business and Water Supply Protection Districts, pursuant but not necessarily limited to Sections V, VII, IX, and X of the Zoning Bylaw
CONTINUED AT REQUEST OF APPLICANT
7. 8:55 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
8. 9:00 p.m.* *Continued 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
CONTINUED AT REQUEST OF APPLICANT
9. 9:05 p.m.* Continued discussion: potential Zoning Articles for Fall Town Meeting
10. 9:45 p.m.* Adopt 4/27/23 meeting minutes, depending on availability
11. 9:50 p.m.* Announcements/New Business: business not reasonably anticipated more than 48 hours in advance of the meeting
12. 9:55 p.m.* Adjournment

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