

Town of Ipswich Architectural Preservation District Commission  
Public Hearing  
June 30, 2021  
Town Hall Meeting Room A

Minutes

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

Alternate Members Present: Susan Hill Dolan and Joe Bourneuf

Staff Present: Kristen Grubbs, Ipswich Town Planner

Others Present: None

**CALL TO ORDER:** The meeting was called to order at 7:06 PM.

**CITIZENS QUERIES:** None.

**MINUTES AND MATTERS ARISING:** Ms. Carlisle designated Mr. Bourneuf as a voting member, and requested a motion to adopt the previous meeting minutes. Bourneuf moved to accept the May 24, 2021 minutes and Mr. Bubriski seconded. The vote was taken, and the motion passed unanimously.

*Documents: Draft minutes of May 24, 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 accept the Owner's request for an application withdrawal without prejudice. Mr. Thompson moved to accept the withdrawal of the 87 High St Certificate to Alter application without prejudice and Bubriski seconded. The vote was taken, and the motion passed unanimously.

**OTHER BUSINESS:**

**Update: STM 2021 Zoning Bylaw Revision proposals**

Ms. Grubbs explained that the Planning Board voted to review three articles referred for revision to the Select Board in preparation for Town Meeting consideration. First, the removal of application of Footnote 11 in the intown Residential district. Second, revision of the infill provision to limit maximum residential building size, adjust fees to affordable housing fund, and

change building to lot ratio allowance. Third, to create new zoning rules for the construction of new detached additional dwelling units on a property, and with a maximum footprint of 900 SF.

Mr. Morse recommended that applicants go before the APDC ahead of reviews by other boards. Grubbs suggested that it is important to have discussions prior to building permit issuance for activities such as window replacement. She added that Bylaw language should be adjusted to add specificity around required versus recommended APDC review. Carlisle disagreed with having applicants meet with APDC first, as the project scope, mass and parameters should be relatively settled before APDC provides architectural design review.

Mr. Bubriski applied the Summer Street landing discussion as an example of Town boards not knowing what the other boards are working on. Carlisle commented that the pandemic induced Zoom meetings made board meetings more accessible to a larger audience. Grubbs added that the combined working group should continue inter-board discussions beyond zoning to areas such as expanding the APD and developing affordable housing.

#### **Update: APD expansion proposal**

Morse suggested working with the Historical Commission to form an article for consideration at the Fall Town Meeting. Carlisle suggested making this a longer term goal.

#### **Update: Anne Bradstreet 350 Celebration**

Carlisle explained that several interested parties from the APDC, Ipswich schools and Library, and the Ipswich Museum had met on June 8<sup>th</sup> to discuss ways to celebrate Anne Bradstreet's legacy. Talks are underway to potentially commission a sculpture for the North Green or Library grounds. Grubbs added that a policy review would be conducted to assess guidelines for locating a memorial on North Green or elsewhere.

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

Grubbs explained that the firm Ora had purchased the 55 Waldingfield Road Great Estate and would be going through the Special Permit application process to locate a pharmaceutical facility

Morse suggested considering the Bennington, VT Historic Preservation Commission's historic guidelines document to improve the APDC's literature.

**NEXT MEETING:** The next meeting was tentatively scheduled for July 28, 2021.

**ADJOURNMENT:** Thompson moved to adjourn the meeting. Bubriski seconded. The motion passed unanimously. The meeting was adjourned at 8:12 PM.