

AGENDA
Ipswich, MA Planning Board Meeting and Public Hearings
Monday, July 26, 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, 2020 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. 7:02 p.m.* *New Public Hearing:*

The Ipswich Planning Board will hold a Public Hearing on July 26, 2021 at a meeting beginning at 7:00 PM, using ZOOM (login information to be provided in agenda posted with Town Clerk and on Town website) in accordance with the Governor’s March 12, 2020 order to practice social distancing, on three proposed zoning warrant articles for the October 19, 2021 Town Meeting. The articles would amend the Ipswich Zoning Bylaw as follows:

- A. Article 1: Eliminate the ability to use the density bonus as defined in *Footnote 11 to Section VI. Table of Dimensional and Density Regulations* within the IR District.
 - B. Article 2: Revise Section IX. *Special Regulations Subsection S. Infill Single-Family House Lots* by: (1) Reducing the allowed maximum house size and allowing flexibility for the house size based on the size of the Infill lot; (2) remove reference to the \$40,000 affordable housing payment required in lieu of creating an affordability restriction and add reference to Planning Board Payment-in-Lieu Option Regulation; and amend *Subsection IX.P. Conversion of Accessory Building into Dwelling Unit* by removing the reference to the \$15,000 payment in lieu option and replacing it with a reference to the Planning Board’s Payment-in-Lieu Option Regulation.
 - C. Article 3: Amend Section IX. *Special Regulations* by adding a new Subsection: “U. *Detached Accessory Dwelling Units*”, which would allow said use by Special Permit within the IR District on certain eligible lots.
3. 8:00 p.m.* Adopt minutes of May 13, 2021 meetings
 4. 8:15 p.m.* Announcements/New Business: business not reasonably anticipated more than 48 hours in advance of the meeting
 5. 8:20 p.m.* Adjournment

Ethan P is inviting you to a scheduled Zoom meeting.

Topic: Ipswich Planning Board Meeting

Time: Jul 26, 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/86202076382?pwd=Wk9XdnpKOCtOY3J5bU9JNmFzc2Izd09>

Meeting ID: 862 0207 6382

Passcode: 682455

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