

Town of Ipswich Architectural Preservation District Commission
Public Hearing
June 20, 2019
Mary Conley Room - Town Hall

Minutes

Members Present: Nancy Carlisle, Ruth Strachan, Peter Bubriski, and Will Thompson

Alternate Members Present: Susan Hill Dolan and Joe Bourneuf

Staff Present: none

Others Present: Michael Becker, Principal, Clink LLC
Thomas Mayo, Architect, Thomas Mayo Associates
Al Boynton, 41 High Street, Ipswich, MA
Daniel Cullen, 79 High Street, Ipswich, MA
Kathleen Hegarty, 82 High Street, Ipswich, MA
Robert Hegarty, 82 High Street, Ipswich, MA
Keri Macrae, 31 Heartbreak, Ipswich, MA

CALL TO ORDER: The meeting was called to order at 7:02 PM.

CITIZENS QUERIES: None.

PUBLIC HEARING: 83 High Street request for Certificate to Alter for the renovation of two existing structures and construction of one new structure.

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

Mr. Mayo provided an overview of the new layout of buildings and parking, resulting from a development reduction from eight to six units as shown on drawings dated June 13, 2019. Revisions included the renovation of the existing workshop, which would be added on to and contain two units. The new building would incorporate three units, while the existing Kimball house would continue to house one.

Mr. Bourneuf inquired as to why the previously proposed barn structure had been removed, to which Mr. Becker responded that the change made the project more likely to meet with approval given the workshop preservation. Ms. Carlisle added that the change also made room for the sixth unit. Becker added that moving the workshop would allow for placing it on a foundation, and Mayo added that the front façade would be clapboarded while the east and west elevations incorporate board and batten siding.

Mr. Boynton inquired as to how many bedrooms the workshop and new addition would have. Becker replied with two to three, but that the interior designs would not be finalized until completion of the permitting process.

Mayo continued with the project overview, stating that the Planning Board had requested that the site appear like a village. Becker added that he would appreciate the Board's feedback relative to the new building massing during the meeting.

Carlisle solicited feedback from the assembled members of the public. Mr. Hegarty expressed concern that the new building is too large, and that having the 3rd unit stick out to obscure the parking was a poor design choice. Mr. Cullen agreed that the new structure is massive at 80 feet long and that no other neighboring structures are of similar length. Becker responded that the PB requested that the three new units be closer to the street, and Mr. Hegarty added that the PB did not support the view of the barn across the rear of the development. Boynton inquired as to whether massing was the purview of the APDC, to which Carlisle responded affirmatively, explaining that the Board regularly seeks to improve development massing.

Becker commented that approval is required from both boards. General discussion ensued regarding the new, three-unit structure and whether it looks similar to the retail store, *The Christmas Tree Shops*. Mr. Bubriski commented that the design has improved since the previous meeting, and provided the Day Dodge house as an example of a structure with a long, unbroken expanse. Ms. Hegarty responded that isolated houses can be picked out, but that every time a development like this moves forward, the character of the APD changes.

Ms. Hill Dolan inquired as to how much the development had been reduced due to the Article 20 vote at Town Meeting. Becker responded that the current design incorporated one less building. Cullen commented that provisions are being made for developments that are too large, and that is why so many people had attended Town Meeting. Bubriski reminded the attendees that this is a double lot, adding that we're not going back to 1635, and that resistance for something new in the neighborhood is not enough justification to stop development. Boynton responded that preservation of the house and workshop are important and appreciated, but that the property should be preserved as is. Becker commented that infill housing is important in Ipswich today.

Ms. Strachan commented that over the years, various sheds, barns and garages have been added to houses of all kinds. Over the past 75 years, garages specifically have become more prevalent, larger, and have moved into the house. This creates a significant issue for these developments, their massing, and appearance. She added that the garages should go away, and that many houses in the APD do not have one. Becker responded that the cars and garages are largely obscured from view. Hill Dolan agreed that cars are over emphasized.

Boynton commented that the structure should not look like a few houses put together, but should incorporate a barn. Carlisle responded that the PB had requested the developers make the project look the way it was being presented.

Mr. Thompson commented that the new structure foundation should not be as high and visible as shown when viewed from High Street, in keeping with neighboring structures. He expressed

agreement with the neighbors that although six or more units could be built on the property, that does not mean that the development should or must proceed that way. He recommended, considering the strong support for the existing house and workshop with addition, that the team consider reducing the massing of the new structure.

Strachan iterated her urging to mitigate the cars. Becker responded that buyers want garages. General discussion ensued about the placement and number of cars and garages.

Carlisle recommended that the team consider the Board's suggestions and come back with revised drawings after the next PB meeting. Becker requested further design guidance. Boynton suggested Becker look at structures around Ipswich and incorporate design elements together. Carlisle iterated that the process had progressed as far as it would at this meeting. Becker expressed his frustration with the process, particularly because massing was still being discussed. Thompson responded that this meeting was the first time the APDC was considering the development in terms of these three buildings, and so the perception and comments around massing were not the same as those expressed when the new barn had been proposed. Carlisle responded that the issue would not be resolved tonight, and recommend the team complete the PB meeting and then return to the APDC with full size detailed drawings.

MOTION TO CONTINUE THE HEARING: Strachan moved to continue the hearing until July 8, 2019 at 7:00 PM. Bubriski seconded. The vote was taken, and the motion passed unanimously.

Documents: Drawings prepared by Thomas Mayo Associates, 6/13/19

MINUTES AND MATTERS ARISING: Hill Dolan offered a correction to the April 3, 2019 minutes due to an erroneous public attendee name entry. Thompson noted the correction and offered to send the revision to Mr. Parsons after the meeting. Bubriski moved to accept the March 20, 2019 and April 3, 2019 meeting minutes as amended. Strachan seconded. The vote was taken, and the motion passed unanimously.

Documents: Draft minutes of March 20, 2019 and April 3, 2019 meetings

ADJOURNMENT: Thompson moved to adjourn the meeting. Bubriski seconded. The motion passed unanimously. The meeting was adjourned at 8:40 PM.

Minutes prepared by Will Thompson, Secretary

Minutes adopted: July 29, 2019