

IPSWICH PLANNING BOARD

MEETING MINUTES
Remote Meeting using ZOOM
Thursday, July 15, 2021
7:00 PM

Pursuant to a meeting notice posted by the Town Clerk and delivered to all Board members, a remote meeting of the Ipswich Planning Board was held on Thursday, July 15, 2021 using ZOOM. Board members Carolyn Britt, Jeffrey Anderson, Kevin Westerhoff, and Toni Mooradd were present. Mitchell Lowe and Helen Weatherall were absent. Staff, Ethan Parsons was present.

Britt convened the meeting at 7:04 PM with a quorum present.

Citizen Queries: None noted

Britt made an announcement for a Chapter 91 license application made by the Trustees of Reservations for a project at the Crane Reservation. The State is hearing comments through August 2, 2021. The project involves marsh restoration.

Continued Public Hearing: Request by Sarah L. Winderlin for a Special Permit to construct a new four unit building as part of a multifamily development and incorporate the existing two-family and accessory conversion units into the multifamily development at 87 High Street (Assessor's Map 30D Lot 12), which is located in the Intown Residence and Rural Residence A Zoning Districts, pursuant but not necessarily limited to Sections V.D, VI, VII and XI.J of the Zoning Bylaw

Britt noted that Winderlin submitted a letter to request a withdrawal of her application.

Anderson moved to accept the withdrawal letter and Westerhoff seconded. The motion passed with 3 votes (Britt, Westerhoff, and Anderson).

Bob Weatherall update on public safety center planning effort

Weatherall stated the funding will be requested at Fall Town Meeting 2021. The funding request is \$27 million which will cover architecture and construction costs. Additional communications will follow in the upcoming months. The next Public Safety Committee meeting is scheduled for Tuesday, July 26, 2021.

Request by Advanced Precision Engineering for minor modification of approved Special Permit and Site Plan Review for expansion at 14-16 Mitchell Road

Chris Rokos, Meridian Engineering, and Rainer Koch, architect, were present. Rokos noted the special permit was approved June 20, 2019. Rokos presented site plans and reviewed existing conditions of the site, including parking and traffic flow. He said the request is to reduce the scale of the project which is an addition to the rear of the building. Original proposal was for a 20,000 sq. ft. addition which is now a 10,000 sq. ft. addition. Additional changes include enlarging the infiltration system and removing the detention basin. Materials for the roof changed to a membrane roof which will not need special water treatment for roof run off. The applicant is requesting a waiver for parking (required 67, proposed 62) and a waiver for impervious surface above 20%. Rokos noted the request for minor modification also has to go before the Conservation Commission.

Britt said changes to stormwater management needs to be peer reviewed. Parsons recommends peer review for stormwater management changes. Parsons recommends continuing the request to the next meeting.

Britt explained a new requirement was added for a solar assessment for the installation of solar. Koch said solar panels have been considered for the roof. It may not be feasible to add weight to the existing roof. The new roof is flat and has HVAC units. Solar panels would have to be worked in between the units. The new roof can with stand the weight.

Britt inquired about an EV charging station. Rokos pointed out the station in the front parking area.

Anderson said it may be a minor modification but it is a major change to the stormwater management plan.

Anderson moved to determine the request is a minor modification and Mooradd seconded. The motion passed with 4 votes yes.

Mooradd moved to authorize peer review (Bob Puff) for the revised storm water management plan and Anderson seconded. The motion passed with 4 votes yes.

Westerhoff moved to continue the request to August 5, 2021 and Anderson seconded. The motion passed with 4 votes yes.

Continued Public Hearing: Request by ANFM Realty LLC to modify the 1/3/2019 special permit for 51-61 Market Street and the 8/22/2019 special permit for 21 Market Street, by meeting the Inclusionary Housing requirements for both projects by providing the required affordable units at 15 Market Street, and to modify the 9/22/2011 and 9/27/2018 special permits issued for a residential mixed-use building, to add only a second floor and not build offices, at 15 Market Street (Assessor's Map 42A, Lot 214), located in the CB District, pursuant but not necessarily limited to Sections V, VII, VIII, IX.I and K, and XI.J, of the Zoning Bylaw

Parsons recommended continuing as Frank Pasciuto was not present for the applicant.

Anderson moved to continue the public hearing to August 5, 2021 and Westerhoff seconded. The motion passed with 4 votes.

Continued Public Hearing: Request by C & J Reality Trust for Site Plan Review at 57 & 59 Mitchell Road to construct a new industrial building and expand an existing industrial building, with associated increase in parking and site work at 57-59 Mitchell Road (Assessor's Map 21, Lots 18R & 108), located in the Industrial District, pursuant but not necessarily limited to Sections V, VII and X of the Zoning Bylaw

Parsons said the application was extended through August 6, 2021. He said revised plans were sent to the peer reviewer.

Anderson moved to continue the public hearing without discussion to August 5, 2021 and Westerhoff seconded. The motion passed with 4 votes.

Discussion: Special Town Meeting Fall 2021 Zoning Priorities and Proposed Regulations Revisions

Parsons noted that three articles have been initiated. He received feedback and updated versions will be presented at the July 26, 2021 meeting.

There is a potential fourth amendment. Mooradd discussed the buildable area of a lot and density. She suggested not using the restricted area of a lot in calculating density. Westerhoff said it is a good approach to deter use of restricted area to leverage density. Parsons said there is a need to understand the impact to other zoning areas. Westerhoff suggested limiting it to the IR district.

Parsons said removing Footnote 11 is a major change for density in the IR. Anderson said removing Footnote 11 will limit development. Westerhoff said taking Footnote 11 out is a step in the right direction. There is also a need to consider traffic and neighborhood character. He noted the removal of Footnote 11 still needs to be approved.

Britt, Anderson and Westerhoff agreed that at this time more research is needed for the fourth amendment and the focus should be on the three articles initiated.

Adopt minutes of May 13, June 3, and June 24, 2021

Westerhoff was absent from the May 13, 2021 meeting and abstained from voting. Mooradd became a member on June 24, 2021 meeting. The Board decided to postpone its vote for May 13, 2021 minutes. Anderson was absent for a portion of the June 24, 2021 minutes and abstained from voting.

Anderson moved to accept June 3, 2021 minutes and Westerhoff seconded. The motion passed with 3 votes (Britt, Westerhoff, Anderson).

Mooradd moved to accept June 24, 2021 minutes and Westerhoff seconded. The motion passed with 3 votes (Britt, Westerhoff, Mooradd).

Announcements/New Business

Parsons said the Board has the option to meet in person or continue remote meetings. Britt requested remote meetings via ZOOM for the remainder of the summer.

Britt announced the Electric Light Department has put together a new conservation plan. The plan is detailed on incentives and home audits.

Adjournment

Anderson moved to adjourn and Westerhoff seconded. The motion passed unanimously.

Meeting adjourned at 9:00 PM.

Meeting notes taken by: Odile Breton

Adopted on: August 5, 2021