

Town of Ipswich Architectural Preservation District Commission  
Public Hearing  
May 24, 2021  
Zoom Meeting ID: 881 4019 8725 - Remote

Minutes

Members Present: Nancy Carlisle, Chris Morse, and Will Thompson

Alternate Members Present: Susan Hill Dolan and Joe Bourneuf

Staff Present: Kristen Grubbs, Ipswich Town Planner

Others Present: Gordon Harris, 17 Mill Road, Ipswich

**CALL TO ORDER:** The meeting was called to order at 7:04 PM.

**CITIZENS QUERIES:** None.

**MINUTES AND MATTERS ARISING:** Ms. Carlisle designated Ms. Hill Dolan and Mr. Bourneuf as voting members for purposes of approving the previous minutes and requested a motion to adopt them. Hill Dolan moved to accept the May 3, 2021 meeting minutes and Bourneuf seconded. The vote was taken, and the motion passed unanimously.

*Documents: Draft minutes of May 3, 2021 meeting*

**CONTINUED PUBLIC HEARING: 87 High St Certificate to Alter.** Review of application by Sarah L. Winderlin for a Certificate to Alter for a multifamily residential development which includes a new four-unit structure and an accessory dwelling rebuild at 87 High Street (Assessor's ID 30D 012), located in the Architectural Preservation District, pursuant to Chapter 113 of the Ipswich General Bylaw.

Carlisle requested a motion to continue the Public Hearing. Mr. Thompson moved to continue the Public Hearing until June 30<sup>th</sup> and Bourneuf seconded. The vote was taken, and the motion passed unanimously.

**OTHER BUSINESS:**

**In-Town Residential Density and Design Working Group**

Carlisle began discussion by relaying her observations from the kickoff meeting, which included Mr. Morse and members from the Planning, Housing and Design Review boards, and the Historical Commission. She explained that members expressed their cares, concerns and observations relative to ongoing in-town development. Morse added thoughts around increasing housing to what end, the overall development vision and intent, and how infrastructure would

address increased growth from 14-20K inhabitants. Grubbs offered that the working group would need to determine the end goal, and then transition discussion to Planning Board meetings. This will hopefully alleviate the cycle of having the same discussions in multiple venues without any clear vision as to how to address overlapping concerns in terms of development, scale, streetscapes, preservation, etc.

### **Update & Discussion: APD expansion proposal (Manning, Warren, and Mineral Street neighborhoods)**

Carlisle relayed the experience of attending a backyard party to discuss potential APD expansion, which devolved into a frustrated debate over in-town development. Morse proposed a general view that people would support APD expansion, but more so if it helps restrict development. Mr. Harris suggested that formulating a Town Meeting article should continue considering the current level of dialogue around restricting development. Grubbs commented that expansion of the APD should be considered for the benefits it brings, and that for it to be successful, the focus should be on associated gains rather than its use as a stopgap. She added that expansion should focus on saving and preserving the neighborhoods. There was general discussion around the initial physical outline of the APD, and the intent to revisit the original outreach materials to help determine what neighborhoods should be added and how best to relay the benefits.

### **Discussion: revising process to issue Certificates to Alter to include Building Inspector consultation and input**

Carlisle relayed her discussion with the Building Inspector, and the future intent to have a joint meeting for any project that will entail extensive restoration or renovation. This will likely take the form of a site visit, with the purpose of drafting more comprehensive language specifying the description of work to be included in the building permit.

### **Education and outreach initiatives**

No new updates.

### **Updates and any general matters not foreseen within 48 hours of the meeting.**

No new updates.

**NEXT MEETING:** The next meeting was scheduled for June 30, 2021.

**ADJOURNMENT:** Thompson moved to adjourn the meeting. Bourneuf seconded. The motion passed unanimously. The meeting was adjourned at 7:47 PM.

Minutes prepared by Will Thompson, Secretary

*Minutes adopted: June 30, 2021*