

**AGENDA**  
**Ipswich, MA Planning Board Meeting and Public Hearings**  
**Thursday, August 31, 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.\* Design Review Board appointment request by Linda Riley
4. 7:15 p.m.\* Request by GCTH Ipswich, LLC for a minor modification to its February 2, 2023 Special Permit at its 251 Topsfield Road property to allow for the widening of the cart path access drive
5. 7:35 p.m.\* *Continued 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.
6. 8:05 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*
7. 8:10 p.m.\* Adopt 8/10/23 and 8/16/23 meeting minutes, depending on availability
8. 8:15 p.m.\* Appoint PB representative to New England Biolabs Public Safety Oversight Committee
9. 8:20 p.m.\* Announcements/New Business: business not reasonably anticipated more than 48 hours in advance of the meeting
10. 8:25 p.m.\* Adjournment

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