

**Town of Ipswich Architectural Preservation District Commission**

**Public Hearing**

**February 8, 2022**

<https://us02web.zoom.us/>

**Meeting ID: 894 2096 5730**

**Passcode: 038572**

**Minutes**

Members Present: Nancy Carlisle, Joe Bourneuf, Peter Bubriski, Chris Morse, and Will Thompson

Alternate Members Present: Susan Hill Dolan

Staff Present: Kristen Grubbs, Ipswich Town Planner

Others Present: Helen and Bill von Oehsen, 48 Turkey Shore Road  
Michele Hunton, 67 Turkey Shore Road  
Alison O'Neill, 52 Turkey Shore Road  
Sarka Plihalova, 2 Labor in Vain Road  
Ben Nutter and Michele Karam, Nutter Architects

**CALL TO ORDER:** The meeting was called to order at 7:03 PM.

**CITIZENS QUERIES:** None.

**MINUTES:** The minutes from the January 11 and January 25, 2022, meetings were reviewed. Mr. Bubriski moved to approve the January 11 minutes, and Mr. Bourneuf seconded. All approved. Bubriski moved to approve the January 25 minutes, and Bourneuf seconded. All approved.

*Documents: Draft minutes of January 11 and January 25, 2022 meetings*

**PUBLIC HEARING:** Request by Helen and William von Oehsen for a Certificate to Alter for substantial exterior alterations and an addition to a single-family home, and for demolition of a barn and construction of a new barn containing an accessory residential unit at 48 Turkey Shore Road (Assessor's ID 42A 005), located in the Architectural Preservation District, pursuant to Chapter 113 of the Ipswich General Bylaw.

Ms. Carlisle began by asking the Owners to present any alterations made since the previous meeting. Mrs. Oehsen explained that the accessory dwelling unit had been reduced from 34 x 26 feet to 24 x 26 feet, and the setback increased from 18 to 20 feet per a Planning Board request. The gable end had been rotated parallel with Turkey Shore Road, which would stand approximately 16.5 feet above grade when viewed from street level. The barn roof would incorporate a 12:10 roof pitch and Eastern white pine, rough sawn, vertical shiplap would constitute the siding. Mr. Oehsen added that by right the structure could be larger, but that it had

been reduced based on board and neighbor feedback. Mr. Thompson inquired as to the driveway changes as a result, Mr. Nutter responded by showing the decreased driveway footprint as shown in the updated 3D rendering. Bubriski expressed appreciation for the rendering, and lowered ell roofline, adding that the full design for both buildings appeared relatively compact.

Mr. Morse provided rough area comparisons of the 1720 house (663 SF), accessory unit (624 SF), ell (870 SF) and barn/garage (1,292 SF). He commented that the new addition is not onerous and that the revised ell plan is far more complimentary to the original gambrel. He added that the 10-foot reduction in frontage of the accessory unit also made a positive difference to the design and improved the relationship between the buildings.

Ms. Hill Dolan expressed appreciation for the garage door removal, adding that the overall scale appeared reduced. Nutter responded that it would have been preferable to locate the accessory dwelling unit closer to the street, but that locating it downhill helped diminish it. Bubriski added his appreciation for the scenic location and that the modesty of the design would enhance the view of the neighborhood.

Carlisle inquired as to whether anyone in attendance who had submitted a letter to the board had any comments. Hearing none, she continued by addressing the Owners' recent letter to the board and iterated the stated importance of scale as relates to the historic building, height, relationships of compatible proportions, etc. as described in the Bylaw. She expressed her remaining concern for the scale of the addition as compared with the original gambrel and seeming willingness of the board to accept changes to the 2<sup>nd</sup> floor of the existing 19<sup>th</sup> century addition.

Nutter revisited the concept of buildings growing over time, and to much larger extents per the two Boxford examples provided at the previous meeting. Carlisle pushed back against the comparison in a two-acre, rural environment. Thompson expressed appreciation for the sympathetic architecture, and asked other members how they viewed the ell, barn and accessory dwelling unit appearing at once given the neighborhood. Bubriski and Morse both agreed that given the ell redesign, the significant change under consideration was that of the barn addition.

Bourneuf expressed appreciation for the new design of the accessory dwelling unit and driveway reduction and inquired as to whether the ell could be shortened. There was general discussion around the intent of the new ell to sit atop the west and north walls of the existing foundation.

General discussion ensued around taking a vote and the board members' respective sense of the projects. Thompson recommended wording the motions to include demolition approval for the 19<sup>th</sup> century addition, as well as approvals for the new addition and accessory dwelling unit.

**Motion to close the Public Hearing:** Carlisle moved to close the hearing. Bubriski seconded. The motion passed unanimously.

**Motion to approve a Certificate to Alter for substantial exterior alterations and an addition to the single-family home at 48 Turkey Shore Road, as presented, including approval of the demolition of the 19th century addition, with the understanding that the foundation and as**

**much structural material as possible would be incorporated into the new ell.** Carlisle moved. Bubriski seconded. The motion passed 4 in favor, 1 against.

**Motion to approve a Certificate to Alter for demolition of a barn and outbuildings at 48 Turkey Shore Road and to construct a new barn containing an accessory residential unit as presented.** Carlisle moved. Bubriski seconded. The motion passed 4 in favor, 1 abstaining.

*Documents: Benjamin Nutter Architects drawings for Bill and Helen Von Oehsen dated February 8, 2022*

**APDC MEMBERSHIP – TERMS AND VACANCIES:** There was general discussion around the need to fill one alternate position, preferably with a builder. Members shared their thoughts on potential candidates. Grubbs shared the current board through dates and encouraged members to invite potentially interested volunteers to attend a meeting to discuss.

**UPDATES AND GENERAL MATTERS NOT FORESEEN WITHIN 48 HOURS:**

**Educational Mission:** Bubriski urged the other board members to revisit the APDC’s role as an educator, and to set aside time at the following meeting to discuss opportunities to advance outreach.

**NEXT MEETING:** A follow-on meeting was scheduled for March 15, 2022 at 7pm.

**ADJOURNMENT:** Carlisle moved to adjourn the meeting. Bourneuf seconded. The motion passed unanimously. The meeting was adjourned at 8:30 PM.

Minutes prepared by Will Thompson, Secretary

*Minutes adopted: April 12, 2022*