

For Planning Office use only – Application found complete by: _____

SITE PLAN REVIEW APPLICATION
Town of Ipswich Planning Board

Date: August 13, 2021

Three copies of this application, associated plans and materials as well as an electronic copy of the same, shall be submitted to the Planning Office for a determination of completeness.

Section A.

1. Explain why a Site Plan Review is required for the project. Cite all applicable portions of the Zoning Bylaw (attach additional materials if necessary).

Changing to residential use changes
parking requirements.

2. Street Address of Property: 5-11 Washington St., Ipswich, MA 01938

3. Assessor's Map: 41B and Lot 274-0

4. Which zoning district(s) and other types of districts is the property located in? Check all that apply.

Rural Residence A (RRA) District
 Rural Residence B (RRB) District
 Rural Residence C (RRC) District
 Intown Residence (IR) District
 General Business (GB) District
 Central Business (CB) District
 Highway Business (HB) District
 Planned Commercial (PC) District
 Industrial (I) District

Limited Industrial (LI) District
 Water Supply Protection District A (WSA) District
 Water Supply Protection District B (WSB) District
 Wireless Communication District A (WCA)
 Wireless Communication District B (WCB)
 Green Space Protection District (GSPD)
 Great Estate Preservation District (GEPD)

5. Name of Applicant: Wash Station Village LLC

6. Address of Applicant: 342 Linebrook Rd, Ipswich, MA 01938

7. Phone Number of Applicant: 978-317-7999 Email Address: john.b.colantoni@gmail.com

Section B. If Applicant is not the owner of the property, fill out section below.

8. If Applicant is not the owner, state interest or status of Applicant in the property below. For example, the Applicant may be leasing the property. (Attach a copy of any option, purchase agreement, power of attorney, and copies of all trust instruments including schedules of beneficiaries or owners, or, if a corporation, copies of documents evidencing corporation existence which may be applicable)

We have the property in a P+S contract.

9. Name of Owner: Thomas Walsh
 10. Address of Owner 114 High St, Ipswich, MA 01938
 11. Telephone Number of Owner: 978-356-9978 Email Address: _____

Section C.

Describe the existing use of the property (attach separate document if necessary):

It is a self-serve car wash.
There is also a detailing company located
there.

Describe the proposed use of the property (attach separate document if necessary):

Sixteen residential townhouse condos

Section D.

12. Is a variance required from the Zoning Board of Appeals?
 () yes () no

If yes, then specify the type and status of the application below:

13. Is the proposed development served by:

Public Water System ()yes ()no
 Public Sewer System ()yes ()no

14. Is the property subject to the Demolition Delay By-law?
 () yes () no () don't know

15. Is the property subject to the Wetlands Protection Act or action by the Conservation Commission?
 () yes () no () don't know

If yes or don't know, please contact the Conservation Agent.

16. Is an environmental study or document required for this project under state or federal law?
() yes () no

If "yes" then specify the type of study and agency requiring study below. If "don't know", please contact Planning staff.

Section E: Other materials required

17. Attach a list of abutters to the property the application is being submitted for. An abutters list is a separate form available from the Assessor's Office, the Planning Office or from the Town website. The list must be certified by the Ipswich Assessor's Office prior to submittal to the Planning Office.

Abutters are the owners of property directly opposite on any public or private way or street, and owners of land within 300 feet of the property line, including those properties which may lie within any bordering towns.

18. Submit the \$300 application fee per the Site Plan Review Regulations.

Section F: Waivers

19. The Board may waive, by an affirmative vote of three (3) out of five (5) members, any of the preceding requirements, if it believes that the strict compliance with these rules and regulations will, because of the size or special nature of the proposed development, create an undue hardship on the applicant and will not be in the public interest. **Any waiver(s) requested by the applicant shall be submitted in writing by the applicant with the submission of the special permit application.**

Section G: Engineering Peer Review and Site Inspection Fees

20. Engineering Peer Review or Consulting Fees: The Planning Board reserves the right to engage the services of a technical consultant(s) to review any plan if, or whenever in its sole discretion, the Board believes that professional review is necessary to accomplish the purposes of these rules and regulations. The costs for any professional review shall be borne by the applicant and shall be imposed in accordance with the M.G.L. Chapter 44, Section 53G, as amended, and as duly adopted by the Ipswich Planning Board in accordance with said law.
21. Site Inspection Fees: In the event a site plan review is granted to the applicant, the Planning Board reserves the right to require site inspection(s) similar to those required in the Rules and Regulations Governing the Subdivision of Land. The costs for such inspections shall be borne by the applicant and shall be charged at a rate approved by the Planning Board. Inspection fees shall be received by the Town in accordance with the M.G.L. Chapter 44, Section 53G, as amended, and as duly adopted by the Planning Board in accordance with said law.

Signature of Owner(s):



Signature of Applicant, if different:

