

**AGENDA**  
**Ipswich, MA Planning Board Meeting and Public Hearings**  
**Thursday, April 28, 2022 at 7:00 p.m.**  
**Room A, Ipswich Town Hall**

*The Planning Board aims to offer remote participation using <https://zoom.us/>. Login information is below.*

1. 7:00 p.m. Citizen Queries
2. 7:05 p.m.\* Request by Eric and Darla Miner for minor modification to approved Special Permit project at 83 High Street (Unit 3)
3. 7:15 p.m.\* Request by Cirilla Logan for ANR plan endorsement for plan of land at 265 Topsfield Road
4. 7:20 p.m.\* *Continued Public Hearing: Ora, Inc. for Site Plan Review and a Special Permit to use 55 Waldingfield Road as a “Great Estate” for business purposes pursuant to Section IX.H of the Zoning Bylaw. The proposal involves the alteration of more than 2,500 sq. ft. of commercial space as described in Section X.B.1 and the increase of required parking spaces by more than 10 as described in Section X.B.3 of the Zoning Bylaw, as well as associated site work, at 55 Waldingfield Rd. (Assessor’s Map 62, Lot 14), located in the Rural Residence A Zoning District, pursuant but not necessarily limited to the sections of the Zoning Bylaw cited herein as well as XI.J TO BE CONTINUED WITHOUT DISCUSSION AT APPLICANT’S REQUEST*
5. 8:00 p.m.\* *Continued Public Hearing: Request by 214 High LLC for a Special Permit for a multifamily dwelling (10 units) at 214 High Street (Assessor’s Map 21 Lot 13), which is located in the Highway Business and Water Supply Protection Zone II Districts, pursuant but not necessarily limited to Sections V.D, VI, VII, IX.C, IX.I, IX.K., and XI.J. of the Zoning Bylaw*
6. 8:25 p.m.\* *Continued Public Hearing: Request by Carl Gardner for a Special Permit to build a detached accessory dwelling unit at 5-7 Turkey Shore Road (Assessor’s Map 42A Lot 37C), which is located in the In-town Residence District, pursuant but not necessarily limited to Sections IX.U. and XI.J of the Zoning Bylaw*
7. 8:55 p.m.\* *Continued Public Hearing: 5 & 11 Washington St: Request by Triple Q LLC for a Special Permit and Site Plan Review for a 16-unit multifamily residential development at 5 and 11 Washington Street (Assessor’s Map 41B Lots 274 and 275), which is located in the General Business District, pursuant but not necessarily limited to Sections V.D, VI, VII, IX.I, IX.K., and X. of the Zoning Bylaw and associated regulations*
8. 9:25 p.m.\* *Continued Public Hearing: Request by New England Biolabs, Inc. for a Special Permit pursuant to Sections IX.N and XI.J of the Zoning Bylaw for uses involving hazardous and toxic materials associated with the uses and activities in the main laboratory building and the expansion currently under construction at the New England Biolabs, Inc. property at 240 County Rd. (Assessor’s Map 63, Lot 7),*

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

located in the Rural Residence A District (and on NEB's GEPD lot) *TO BE CONTINUED WITHOUT DISCUSSION AT APPLICANT'S REQUEST*

9. 9:55 p.m.\* Adopt minutes of March 31 and April 14, 2022 meetings, depending on availability
10. 10:00 p.m.\* Vote to adopt [Community Development Plan](#)
11. 10:15 p.m.\* Discuss potential zoning amendments for fall 2022 Town Meeting
12. 10:35 p.m.\* Announcements/New Business: business not reasonably anticipated more than 48 hours in advance of the meeting
13. 10:40 p.m.\* Adjournment

Ethan Parsons is inviting you to a scheduled Zoom meeting.

Topic: Planning Board

Time: Apr 28, 2022 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/81767796704?pwd=dU9PZ000MTNGU1grUVZHRHowTzJHdz09>

Meeting ID: 817 6779 6704

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