

IPSWICH PLANNING BOARD 59 TURNPIKE ROAD SUBCOMMITTEE MEETING MINUTES

Monday, April 3, 2017, 9:00 a.m.

Planning Office Conference Room, Town Hall

Pursuant to a meeting notice posted by the Town Clerk, a meeting of the Ipswich Planning Board 59 Turnpike Road Subcommittee was held on Monday, April 3, 2017 in the Planning Office Conference Room of Town Hall. Subcommittee members Jim McCambridge, Kathleen Milano, and Colleen Fermon were present. Planning Staff present: Ethan Parsons. Others present representing Old Planters of Cape Ann, Inc., Applicant: Chris Rokos, Steve Chasen, and Spencer Kalker.

Fermon asked if the odor management system had been used elsewhere.

Chasen said that it had been used elsewhere. It is very comprehensive because it is tied into the HVAC system.

Parsons discussed the proposed water consumption. He said he would discuss the memo from SED Associates Corp. dated April 3, 2017 with Vicki Halmen, the Town Water and Wastewater Director. He said he would recommend to the Planning Board that it impose a condition that would require reporting on water consumption to ensure the applicant would meet its stated goal of maximum water consumption and reduction.

Parsons raised the following points:

1. He believes an Order of Conditions from the Conservation Commission is forthcoming. Rokos stated that the Conservation Commission will take the matter up soon.
2. The Fire and Police Chiefs appear satisfied but Parsons will ask them for final review comments and they will review building permit applications.
3. Parsons asked if OPCA had submitted specifications on the lighting fixtures. Rokos stated that they had submitted this information.
4. Parsons said he would recommend that the Board require the proposed Route 1 traffic mitigation, as proposed by OPCA. He added that he would recommend the Board make itself involved with any discussions about alternative mitigation.

McCambridge addressed the question of the RMD becoming a recreational marijuana retail establishment. OPCA said it intends to sell medical marijuana only. McCambridge said he would recommend the decision state that the permit is issued for what is permitted under the Zoning Bylaw.

Parsons said that one RMD condition in the Zoning Bylaw is that applicants submit an annual report demonstrating compliance with the Zoning Bylaw. He said he would recommend that there be a 6 month interval before the first annual report, at which the applicant would be required to submit crash data, water consumption goals, security issues, odor complaints, and other relevant information.

Parsons reminded the applicant that they must submit a bond prior to the start of construction.

Parsons recommended limiting the Sunday hours to 10 AM to 6 PM.

Parsons said he would recommend the Board require Police Chief approval of security details prior to the issuance of a building permit.

The meeting adjourned at approximately 9:45 a.m.

Prepared by Ethan Parsons

*PLEASE NOTE: THE 59 TURNPIKE ROAD SUBCOMMITTEE WAS A TEMPORARY SUBCOMMITTEE ADVISING THE PLANNING BOARD ON THE 59 TURNPIKE ROAD SPECIAL PERMIT AND SITE PLAN REVIEW CASE AND AS SUCH THE SUBCOMMITTEE WAS DISSOLVED ONCE THE BOARD GRANTED THE APPROVAL. THE SUBCOMMITTEE WAS THUS UNABLE TO APPROVE THESE DRAFT MINUTES.*

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