

AGENDA
Ipswich, MA Planning Board Meeting and Public Hearings
Thursday, January 12, 2023 at 7:00 p.m.
Room A, Ipswich Town Hall

1. 7:00 p.m. Call to Order
2. 7:01 p.m. Citizen Queries
3. 7:03 p.m.* *Continued Public Hearing:* Request by ANFM Realty LLC for a Special Permit for a residential mixed use project (adding 7 units within existing buildings) at 21-23 Market Street (Assessor's Map 42A Lot 212), which is located in the Central Business District, pursuant but not necessarily limited to *Sections V.D, VI, VII, IX.I, and XI.J.* of the Zoning Bylaw
4. 7:30 p.m.* *Continued Public Hearing:* Request by ANFM Realty LLC for a Special Permit for a residential mixed use project (adding 3 units within existing building) at 25 Market Street (Assessor's Map 42A Lot 211), which is located in the Central Business District, pursuant but not necessarily limited to *Sections V.D, VI, VII, IX.I, and XI.J.* of the Zoning Bylaw
5. 7:50 p.m.* *Continued Public Hearing:* Request by GCTH Ipswich, LLC for a modification of an existing Special Permit/Site Plan Review decision for a GEPD use for the Turner Hill property for the demolition of the "Coachman's Dwelling" and the construction of a new structure in its place and reconfiguration of cart paths in its vicinity at the applicant's 251 Topsfield Road property (Assessor's Map 51 Lot 7), which is located in the RRA and Water Supply Protection District A, pursuant but not necessarily limited to *Sections V, IX.H, X and XI.J.* of the Zoning Bylaw
6. 8:20 p.m.* *Continued Public Hearing:* Request by PGN Real Estate Trust for a Special Permit for a multifamily dwelling (4 units) at 145 High Street (Assessor's Map 30A Lot 26A), which is located in the Highway Business and Water Supply Protection Zone II Districts, pursuant but not necessarily limited to *Sections V.D, VI, VII, IX.C, IX.K., and XI.J.* of the Zoning Bylaw
7. 8:50 p.m.* *Continued Public Hearing:* Request by New England Biolabs, Inc. for a Modification of the 3/12/2001 GEPD Special Permit to determine the new allowable floor area using the calculation in Section IX.H.3.b.i of the Zoning Bylaw (which allows new floor area for dwelling lots that could be created under normal application of one-acre zoning) at New England Biolabs, Inc.'s property at 214 & 240 County Rd. (Assessor's Map 63, Lots 2 and 7), located in the Rural Residence A District (and on NEB's GEPD lot)
8. 9:20 p.m.* Adopt 12/22/22 meeting minutes, depending on availability

* *Times are anticipated; items may be considered prior to or following the time indicated.*

9. 9:25 p.m.* Announcements/New Business: business not reasonably anticipated more than 48 hours in advance of the meeting
10. 9:30 p.m.* Adjournment

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