

Town of Ipswich

ZONING BOARD OF APPEALS

Revised AGENDA

January 21, 2021 @ 7:30 p.m.

This meeting will be conducted remotely using ZOOM video conferencing. To participate in the meeting on a computer or device, use this link:

Join Zoom Meeting

<https://us02web.zoom.us/j/82363919211?pwd=N2R2cWE4dGJNWVVaSnBnL1M1Z0tndz09>

Continued Public Hearings:

26 Essex Road (Assessor's Map 54A, Lot 14A) **36 Essex Road** (Map 54C, Lot 22); **38 Essex Road** (Map 54C, Lot 22A) **42 Essex Road**, (Map 54C, Lot 23) and **44 Essex Road** (Map 54C, Lot 24) **Essex Pastures, LLC** requests Comprehensive Permit approval, pursuant to MGL Ch. 40B, to construct one hundred ninety-four (194) residential rental units, of which forty-nine (49) units would be affordable to households earning no more than eighty-percent (80%) of the area median income. (continued from the June, 2018 all of 2019; through January, February, March, April, May, June, July, August, September and October 15, November 12, 2020 meetings)

25 Pleasant Street, Elder Friendly Housing, LLC. Karl Mayer requests a Comprehensive Permit approval, pursuant to MGL Ch. 40B, to construct eight (8) age-restricted for-sale dwelling units of which 25% (2 units) would be subsidized for low to moderate income use. (Map 41B Lot 043) (Continued from August 2018; all of 2019; March, April, May, June, July, August September, October and November 2020 meetings)

27 Town Farm Rd, Wayne Moses requests a **Special Permit and/or Variance** pursuant to, but not necessarily limited to sections XI.J & XI.K – also, II Applicability A. and B.1, 2, and 5 and VI.F to construct a detached garage after a fire and reduce the side yard setback by no more than 50% of the required. (Assessor's Map 30B Lot 050) located in the Rural Residential A (RRA) Zoning District. (Continued from the August, September, October and November 2020 meeting)

2 Vincent Road, Richard & Kathleen Comunale request a **Special Permit and/or Variance** pursuant, but not necessarily limited to, Sections XI.J, XI.K, II.B.1 and VI.F Table of Dimensional and Density Regulations-footnote 2- for relief from the required left side yard setback to 1.5feet to locate an open-sided woodshed (32'x4'x7") (Assessor's Map 22D/Lot 110/111), located in the Rural Residential B (RRB) Zoning District. (continued from the October and November meetings)

34 Brownville Ave, Carl Nylen requests a **Special Permit and/or Variance** pursuant, but not necessarily limited to, Sections XI.J, XI.K, and VI.F Table of Dimensional and Density Regulations for relief from the required front yard setback to construct a 600 square foot garage no closer than 12' 11½" (Assessor's Map 41B/Lot 311), located in In Town Residence (IR) Zoning District (continued from the October and November meetings)

New Public Hearings:

16 Chattanooga Road, Hamdi Kozlu requests a Special Permit and/or Variance pursuant, but not necessarily limited to, X.I.J, X.I.K., VI.F and Table of Dimensional and Density Regulations Footnote 2 to reduce the left side yard setback from a proposed detached garage (559 S.F. in area) by no more than 50% of the required setback. Property located at Assessors Map 23D, Lot 002 in the Rural Residential B (RRB) Zoning District.

23-25 Jeffreys Neck Road, David and Patti Ganley and Ben and Meg Ganley request two Special Permits and/or Variances pursuant, but not necessarily limited to, Sections XI.J., XI.K, II.B.3. and Table of Dimensional and Density Regulations Footnote 2, to reduce the right side yard setback from the existing dwelling at 25 Jeffreys Neck Road and to reduce the left side yard setback from a proposed dwelling at 23 Jeffreys Neck Road, both from a proposed common division/property line between the dwellings and both by no more than 50% of the required. In addition, Ben and Meg Ganley request a third Special Permit and/or Variance pursuant, but not necessarily limited to, Sections XI.J., XI.K. and Table of Dimensional and Density Regulations Footnote 2 to reduce the front yard setback from a proposed dwelling at 23 Jeffreys Neck Road by no more than 10% of the required. Property located at Assessor's Map 31B, Lots 006 and 006C in the Rural Residential A (RRA) Zoning District.

241 Argilla Road, Joseph & Kathleen Militello requests a Special Permit and/or Variance pursuant, but not necessarily limited to, Sections XI.J, XI.K and IX.J to construct an accessory apartment in a single family dwelling. (Assessor's Map 44, Lot 26C), located in Rural Residence (RRA) Zoning District (Continued from the November meeting)

66 Labor-In-Vain Road, Miranda M. Updike, Trustee of the Mary P. Weatherall Realty Trust requests a Variance pursuant, but not necessarily limited to, Section VI - Dimensional and Density Regulations for area relief to allow the creation of lot having less than the one acre minimum required per Section VI. Property located at Assessor's Map 43B, Lot 2A in the Rural Residence (RRA) Zoning District.

Approval of Minutes: 11.19.2020

Adjourn:

Join Zoom Meeting

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