

Town of Ipswich Architectural Preservation District Commission
Public Meeting and Public Hearing
March 4, 2019
7:00 PM
Mary Conley Room - Town Hall

Minutes

Members Present: Chris Morse, John Fiske and Will Thompson

Alternate Members Present: Ruth Strachan and Susan Hill Dolan

Staff Present: Ethan Parsons

Others Present: John Colantoni, Timothy Martins, South Side Green, LLC
John Dugger, J S Dugger & Associates

Catherine Bartholomew, 16 Turkey Shore Road, Ipswich, MA
Cara Connors, 93 High Street, Ipswich, MA
Deirdre Davis, 3 Payne Street, Ipswich, MA
Laura Gresh, 72 Country Road, Ipswich, MA
Scott and Mary Hanna, 3 Poplar Street, Ipswich, MA
Oleksiy Svitelskiy, #4, 68 County Road, Ipswich, MA
Keri MacRae, 31 Heartbreak Road, Ipswich, MA

CALL TO ORDER: The meeting was called to order at 7:00 PM. Apologies for absence received previously from Ms. Carlisle and Mr. Bubriski.

CITIZENS QUERIES: None.

VOTING MEMBERS: Mr. Morse appointed Ms. Strachan and Ms. Hill Dolan as voting members for the business of 64-66 County Road, due to Mr. Fiske's absence from the previous two meetings.

PUBLIC HEARING: 64-66 County Road Certificate to Alter for alterations.

REQUEST for Approval of Certificate to Alter for alterations including addition to existing building and new construction located in the Architectural Preservation District, pursuant to Section 8, Chapter XXII of the Ipswich General Bylaws.

Mr. Colantoni began by reviewing the list of changes that had been requested previously by the APDC. On the existing building, he explained that the west (front) facing windows had been changed to four large, storefront style operable windows, and that one light would be provided at the handle side of each door.

For the proposed building, Mr. Colantoni provided an overview of the updated drawings, which incorporate a gambrel roof and dormers on the east (rear) facing elevation. He explained that the south elevation windows had been re-centered, and that the gambrel roof with dormers give the appearance of two different houses.

Mr. Morse commented that the drawings represented a big improvement and that the gambrel roof and dormers make the right gesture. The combination helped reduce the roof massing.

Mr. Colantoni explained that although the APDC has no purview regarding color, the darker color scheme had been added as suggested at the previous meeting.

Ms. Strachan commented that all of the windows on the existing building should be the same. Mr. Morse disagreed, stating that the building had housed a store in the past and that the four large storefront windows speak to the historical context. Mr. Morse continued, suggesting that the garage doors have the same dark color as the proposed building.

Ms. Hill Dolan expressed appreciation for the color scheme and inquired as to the building height. Mr. Colantoni responded that the building height remained the same.

Ms. Davis commented that the new building appears larger and more like three stories with the gambrel roof. Mr. Hanna asked if the units had remained the same size. Mr. Colantoni responded that the design changed to a gambrel with dormers based on recommendations from the last meeting, and that no definition exists for what a two and a half story building should be. He added that he could not say for certain, but that unit four would be reduced by approximately 50 square feet due to area under portions of the gambrel roof that could no longer be counted.

Ms. Gresh commented that when she pictures a two and a half story building, it would not be classified in this way, and that the design changes do not represent a big difference. Mr. Colantoni replied that the team had provided this design to make it look different. Mr. Morse commented that when he thinks of other gambrel roofed houses in town, this is a good comparison.

Ms. Bartholomew commented that the APDC is charged with considering the neighborhood as well as the project. Ms. Strachan asked if this development is compatible. Ms. Bartholomew replied that it is not based on the available space. Mr. Fiske commented that compatibility is very subjective, and asked Ms. Bartholomew to explain why the building is incompatible. Ms. Bartholomew responded that it looks tall and that the size is large. Mr. Fiske asked if there is no such thing as a three-story building that could fit in this neighborhood. Ms. Bartholomew replied that this does not feel like the neighborhood.

Mr. Colantoni expressed appreciation for the comments, adding that Ipswich is a neighborhood and that people are excited about the existing house restoration. He stated that many neighbors support the project, who also respect the dissenting neighbors' opinions and do not wish to attend the meetings. The height of the building was asked, and Mr. Colantoni replied 31.3 feet. He added that the lot presently has housed four units, and that it is remaining as such.

Ms. Connors commented that there are multiple projects planned in town which will increase density, such as that at 83 High Street, and that this will set a precedent for similar development. Mr. Morse replied that every lot is different, and that Ipswich should consider adding area ratio schemes to its bylaws. Mr. Thompson added that for those in attendance who had not attended the previous meetings, that the bylaw requirements to ultimately approve projects had been explained at the last meeting, and that the drawings represented significant improvement over the previous four designs. Mr. Fiske commented that the 83 High Street case is completely different, and that consideration of this project will not set a precedent.

MOTION TO ISSUE A CERTIFICATE TO ALTER: Mr. Morse moved to accept the designs as submitted and issue a Certificate to Alter. Mr. Thompson seconded.

The vote was taken, and the motion passed, three in favor, one against.

MINUTES AND MATTERS ARISING: Ms. Strachan moved to accept the previous meeting minutes. Ms. Hill Dolan seconded. The vote was taken, and the motion passed unanimously.

ADJOURNMENT: Mr. Morse moved to adjourn the meeting. Mr. Thompson seconded. The motion passed unanimously. The meeting was adjourned at 19:40.

Minutes prepared by Will Thompson, Secretary

Attachments: none

Adopted March 20, 2019