

IPSWICH SELECT BOARD
Meeting of Monday August, 22, 2022
Ipswich Town Hall | 25 Green Street

Pursuant to Open Meeting Law M.G.L. Chapter 30A, §§ 18-25, written notice posted by the Town Clerk and delivered to all Board members, a meeting of the Select Board was held on Monday, August 22, 2022, at 6:30 PM in Meeting Room A.

Board Members present: William Whitmore, Chair; Sarah Player, Vice Chair; Linda Alexson; Dr. Tammy Jones; Kerry Mackin

Also present: Mary Gallivan, Interim Town Manager and Ashley Boudreau, Recording Secretary.

Mr. Whitmore called the meeting to order at 6:30 PM.

Executive Session: To consider the purchase, exchange, taking, lease, or value of real property if such discussion may have a detrimental effect on the negotiating position of the governmental body related to Pineswamp Road lot.

a. Approval of Executive Session Minutes – July 11, 2022, July 25, 2022

Vote: Ms. Alexson moved to enter into Executive Session. Ms. Player seconded. The motion carried 5-0 via roll call.

The Select Board entered Executive Session at 6:30 PM.

The Select Board returned from Executive Session at 6:50 PM.

Consent Agenda

- a. One Day Wine and Malt License Application(s)
 - i. Rob Martin for Ipswich Ale Brewery for Beer Garden at Marini's Corn Maze, 259 Linebrook Road on September 10, 11, 17, 18, 24, 25, October 1, 2, 8, 9, 15, 22, 23, 29, 30, 2022.
 - ii. Kathryn Garry for Old Planters Brewing Co. for Appleton Farms Family Farm Day, 219 County Road on September 18, 2022.
 - iii. Bea Tiberii for Monarch and Rose Foods for Music Events at 1 N. Main Street on September 15, 2022.
 - iv. Frank Corbin for Ascension Memorial Church for Church Dinner at 31 County Street on November 5, 2022.
 - v. Linda Behan for First Church of Ipswich for Gather on the Green Art Show Fundraiser at the North Green on September 10 and 11, 2022

Vote: Ms. Mackin moved to approve the Consent Agenda. Ms. Player seconded. The motion carried unanimously.

Approval of Minutes

Vote: Ms. Alexson moved to approve the August 8, 2022 minutes. Dr. Jones seconded. The motion carried unanimously.

Subcommittee Updates

Dr. Jones reported on the Public Safety Facility Committee. Met with architect and Owners Project Manager. Saw initial schematics; discussed how to use the space and what the needs are. Next meeting is Tuesday, Aug. 30.

Dr. Jones attended the recent Climate Resiliency Committee and would like to join that committee. Discussed putting together mission statement, goals and priorities, how the committee wants to look at Green Communities grants that will be coming up in coordination with new Climate Resiliency Manager. Discussed how this committee could participate with the Strategic Planning Group's projects.

Vote: Ms. Player moved to approve appoint Tammy Jones to the Climate Resiliency Committee. Ms. Mackin seconded. The motion carried unanimously.

Ms. Player reported on the Electric Light Department (ELD) Subcommittee. Met on Aug. 10. Long discussion on increasing power costs. Jon will update the Board in September on the department and plan to address increasing power costs.

Ms. Player reported on the Affordable Housing Trust. Met on Aug. 11. Representative from Habitat for Humanity attended. There was discussion regarding affordable housing programs for first time homebuyers, grant program for home improvement, etc. and taking a closer look at them, consider increasing amounts for those programs to reflect current market. They discussed 161 Topsfield Road and Michael Schaaf will ask FinCom what information they are looking for to present to a future town meeting,

Welcome/Announcements

Mr. Whitmore opens with an update on the Select Board meetings this week. Three meetings are scheduled for Monday 08/22/22 at 7:00pm, followed by the final candidates meet and greet/ interviews on Tuesday 08/23/2022 at 5:00 pm and Wednesday 08/24/2022 at 6:00pm. The first part of the meetings on Tuesday and Wednesday will be for the meet and greet, followed by Select Board town manager finalist interviews.

There will be two surveys available. One will be available at the meet and greet and the other will be available on the town's website at www.ipswichma.gov

Interviews by the Select Board will not be broadcast live but will be recorded by ICAM for later broadcast.

With deep concern for Ipswich youth and in response to skyrocketing mental health issues, substance use, and overdose deaths, the Ipswich Aware coalition has developed a robust **Youth Substance Use Prevention Program: Ipswich Aware.**

Ipswich School Committee invites residents to join the next sessions for Community Listening meetings scheduled on 9/27/22 from 4:00-5:30 pm and 7:00-8:30 pm.

A Tri-board meeting has been scheduled for Thursday, 09/15/2022 at 7:00 pm.

Citizen Queries

Jack Moon (30 Kimball Ave) Kimball Avenue previously had signs prohibiting truck traffic. The construction on Linebrook Road has increased traffic and is dangerous for families and local residents. Presents Petition with photos to restore the signs prohibiting truck traffic.

Chief Nikas states that a request must be submitted to the state of MA for approval because an alternate route will be required.

Kathleen Spinale (27 Pleasant Street) Inquiring about speed signs around town. Concerns of safety for children and families on Linebrook Road. States many people speed over the train tracks and requests signage of 20 mph is posted. Questions why were crosswalks not restored after construction has been completed. States she has sent emails to follow up with the DPW.

PUBLIC HEARING: Amendment to Traffic Rules and Regulations, Handicapped Parking Spaces

Residents of the Town of Ipswich please note the Select Board will hold a public hearing on Monday, August 22, 2022, at 7:15 p.m. at Ipswich Town Hall, 25 Green Street, to make the following amendment to Traffic Rules and Regulations: Article V: Stopping, Standing, Parking of the *Town of Ipswich Traffic Rules and Regulations*.

Section 7. Parking Permitted by Those Who are Handicapped Only

No person shall allow, permit, or suffer any vehicle registered in his name to stand or park in any space designated by these Traffic Rules and Regulations as a Handicapped Parking Space unless said vehicle displays a valid "handicapped" vehicle registration plate or placard. The following spaces are designated as handicapped parking spaces:

ADD the following subsection

(o.1.) Market Street – Easterly side, beginning at a point forty-five (45) feet south of the intersection with Union Street and thence southerly for a distance of twenty (20) feet (1space).

DELETE the following subsections*

(e) Topsfield Road off street parking lot - two angle parking spaces adjacent to the handicapped ramp, as designated by signs [11/13/86]

(p) Union Street, easterly side, beginning at a point one hundred fourteen (114) feet southerly from the intersection of Union Street and Market Street ,thence southerly for a distance of twenty (20) feet [Adopted 5/11/98]

(z) Police Station parking lot – westerly side beginning seventy-four (74) feet from Elm Street for a distance of twelve (12) feet and eleven (11) feet from the southeasterly corner of the District Court (1 space).

Vote: Ms. Alexson moved to open the public hearing. Dr. Jones seconded. The motion carried unanimously.

Chief Nikas discussed a recent meeting with town staff and residents to look at downtown handicap parking. There have been requests for a space closer to the Post Office. The space on Union Street would

be replaced with a space across from the Post Office which would be easier for people to use. The spaces that are being deleted don't actually exist anymore. The old town hall is now privately owned.

Ms. Alexson attended that meeting and noted that the space across from the Post Office was requested by a resident who uses a wheelchair van and the space would be easier for those vehicles. Discussion followed regarding number of handicap spaces, visibility of spaces.

Jack Moon asked if there would be a handicap space on the south side of Market Street near the middle of Market Street. With the updates to Market Street, the new space across from the Post Office should make it easier.

Vote: Ms. Alexson moved to close the public hearing. Ms. Player seconded. The motion carried unanimously.

Vote: Ms. Alexson moved to approve the proposed amendments to the Traffic Rules and Regulations for handicap parking spaces. Ms. Player seconded. The motion carried unanimously.

Town Manager Report

Started small group for weekly public safety building meetings with building project manager, the 2 chiefs, Bob Weatherall to ensure being on task with project manager regarding invoicing, process, different contracts, etc.

Auditors are in the Finance Department. Finance staff gathering necessary information.

Continued meetings with EBSCO and Facilities Department regarding Take Out Terrace.

TriBoard Chairs call. TriBoard meeting scheduled for September 15 in Room A.

Human Rights Commission looking for 3 members. Several job vacancies on the town website.

Ms. Alexson inquired about what the 5 new town traffic constables do. Chief Nikas explained they are essentially civilian flaggers, moving people and traffic across roads and filling in as a police detail.

New Application for a Seasonal On Premise Wine and Malt License, Clam Box of Ipswich, 246 High Street

Residents of the Town of Ipswich please note the Select Board will conduct a public hearing on Monday, August 22, 2022, at 7:30 p.m. on a new application for a seasonal on-premise wine and malt liquor license for the Clam Box of Ipswich, Inc. located at 246 High Street. William D. Whitmore, Select Board Chair

Vote: Dr. Jones moved to open the public hearing. Ms. Mackin seconded. The motion carried unanimously.

Johanna Aggelakis, owner of Clam Box, is seeking a seasonal beer and wine license for the dates of April 1- end of November. Changes to property have made it more accessible, and enabled a better containment of customers.

Dr. Jones states last year the Clam Box was approved for the license under the tent only. There have been changes with the current request. The license will cover inside the restaurant and the tent.

Ms. Aggelakis states that the clam box will stop serving 30 minutes before they're closing.

Ms. Alexson asks if the Clam Box will be using glass?

Ms. Aggelakis states will be limited to cans and wine will be limited to plastic cups.

- VOTE: Dr. Jones moved to close the public hearing. Ms. Mackin seconded. Motion passed unanimously.
- VOTE: Dr. Jones moved to approve the application. Ms. Mackin seconded. Motion passed unanimously.

The Trustees of Reservations Update on Deer Management at the Crane Reservation

Jeff Denoncour, and Peter Pinciario, Trustees of Reservations, present with an update on deer management at Crane Reservation informing that the deer population has begun to grow.

Mr. Denoncour oversees the statewide deer management. Excessive browse from overabundant deer populations poses a great threat to natural and cultural landscape resiliency/integrity, biodiversity, rare species preservation, and exacerbates the negative impacts of climate change. To protect resources, they will be reintroducing shotgun hunting. They will close the Crane Reservation (beach and estate) for visitor safety and allow 2 days of controlled shotgun hunting to occur for a limited number of hunters. They will implement controlled shotgun hunting in conjunction with the existing archery hunting program to increase the number of deer harvested to maintain density goals. Closing the reservation and allowing shotgun hunting provides greater flexibility for the hunters.

How

- Close the Crane Reservation (beach and estate) and allow for controlled shotgun hunting to occur 1 weekday (Nov 28th and Dec 5th) during each week of the shotgun season (Nov 28th- Dec 10th). Hunting hours begin 1/2hr before sunrise. Hunters would arrive to the Crane Estate 20 mins prior to hunting hours to check in. Hunting would end 1/2 hr after sunrise.
- Trustees staff will be stationed at entrances to alert Ipswich resident visitors and non-resident visitors that the property is closed.
- Allow 10 hunters permission on day of hunt, either good standing hunters from existing programs or recommendations from hunting coordinators/staff.
- All hunters must provide a copy of their hunting license, license plate number and contact information to The Trustees.
- Written permission from The Trustees will be provided and should be carried at all times while hunting on a Trustees property and produced upon request from Trustees staff.
- Split hunters into two hunting zones, 5 hunters on Castle Hill and 5 on Crane Beach.
- All hunters must have passed a shotgun proficiency test. To prove their ability, they will have to cluster a group of shots within a 9-inch circular target from 50 yards. Proficiency testing will take place in a safe environment at a shooting facility.
- Hunters may not, under any circumstance shoot towards a building.
- All hunters must follow state hunting regulations including having a valid state hunting license. Hunting will only take place in designated zones that meet or exceed set back regulations from roadways and homes. Hunters are required to follow state hunter orange

requirements (at least 500 sq/in) and will not be permitted to make shots that increase the risk of munition traveling over or into water.

- Hunters must report harvested deer upon leaving the reservation
The Trustees will alert the Ipswich Police Department each day of the hunt, in the event people report gun shots.

Dr. Jones inquires about what the policy/process is on other town properties for hunting?

Chief Nikas states that any public land will need board approval or if the land owner provides written consent.

Temporary Outdoor Entertainment License Request, Castle Hill on the Crane Estate, 290 Argilla Road

- VOTE: Ms. Player moved, Dr. Jones seconded. Motion passed unanimously.

Parking and Enforcement Discussion

Chief Nikas states that he is not seeing an impact on parking tickets that they previously had and suggests making parking signs downtown a 2-hour parking limit during the hours of 8-4 or 8-6. Currently parking signage is for 1 hour or less. The goal is to create turnover for local businesses.

Hammatt Street, MBTA lot, South Main Street and Elm Street Police Station are 24-hour parking. The only restrictions are during snow emergencies.

Day shift Police staff will periodically walk through to monitor throughout the day.

Dr. Jones asks what is needed for beach specific parking?

Chief Nikas states that bylaws can be changed. Recommends that the violation should be raised to a \$100 or \$300 ticket to deter illegal parking.

Chief Nikas suggested signage be posted in the Winter to prepare notification for Summer season.

Wharf Parking Discussion

Mr. Whitmore and Lt. Hubbard met with the State of MA, as the boat ramp was state funded. Challenges seen include, the ramp filling up quickly, and out of town residents not knowing where to park due to limited parking, The State of MA says the boat ramp may be closed when full.

Chief Nikas states that the only concern with closing off the ramp is how it will be monitored. To have a police detail monitor from May 15-Sept. 15 would cost \$13,000 in overtime.

Suggests to contact the state to increase the fee for yearly permits and that this may be a deterrent to non-residents from coming to the wharf.

Chief Nikas plans to touch base with the state regarding approval for next year.

Mr. Whitmore shares concerns for non-residents visiting as they may not know the parking situation. It is unfair for them to launch their boat and have nowhere to park.

13. Approval of Minutes – W. Whitmore

a. August 8, 2022.

Vote: Ms. Alexson moved to approve the August 8 minutes. Dr. Jones seconded. Motion passed unanimously.

PUBLIC HEARING: STM 2022 Warrant

Residents of the Town of Ipswich please note the Select Board will conduct a public hearing on Monday, August 22, 2022, at 8:10 p.m. in Meeting Room A of Town Hall at 25 Green Street relative to the warrant for the Special Town Meeting to be held on Tuesday, October 18, 2022.

- **VOTE:** Ms. Player moved to open the public hearing, Dr. Jones seconded. Motion passed unanimously.

ARTICLE 1 – Amend Town Budget (State Aid)

To see if the Town will vote to amend the FY2023 Municipal Budget approved under Article 3 of the May 10, 2022, Annual Town Meeting by raising and appropriating the additional sum of \$360,533 to the FY23 Management Transfer account or take any other action relative thereto.

Summary: The state budget has been finalized, and the Town will receive additional Local Aid. This appropriation will be used to offset unanticipated expenses during FY2023. These funds go back into the Management Transfer account, which then covers unforeseen shortages in veteran's benefits or other town budgets each year. This article requires a simple majority vote.

Ms. Alexson states the town is expecting \$360,533. Would like to see it used for other things as well. Can a portion of this be earmarked to other things that would benefit and reduce the amount that is owed?

Mr. Whitmore says this was unexpected and hopes to revisit it in the spring.

Ms. Gallivan states more time is needed to have an open discussion. She and finance have thought to possibly transfer it into fixing roads or moving to a specific department.

Dr. Jones states the money needs to go somewhere. In past years, finance director and town manager used to apply it to where it is most needed or most beneficial. Agrees to park the money and schedule a future meeting so that it can be discussed.

ARTICLE 2 – Amend School Budget (State Aid)

To see if the Town will vote to amend the FY2023 School Budget approved under Article 4 of the May 10, 2022, Annual Town Meeting by raising and appropriating the additional sum of \$574,945 or take any action relative thereto.

Summary: The state budget has been finalized, and the Town will receive additional net Chapter 70 funds. These funds will be used to offset the cost of school expenses. This article requires a simple majority vote.

Ms. Alexson would like to ask the superintendent to offset coming year costs for school bus fees or extracurricular activities.

Mr. Whitmore requests that it is discussed more at the Tri Board meeting.

ARTICLE 3 – Authorize Select Board to Enter into Wireless Communications Lease

Beth O'Connor and Molly Shea of Open Space Preservation Committee present to see if the Town will authorize the Select Board serving as Water Commissioners as follows:

The Select Board serving as Water Commissioners, are hereby authorized by the Inhabitants of the Town of Ipswich to lease space on the following municipally owned property and structures: 40 Plover Hill Road, Plover Hill Water Tank, Assessors' Map 23B Lot 073A for the construction and attachment of Wireless Communications Facilities as allowed by the Protective Zoning Bylaw, and upon such terms and conditions as such Select Board deems advisable in its discretion, for a period of time not to exceed twenty (20) years, after a duly advertised Request for Proposal process as authorized under MGL Chapter 30B; or to take any other action relative thereto.

Summary: Through the foresight and dedication of residents to conserve valuable land and natural resources in Ipswich, in 1994 Town Meeting authorized the establishment of the Open Space Recreation and Water Supply Protection Fund (OSRWSP Fund). In subsequent Town Meetings in 1997 and 1999 the purposes and revenue sources of the Fund were further defined and authorized. In 2000, through a Legislative Act approved by the MA State Legislature, the OSRWSP Fund was authorized to be funded from three sources; a local hotel/motel tax; roll back taxes for Chapter 61 lands; and revenues from leases of wireless communications facilities on Town owned properties. The Town has had an effective twenty (20) year lease agreement with AT&T for a wireless antenna on the water tank at 40 Plover Hill Rd., which expires in February 2023. That revenue source accounts for approximately a third of the annual revenues (currently approximately \$34,000) into the Fund, which is the sole source of the administrative operating budget of the Town's Open Space Program. This Fund is separate from the Open Space Bond Authorization, which funds only the costs of acquiring fee interest in open space lands and/or conservation restrictions on open space lands. The Fund has been prudently utilized and managed over the past twenty plus years, and in order to continue to effectively fund the Open Space Program outside of the General Operating Budget, the Planning Department recommends the Select Board be authorized to seek proposals from qualified businesses to enter into new lease agreements to continue this essential source of revenue into the OSRWSP Fund.

Ms. Alexson inquired about the budget.

Beth O'Connor responds that the budget is \$90-100,000. This range pays staff, operational expenses/pre or post acquisition, and hiring contractors.

ARTICLE 4 – Amend Zoning Bylaws – Amendments to Use-Related Regulations

Tony Mooradd, Chair of the Planning Board and Andrea Bates of Planning office present.

1) Amend the Open Space Preservation Zoning (OSPZ) & Water Supply Protection Section as follows:

a. Amend Section IX. Special Regulations, A. Open Space Preservation (Cluster) Zoning (OSPZ). 5. Development Requirements, by adding a new subsection a. and renumbering the subsequent subsections accordingly.

- *(1) The most recent OSPZ project, on Linebrook Road and Mile Lane, is located partially within the Town's Water Supply Protection District. The project raised some questions about the Town's approach toward OSPZ development within the Water Supply Protection Districts, specifically related to the number of units and scope of development permitted, as well as encumbrances on the required open space land. Further, as the Planning Department worked with the Zoning Bylaw for the permitting of the aforementioned project, Staff became aware of opportunities to improve the OSPZ section to better align the regulations with the purposes of OSPZ projects. This amendment will decrease the permissible number of dwelling units permitted to be constructed within a Water Supply Protection District and prohibit encumbrances associated with the built portion of the OSPZ lot on the protected open space.*
- *(2) Currently, any new Retail (other than convenience) or Personal & Consumer Service Establishment business over 1,000 sq. ft. must go through the special permitting process even if they are moving into an existing space. This change would not alter the requirements that would apply to new construction or changes of use, parking, dimensional requirements (covered under site plan review) and any other applicable requirement. This amendment will amend the Table of Use Regulations in Section V to allow Retail and Personal & Consumer Service Establishments by-right in the PC district.*
- *(3) Current regulations allow drive-through facilities by-right as a use type in certain zoning districts, but subject to Site Plan Review. Drive-through facilities are prohibited if associated with formula fast food establishments in the CB District (the only district in which fast-food establishments are allowed, and then only by special permit). Drive-through facilities can increase traffic, cause queuing, and generally are incompatible with pedestrian-focused areas. This amendment adds a definition of Drive-through facility in Section III. Definitions and amends the Table of Use Regulations in Section V by creating new accessory use for Drive-through facilities to only be allowed in PC and HB districts.*

ARTICLE 5 – Amend Zoning Bylaws – Amendments to Density and Dimensional-Related Regulations

(1) Amend the Open Space Preservation Zoning (OSPZ) & Water Supply Protection Section as follows:

a. Amend Section IX. Special Regulations, A. Open Space Preservation (Cluster) Zoning (OSPZ). 5. Development Requirements, by adding a new subsection a. and renumbering the subsequent subsections accordingly. The new subsection a. to read as follows:

a. No more than 50% of the allowed maximum number of units derived from the Yield Plan is permitted to be constructed within a Water Supply Protection District as defined in Section IX.C.

- Amend Section IX. Special Regulations, A. Open Space Preservation (Cluster) Zoning (OSPZ). 5. Development Requirements, b. as follows:

Sanitary Sewer/Septic: the property shall be served by the town's sanitary sewer system, by a private central sanitary sewer system, or by an individual septic system. If, however, in the judgement of the board, the topography and /or soil conditions are such that it would be more efficient to allow the underground common septic system or individual septic systems to be placed in the preserved open space, this configuration may be permitted. All systems are subject to the approval by the Board of Health and any other permitting authority of competent jurisdiction. ***The underground common septic system or individual septic systems shall not be placed in the preserved open space.***

- Amend Section IX. Special Regulations, A. Open Space Preservation (Cluster) Zoning (OSPZ). 5. Development Requirements: c by adding a new subsection vii to read:
 - vii. All preserved open space must be unencumbered by any regulations or essential functions of the developed portion of the lot.***
- (1) *The current definition of lot area requires that for all residential dwellings (except for those built under OSPZ), a minimum of 70% of the required lot area for zoning compliance must be upland. The 70% upland rule only applies to residential dwellings. There has been some concern about the 70% requirement being too low. The concern is that by allowing 30% of required lot area to be wetlands, in particular on multi-unit developments, greater density is squeezed into upland areas that are too small to accommodate said development (in other words, greater number of units is allowed than the land can handle, resulting in a need for waivers, oversized buildings, and similar impacts). This amendment amends lot area definition to increase the required amount of upland for residential dwellings.*
- (2) *Much of the concern that people express about development appears to center around the size/scale/massing of new buildings. While building height, unit density, setbacks, and other existing regulations control new buildings, they impose a fairly one-size-fits-all approach. A "floor area ratio", which is a different approach that will promote better-sized projects, establishes a maximum floor area for buildings on individual lots; this approach is taken in the RRB District. This amendment amends the Table of Dimensional and Density Regulations in Section VI to include a maximum floor area ratio for buildings in certain zoning districts.*
- (3) *The Planning Board and Department have heard concerns about excessive building height on certain projects, in particular in the Highway Business District and to a lesser extent within the General Business District. Building height is a contributing factor to overall building massing. In the IR District, the maximum building height is 37 feet/3 stories, except the Planning Board may allow an increase to 45 feet by special permit. In the General Business and Highway Business Districts (among other non-residential districts and the CB District) the maximum building height is 45 feet. Because the Highway Business and General Business District about Intown Residence and Rural Residence Districts, there is potential for a large disparity of building height and associated massing between these districts. This amendment eliminates the 45-foot maximum height by special permit exception for buildings in the IR District and requires 37-foot height in GB and HB District, except up to 45 feet by special permit.*
- (4) *Tandem parking, which in many cases can be a less than optimal parking situation for safety and convenience reasons, is currently subject to a special permit. The special permit granting authority is authorized to allow 100% of parking spaces to be tandem (on certain projects). The Planning Board proposes to limit the special permit granting authority to be able to allow no*

more than 50% of parking spaces associated with a project to be tandem. This amendment limits the amount of tandem parking allowed to no more than 50% for residential uses and also clarifies the meaning of tandem parking.

- *(5) As Planning Department Staff work with developers and design professionals, as well as boards and committees such as the APDC and Planning Board, Staff has learned that the requirement that detached single units in multifamily developments not exceed 25% of the total units in the development may have the undesired effect of creating larger multi-unit buildings. For example, on a lot where a four-unit multifamily dwelling or development is permitted and a single unit exists, if a developer wishes to retain the single-unit, they are only allowed to create a second building with three-units rather than a single-unit and a two-unit building. If a developer were able to build two single-unit buildings and a third, two-unit building, then that scenario may allow for better massing, siting, and layout on a lot. Where this issue has been particularly presented is within the Architectural Preservation District, where there is a heightened desire for design flexibility in order to complement the existing development pattern. This amendment allows up to 50% of the units in a multifamily development to consist of single-unit freestanding buildings by amending the definition of Multi-family residential development.*

ARTICLE 6 – Amend Zoning Bylaws – Clarification Change

To see if the Town will vote to amend the Ipswich Protective Zoning Bylaw as follows:

(1) Amend the bylaw to replace “Board of Selectmen” with “Select Board” as follows: 1) Amend Section II. Administration.

The Select Board changed its name from Board of Selectmen in 2019. The Zoning Bylaw still refers to the Board as the Board of Selectmen in Sections II, V, IX.K and XI. This article changes “Board of Selectmen” to “Select Board”.

ARTICLE 7 – Annual Town Meeting Date - Amend General Bylaws – Chapter 25 Town Meeting – 25-2 Annual Town Meeting

To see if the Town will vote to amend §25-2 of the General Bylaws by inserting new text pertaining to Annual Town Meeting or take any other action relative thereto.

The current Town Bylaws mandate that the Annual Town Meeting be held on the second Tuesday in May. This article would remove that provision and instead, the Annual Town Meeting date would be determined by the Select Board on an annual basis.

Gary Champion (3 Palomino Way) states that he is surprised when the select board posts warrant articles without any public hearing or discussion. He states that there are many people who want to provide comments and opinions and would like to see more citizens involved.

Mr. Whitmore states that specific times for others to speak have been discussed at prior meetings. There are always 4 meetings for open public discussion.

ARTICLE 8 — Select Board Review of Personnel Contracts - Section 11. Town Manager

To see if the Town will vote to authorize the Select Board to petition the General Court to amend the Town Charter, Chapter 620 of the Acts of 1966, as amended, as set forth below, and further to authorize the General Court to make clerical or editorial changes of form only to the bill, except that the Select Board may approve amendments which shall be within the scope of the general public objectives of this petition.

Summary: This article would add Select Board review and approval of all town employee contracts, both union and non-union personnel. Currently, employee contracts can be negotiated and approved solely by the Town Manager; this action would add an additional layer of review and approval by the Select Board to all employee contracts. This does not apply to personnel employed by the Ipswich school district.

ARTICLE 9 - An Act to Amend the Town Charter Related to Town Manager Supervision of Ipswich Electric Light Department

To see if the Town will vote to authorize the Select Board to petition the Legislature to enact legislation as set forth below, and further to authorize the Select Board to approve amendments to the bill before enactment by the Legislature which shall be within the scope of the general public objectives of the petition.

Dr. Jones states that this means that the Electric Light Department is the only department that is free standing and not under supervision of the town hall. The Select board is who is responsible for overseeing the Town Manager.

Ms. Alexson wants to consider adding such employment should be under the policy of the Select Board.

Dr. Jones would like to discuss with the Town Counsel first.

Jim Engel (362 Linebrook Road) seeks clarification on what is going on with this warrant. Should this warrant be signed by the Select Board tonight? Asks when it will be signed.

Board members Mr. Whitmore Dr. Jones and Town Manager Ms. Gallivan confirm that it is not going to be signed tonight. Ms. Gallivan says that it is to be signed at the next Select Board meeting.

Mr. Engel states that this is not what was discussed at prior meetings and that he believes the language of Article 9 is unprofessional and will demote the current Electric Light Manager and strip him of his profession. He suggests that the new town manager be required to attend all subcommittee meetings.

Mr. Whitmore shares that he does not believe this article demotes. There are many shared resources amongst different departments. This is operational logic and should not be taken personally. Asking the Select Board to manage multiple employees is excessive and a lot to manage. The Select Board is trying to reduce the process of sole approval over things.

Ms. Alexson asks if this article was reviewed by the town counsel?

Dr. Jones responds that it was and that the summary will be updated soon.

Gary Champion (3 Palomino Way) inquires about why the Select Board chose the Town Manager to oversee the ELD when there is already an Electrical Light Manager in place. Asks if this will remove their position or be in conflict with their contract.

Michael Schaaf (1 Shagbark Woods) states that the ELD has set forth a vision of the future of the department and is in alignment with state goals. With climate change ELD has used an innovative resource program to facilitate owners to enhance green efficiency in homes.

Dr. Jones states that she agrees with this viewpoint. However, the Select Board sees this change as a way to bring administrative responsibilities back and provide more efficiency to the town.

Mr. Whitmore believes that two people for the Select Board to manage is not necessary. The town manager oversees other managers across various departments, including the ELD will be no different.

Ms. Alexson states that she is curious as we look to hire a new town manager, should we defer to the spring town meeting to include the new manager and town counsel regarding legalities?

Dr. Jones is not in support as it has been in discussion for some time. There is no check and balance working currently. The goal is to make things easier.

Ms. Player shares that the Select Board has been discussing these challenges over the past few months and believes the new town manager would have some beneficial input. The warrant is to be signed in two weeks.

Mr. Whitmore says that the future town manager may support this article and feels as though they should be included.

- VOTE: Ms. Player moved to close the public hearing, Ms. Mackin seconded. The motion passes unanimously.

New Business

None.

Old Business

None.

Miscellaneous and Correspondence

- Approved Banners
- Employee Changes
- Vote: Ms. Mackin moved to adjourn. Ms. Alexson seconded. The motion carried unanimously.

Respectfully submitted by Ashley M. Boudreau 08/23/2022