

## IPSWICH PLANNING BOARD

### MEETING MINUTES

Meeting in person

Thursday, March 9, 2023

7:00 pm

Pursuant to a meeting, notice posted by the Town Clerk and delivered to all Board members, a meeting of the Ipswich Planning Board (PB) was held on Thursday, March 9, 2023, at Town Hall in Room A. Board members Toni Mooradd, Carolyn Britt, Mitch Lowe, Helen Weatherall, Jenn Crawford and Associate Member Laurie Paskavitz were present. Staff Andrea Bates was present.

Mooradd convened the PB meeting at 7:02 pm with a quorum present. Attendance of members was taken.

**Citizen Queries:** None noted.

Request by Symes Associates for release of \$28,500 surety held for completion of Robinson Lane off Mile Lane

Jeff Rhuda, Manager, Symes Development, was present for the request. PB noted the original decision and an “as-built” plan was submitted and reviewed. No questions from PB.

Lowe made a motion to approve the release of \$28,500 surety and Britt seconded. *The motion passed unanimously.*

**New Public Hearing: Request by Kenneth Breen for a special permit to create a new single-family infill lot at 6 Perley Ave. (Assessor’s Map 41D Lot 115), which is located in the IR District, pursuant but not limited to Sections IX.S and XI.J of the Zoning Bylaw**

Larry Graham (H.L. Graham & Associates) and Kenneth Breen (owner/applicant) were present for the public hearing. Graham reviewed the project and site plan. The project proposes creating a new lot for a new 2000 sq. ft., 3-bedroom home. The existing lot is 15,687 sq. ft. The project proposes to divide the lot. The new lot created will be approximately 10,000 sq. ft. and the remaining lot will be approximately 6,000 sq. ft. Graham noted there are no grading changes proposed for 6 Perley Ave. There will be grading changes for the new lot. Graham reviewed the drainage to be added and infiltration chambers will be installed.

Mooradd reviewed bylaw requirements. The proposed attached garage is 240 sq. ft. and the maximum allowed is 250 sq. ft. Setback requirement is 10 ft. Crawford noted the setback is in alignment with other homes in the neighborhood. Lowe requested a chart to document information on the plans. He suggested adding lot size, setbacks, square footage for the home and how the project meets bylaw requirements. Lowe asked PB members if the project should be reviewed by the Design Review Board (DRB). Weatherall said it should go before the DRB. Paskavitz said the project is straight forward and does not need to go before the DRB. It was noted that the house design is the same as the infill house built in recent years across the street and was reviewed by the DRB at that time. Lowe, Crawford and Britt agreed the project does not need to go before the DRB for an additional review.

Crawford suggested the applicant include exterior lighting plan and exterior lighting should be environmentally friendly. Britt inquired about landscaping plan and noted it is presented as mostly lawn. Britt requested the applicant document on the plan all special permit requirements that the project meets. Paskavitz requested native plantings be used for landscaping. Crawford noted an established landscaping will incentivize homeowners not to change it. Weatherall suggested using drought resistant plantings. Britt inquired about planned utilities. Breen noted the street does not have a gas line. Most homes on the street are heated with either oil or propane. He has not decided on utilities.

Mooradd summarized items to complete before the next public hearing. Applicant to amend plan to include requested information, provide exterior lighting on the plan, update landscaping plan for native, drought resistant plants and PB members to visit the site on their own.

**Public Comment:** Tom Rogers, 14 Farley Ave, said he lives in the neighborhood and noted the proposed home is like other houses in the neighborhood. He noted the current lot is large. He attended this evening to learn about the public hearing process for such an application.

Crawford made a motion to not send the project before the DRB and Lowe seconded. *The motion passed unanimously.*

Lowe made a motion to continue the public hearing to March 30, 2023 at a meeting at Town Hall beginning at 7:00 pm and Crawford seconded. *The motion passed unanimously.*

**Continued Public Hearing: Request by PGN Real Estate Trust for a Special Permit for a multifamily dwelling (4 units) at 145 High Street (Assessor's Map 30A Lot 26A), 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.K, and XI.J of the Zoning Bylaw**

Laurie Paskavitz was appointed a voting member for the application.

The application was continued without discussion. Bates noted the applicant signed an extension through April 9, 2023.

### **Discussion of Stretch Building Codes**

Britt reviewed a presentation on Building Codes, Stretch Building Codes and Specialized Opt-In Building Codes. The Stretch Code went into effect on January 1, 2023. The presentation included impacts of climate change and actions to do to minimize impacts. Actions include minimizing energy and resource use and using power with renewables and electrify.

The Base Building Code is in its 10<sup>th</sup> edition. The Stretch Code includes the Base Building Code plus the Stretch Code. The Specialized Opt-In Code includes the Stretch Code and Base Building Code and Special Opt-In requirements. Britt reviewed the history and enacted laws that helped form the Stretch Code and Specialized Opt-In Code.

The updated Stretch Code offers improvements to the Base Building Code on required energy efficiency standards for construction of new buildings. It has no key features that discourage or

prohibit the use of fossil fuels in new construction. The Stretch Code automatically applies to “Green” communities that have adopted the Stretch Code.

The Specialized Opt-In Code attempts to meet requirements of Massachusetts wide Next Generation Roadmap legislation that was passed in 2021. Britt reviewed requirements of the Stretch Code and Specialized Opt-In Code. It was noted that industrial buildings are not included in the standards. Specialized Opt-In Code defines a “net-zero” building. Only the Specialized Opt-In Code requires all new construction to be wired for all electric features and to install solar panels on the roof if feasible. The details of solar requirements were reviewed. Britt noted the cost differentials to build for all electric instead of inclusion of fossil fuels is minimal.

Lowe asked about the next steps. Britt anticipates the Climate Resiliency Committee to initiate adopting the Specialized Opt-In Code. The PB would write a letter in support.

### **Minutes to Adopt February 2 and 16, 2023**

Lowe made a motion to approve the minutes of February 2, 2023, as drafted and Britt seconded. *The motion passed unanimously.*

Britt requested an edit for members in attendance for the February 16, 2023.

Lowe made a motion to approve the minutes of February 16, 2023, as drafted and amended and Crawford seconded. *The motion passed unanimously.*

### **Announcements**

Bates provided information on the 3A Task Force forum scheduled for Wednesday, March 22, 2023 at 6:30 pm at Town Hall. She provided flyers to the PB. She discussed additional lecture series that will be scheduled and posted on the Town website.

### **Adjournment**

Crawford made a motion to adjourn, and Lowe seconded. *The motion passed unanimously.*

Meeting adjourned at 9:19 pm

Meeting notes taken by: Odile Breton

Accepted on: March 30, 2023