

AGENDA
Ipswich, MA Planning Board Meeting and Public Hearings
Thursday, September 24, 2020 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 Order suspending provisions of the Open Meeting Law to promote public health and safety and social distancing. Zoom call-in information below.

Please note certain items were scheduled to be on the September 10 meeting but due to an error with the Zoom meeting login information these items were rescheduled to this meeting.

1. 7:00 p.m. Citizen Queries
2. 7:02 p.m.* Request by Hester C. & Nathaniel B. Clapp for endorsement of Approval Not Required Plan for property line adjustment at 211 & 215 Argilla Road.
3. 7:05 p.m.* *New Public Hearing*: Request by Roger Leblanc as Trustee for Southwest Realty Trust for a modification of a 1996 and 2007 Special Permit issued to 218-220 High Street (Assessor's Map 20D, Lot 42), which is located in the Highway Business District, to convert the units to two bedrooms and designate an alternate unit as the affordable unit, pursuant to XI.J of the Zoning Bylaw.
4. 7:25 p.m.* *Continued Public Hearing*: Request by Eric Dunstan for a Special Permit for the conversion of an accessory structure into a dwelling unit at 17 Mineral Street (Assessor's Map 41B Lot 270), which is located in the Intown Residence District, pursuant to *Sections IX.P* and *XI.J* of the Zoning Bylaw.
5. 7:45 p.m. *New Public Hearing*: Public Hearing on three proposed citizen petitioned articles that would amend the Ipswich Protective Zoning Bylaw as follows: 1) Amend Section IX.I, Inclusionary Housing Requirements, 3.a.ii, by removing the affordable housing payment in lieu of affordable unit fee option for non-fractional affordable housing units; 2) Amend Section II, Applicability, by imposing a building permit moratorium on construction of multi-unit residential developments consisting of three or more units throughout the entire Town for a period of two years; and 3) Amend Section IX, Special Regulations, by inserting a new subsection IX.T, Water Use Mitigation Plan, which would impose a water use management/conservation special regulation for certain new development.
6. 8:10 p.m.* *New Public Hearing*: Public Hearing on proposed energy efficiency warrant article for the 10/17/20 Town Meeting. The article would amend the Ipswich Zoning Bylaw as follows: 1) Amend Section I (Purpose) to add language related to fossil fuel reduction and renewable development practices; 2) Amend Section III (Definitions) to add a definition of Net Zero Ready Building; 3) Amend Section VI.G.1 (Other Density and Density Requirements) to allow heat pumps to be located in setbacks; 4) Add new Section VI.G.2 to allow reduction of required setbacks for super-insulated building envelopes; and 5) Amend Section VI Footnote 25 of the Table of Dimensional and Density Regulations to require certain residential developments to be Net Zero Ready Buildings.

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

7. 8:30 p.m.* Request by Symes Permitting & Development for: clarification/modification of Phase 2 subdivision approval for 173/178 Linebrook Road OSPZ; approval of street name(s) for project; approval of performance guarantee, approve Phase 2 inspector scope of work.
8. 8:45 p.m.* Request by Attorney Miranda Gooding for preliminary discussion of matter involving a modification to a Special Permit issued October 10, 1989 to 2-4-6 Currier Park and 123 High Street for a multifamily development.
9. 9:00 p.m.* Adopt minutes of August 6 and August 20, 2020 meetings, depending on availability.
10. 9:05 p.m.* Announcements/New Business: business not reasonably anticipated more than 48 hours in advance of the meeting.
11. 9:15 p.m.* Adjournment

To listen with an opportunity to participate in this public meeting please use the following link or telephone numbers:

Ethan P is inviting you to a scheduled Zoom meeting.

Topic: Ipswich Planning Board Meeting

Time: Sep 24, 2020 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting:

<https://zoom.us/j/97103553243?pwd=WHIyeDV6bFg3TDRGcVMrc240N29EQT09>

Meeting ID: 971 0355 3243

Passcode: pZgi0C

One tap mobile

+13017158592,,97103553243#,,,,,0#,,478256# US (Germantown)

+13126266799,,97103553243#,,,,,0#,,478256# US (Chicago)

Dial by your location

+1 301 715 8592 US (Germantown)

+1 253 215 8782 US (Tacoma)

+1 312 626 6799 US (Chicago)

+1 346 248 7799 US (Houston)

+1 929 205 6099 US (New York)

+1 669 900 6833 US (San Jose)

Meeting ID: 971 0355 3243

Passcode: 478256

Find your local number: <https://zoom.us/u/anxFBN3M3>

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