

Meeting Minutes  
Ipswich Design Review Board  
January 14, 2019 at 6:45 PM  
Room A, Town Hall

Board Members in attendance: Laura Gresh, Linda Riley, Ken Savoie, Mitch Lowe, Jeff Anderson, Robert Weatherall  
Staff Present: Ethan Parsons

**Request by South Side Green LLC for design review relative to special permit application for change of use to multifamily at 64-66 County Road**

John Colantoni of South Side Green, LLC described changes made since the last DRB meeting. The applicant separated the proposed addition from the existing building to create a second building. Units 3 and 4 would be located within the new building. The applicant is now proposing seven parking spaces.

Savoie asked Colantoni how he had broken up the massing of the upper level on the new building. Colantoni described the proposed elevations, highlighting changes to the south and east side.

Savoie and Anderson discussed methods for changing the roof ridge. Colantoni said that the applicant would like to leave the roof as-is because the floor area is needed for the proposed units. Savoie noted that breaking up the façade of the third floor does not break up the eave line, which might effectively soften the massing of the new building.

Anderson noted that the gable on the rear elevation would be more effective at softening the massing than the hip roof. The Board agreed that the gable on the rear elevation would be more effective. The Board suggested eliminating the window bump outs.

Didi Davis of 3 Payne Street commented that the new building is too massive and will affect her rear property line.

Savoie said that the two building scheme is a big improvement over the single building scheme, which was larger. He said the building still appears too massive on the south side, facing Payne Street.

The Board felt that the third floor needs to be de-emphasized.

Lowe noted that a/c condensers are not depicted on the plans. Sherwood suggested using a grass other than blue fescue because it has a short lifespan.

*Anderson moved to recommend a continuation of the review, noting that the third floor on the proposed building should be de-emphasized and made smaller, particularly because the building appears tall and massive from the south. Lowe seconded the motion, noting that the applicant should submit consistent and complete elevations of all sides of the buildings. The motion passed unanimously.*

*Documents:*

- *Site plans for 64-66 County Road, prepared by ASB design group LLC, revised through 12/27/18 (Turning Movements for Ladder Fire Truck; Turning Movements for Pump Fire Truck; Turning Movements for Parking Space #1; Turning Movements for Parking Space #2; Turning Movements for Parking Space #5)*
- *Architectural drawings, prepared by Duggar Development Services, 12/27/18 (DD-A1: Layout; DD-A2: First Floor Plan; DD-A3: Second Floor Plan; DD-A4: Third Floor Plan; DD-A5: Front Elevation; DD-A6: Left Side Elevation; DD-A7: Right Side Elevation; DD-A8: Rear Elevation)*

**Request by Angelo Ciardiello for recommendation relative to site plan review and special permit application for proposed modification to an approved site plan review and special permit project for a multifamily and mixed use development at 62 & 64 Central Street**

Richard Griffin, architect, and Angelo Ciardiello, owner, were present. Griffin explained that Ciardiello proposes to combine 62 and 64 Central Street, add a unit in the current mixed use building, demolish the current single family home and construct a two-unit building in its place. Griffin said that he is looking into adding windows on the right side elevation because there is some more open space on that side than they previously realized.

Sherwood suggested planting a native canopy tree in the small grass area behind the proposed building. Weatherall said he was in favor of adding windows on the right side elevation and he suggested Griffin consider adding corner boards or elements to give the building more detail.

Griffin said that there were no exposed lights proposed. Savoie suggested that if additional lights were proposed they should be low and cutoff/shielded.

*Lowe moved to continue the review, noting that the Board is generally in favor of the proposed project but would like to see the north façade windows, final details and the addition of a tree in the green space behind the building. Anderson seconded the motion. The motion passed unanimously.*

*Documents:*

- *Architectural drawings, prepared by Derby Square Architects, 12/12/18 (A0.0: Rendering; A0.1: Landscape Site Plan; A0.2: Site Elevation and Photos; A1.1: Floor Plans Townhouse; A1.2: First Floor Plan; A2.1: Townhouse Elevations)*
- *Site Plan, prepared by Williams & Sparages, revised through 1/14/19*

**Request by Ed Dick for design review relative to site plan review application for proposed demolition and reconstruction of a mini storage building at 22 Hayward Street**

Ed Dick said he owned the mini storage business located at 22 Hayward Street. He explained that the subject lot is actually comprised of several condominium exclusive use areas and that the setback applies to the property boundaries surrounding the entire lot. Dick said that there would be some windows facing the loading area.

Anderson said that the project would be an improvement. Sherwood noted that the ornamental grasses proposed in front of the building were not native and she suggested substituting them for a native grass, which Dick said he would do.

*Lowe moved to recommend approval of the project as the DRB is generally in favor of it. Anderson seconded the motion. The motion passed unanimously.*

*Documents:*

- *Architectural drawings, prepared by Olson Lewis + Architects (SP1.0: Existing Site Conditions Plan; SP1.3: Site Plan; A3.1: Exterior Elevations; SP1.1: Proposed Site Context Plan; SP1.1b: Proposed Site Context Plan; SP1.1c: Building & Site Setbacks Context Plan; SP1.2: Proposed Site Plan; SP1.2b: Partial Contour Site Plan; A2.0: First Floor Plan; A3.0: Elevations)*
- *Locus Plan; Lighting Specifications; Letter to Planning Board from Ed Dick, 12/31/18; Hayward Street Property Data; Proposed Building Plan, prepared by Donohoe Survey, Inc., 12/18/18; Landscape Plan, prepared by Meridian Associates, 12/21/18*

**Adopt Meeting Minutes:**

**Approval of Minutes from 12/3/18 meeting**

*Weatherall moved to approve the minutes of the 12/3/18 meeting. Savoie seconded the motion. The motion passed unanimously.*

*Documents: Draft minutes of 12/3/18 meeting*

**Adjournment:** *Anderson moved to adjourn at 9:05 PM. Savoie seconded the motion. The motion passed unanimously.*

Minutes prepared by: Ethan Parsons

Minutes adopted: February 4, 2019