

AGENDA
Ipswich, MA Planning Board Meeting and Public Hearings
Thursday, January 28, 2021 at 7:00 p.m.

The Planning Board will participate in this meeting remotely using <https://zoom.us/> in accordance with the Governor's March 12 Order suspending provisions of the Open Meeting Law to promote public health and safety and social distancing. Zoom call-in information below.

1. 7:00 p.m. Citizen Queries
2. 7:05 p.m.* Request by Gary Rogers, True North Ales, for modification of special permit and site plan review to allow outdoor seating at 116 County Road.
3. 7:20 p.m.* Continued Public Hearing: Request by Brian Parro for a special permit, pursuant but not limited to, Sections *IX.C* and *XI.J* of the Zoning Bylaw to drill to a depth greater than 15 feet for a ground source heat pump in the Water Supply Protection District A, at 58 Mile Lane (Assessor's Map 29A, Lot 19)
4. 7:40 p.m.* Continued Public Hearing: Request by John Colantoni for a Special Permit (and potential ANR endorsement) pursuant but not limited to Sections *IX.S* and *XI.J* of the Zoning Bylaw to create an infill single family house lot in the IR District, at 3 Payne Street (Assessor's Map 42C, Lot 119)
5. 8:05 p.m.* Continued Public Hearing: Request by MMC Realty Holdings LLC for a special permit for a 7-unit multifamily development at 126 & 128 High Street (Assessor's Map 30B Lots 5 & 5A), 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* and *XI.J* of the Zoning Bylaw
6. 8:30 p.m.* Continued Public Hearing: Request by 108 Central Street LLC for a special permit and site plan review to create 6 units in a multifamily development at 108 Central Street (Assessor's Map 30D Lot 75), which is located in the Intown Residence District, pursuant but not necessarily limited to *Sections V.D, VI, VII, X* and *XI.J* of the Zoning Bylaw
7. 8:55 p.m.* Discussion of potential zoning articles for 2021 Annual Town Meeting
8. 9:15 p.m.* Consideration of County Street Bridge TIP project letter of support
9. 9:20 p.m.* Adopt minutes of January 7 and January 20, 2021 meetings, depending on availability
10. 9:25 p.m.* Announcements/New Business: business not reasonably anticipated more than 48 hours in advance of the meeting
11. 9:30 p.m.* Adjournment

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

Ethan P is inviting you to a scheduled Zoom meeting.

Topic: Ipswich Planning Board Meeting

Time: Jan 28, 2021 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/97020781701?pwd=ODd4SkNGOEwvanNoOGFVMndKUkloZz09>

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