

IPSWICH ZONING BOARD OF APPEALS
May 19, 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:

Public Hearings:

3 Short Street Dan Clapp requests a special permit and/or variance pursuant to, but not necessarily limited to sections II.B.1- XI.J - XI.K, to conduct mead tastings that exceed the threshold outlined in foot note 38 of section V.D Table of Use Regulations, to provide more than ten (10) tastings per week, outdoors; located on Assessors map 30D lot 58 in the General Business (GB) Zoning District.

16 Abell Ave, Johann Knets request a special permit and/or variance pursuant to, but not necessarily limited to sections XI.J; XI.K and IX.J of the Zoning Bylaw to create an accessory apartment above the existing garage. Property is shown on the Assessor's Map 41C, Lot 045 and located in the Rural Residential A (RRA) Zoning District.

30 and 34 Town Farm Road and **17 Locust Road**, Kieran McAllen requests an amendment to the Comprehensive Permit pursuant to MGL Ch. 40B, for one identification sign on Town Farm Rd (Assessor's Map 30B, Lots 63, 37A and 33)

4 Upper River Road, James Hull requests a special permit and/or variance pursuant to, but not necessarily limited to sections II.B.2 -XI.J; XI.K and IX.J to create an Accessory Apartment in a single family dwelling and reduce the right and left side setback no greater than 50% of the required. Property is shown on the Assessor's Map 54A Lot 027A in the Rural Residential A (RRA) Zoning District.

5 Edge Street, John & Kelli Coughlin requests a special permit and/or variance pursuant to, but not necessarily limited to sections XI.J; XI.K and IX.J of the Zoning Bylaw to convert an existing In-Law apartment to an Accessory Apartment above the existing garage. Property is shown on the Assessor's Map 28C Lot 045 in the Rural Residential A (RRA) Zoning District.

51 Linebrook Road, 1640 Hart House - James and Kim Lesko requests a special permit and/or variance pursuant to, but not necessarily limited to sections XI.J; XI.K and 2.b.1.a of the Zoning Bylaw to add an 800 square foot patio, increasing the non-conforming use. Property is shown on Ipswich Assessor's Map 30C, Lot 060; located in the Intown Residential (IR) Zoning District.

Approval of Minutes: 3.17.2022

Old Business/New Business:

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.

Join Zoom Meeting

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

Meeting ID: 879 0150 3152

Passcode: 373987

One tap mobile

+13126266799,,87901503152#,,,,*373987# US (Chicago)

+19292056099,,87901503152#,,,,*373987# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

Meeting ID: 879 0150 3152

Passcode: 373987

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>