

AGENDA
Ipswich, MA Planning Board Meeting and Public Hearings
Thursday, August 10, 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. 7:05 p.m.* Request by Stephen and Charlotte Szaryc and Gayle Ebinger for Planning Board endorsement of an Approval Not Required Plan at 10 Mill Road
4. 7:20 p.m.* *Continued Public Hearing*: Request by Town Manager for Site Plan Review; Special Permit for the use “Town governmental building”; and non-use Special Permits for 25% reduction of front parking setback requirement and alternative side & rear yard screening for the construction of a public safety building located at 36 Linebrook Road, which is located in the RRA District, pursuant, but not necessarily limited to Sections *X, V.D, XI.J, VII.K, VII.M.5, VI.E* of the Zoning Bylaw
5. 7:25 p.m.* *Continued 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
6. 8:30 p.m.* *New Public Hearing to Amend Zoning Bylaw* The Planning Board will hold a public hearing relative to three proposed zoning warrant articles for the Fall Town Meeting. Article 1 Accessory Apartment/Detached Unit Revisions (ADU) would Amend Section IX. of zoning bylaw as follows: (a) increase allowed area of accessory apartment by 100 s.f. and remove bedroom/bathroom restriction in J.2.b.; (b) remove prohibition on internal parking in ADU by eliminating U.3.iv; and (c) establish minimum rental term in J.2.o. and U.4.d. Article 2: Drive-through Facilities would (a) Amend Section III. by adding definition of “Drive- through Facility”; and (b) amend Section V.D. by adding “Drive-Through Facility” use and allowing it by Planning Board special permit in non-residential districts. Article 3: Miscellaneous Changes would (a) Amend “II.3” by deleting paragraph “e.” so as to require ZBA special permit for increasing height of nonconforming single/two-family structures; and (b) amend Footnote 17 to Dimensional & Density Table in VI. by changing building permit requirement for fences from 6 feet or higher to 7, and adding ZBA special permit requirement.
7. 9:15 p.m.* Request by Robert J. Jr. and Pamela Marcaurelle for Planning Board endorsement of an Approval Not Required Plan at 333 Linebrook Road
CONTINUED AT REQUEST OF APPLICANT
8. 9:17 p.m.* *Continued Public Hearing*: Request by GCH 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. 9:20 p.m.* Adopt 7/20/23 meeting minutes, depending on availability
10. 9:25 p.m.* Announcements/New Business: business not reasonably anticipated more than 48 hours in advance of the meeting
11. 9:30 p.m.* Adjournment

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