

AGENDA
Ipswich, MA Planning Board Meeting and Public Hearings
Thursday, February 17, 2022 at 7:00 p.m.
Remote Using ZOOM

The Planning Board will conduct this meeting remotely using <https://zoom.us/> in accordance with the Governor's March 12, 2020 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.* Discuss and potentially endorse CDP-related warrant article for 2022 Annual Town Meeting
3. 7:20 p.m.* Discuss whether or not to initiate zoning amendment warrant articles for 2022 Annual Town Meeting
4. 7:35 p.m.* Review and consider vote to approve Linebrook Road OSPZ trail easement.
5. 7:45 p.m.* *New Public Hearing:* Request by New England Biolabs, Inc. for a Special Permit pursuant to *Sections IX.N and XI.J of the Zoning Bylaw* for uses involving hazardous and toxic materials associated with the uses and activities in the main laboratory building and the expansion currently under construction at the New England Biolabs, Inc. property at 240 County Rd. (Assessor's Map 63, Lot 7), located in the Rural Residence A District (and on NEB's GEPD lot)
6. 8:15 p.m.* *Continued Public Hearing:* Request by Helen Moore VonOehsen and William VonOehsen for a Special Permit to convert an accessory structure into a dwelling unit at 48 Turkey Shore Road (Assessor's Map 42A Lot 55), which is located in the Rural Residence A District, pursuant but not necessarily limited to *Sections V, IX.P and XI.J* of the Zoning Bylaw
7. 8:45 p.m.* *Continued Public Hearing:* Request by 50-56 Market Street, LLC for a Special Permit for a multifamily residential development (adding 5 townhouses to an existing multifamily dwelling property) at 50-56 Market Street (Assessor's Map 42A Lot 202), which is located in the Central Business District, pursuant but not necessarily limited to *Sections V.D, VI, VII, IX.I, IX.K., and XI.J.* of the Zoning Bylaw
8. 9:15 p.m.* *Continued Public Hearing:* 5 & 11 Washington St: Request by Triple Q LLC for a Special Permit and Site Plan Review for a 16-unit multifamily residential development at 5 and 11 Washington Street (Assessor's Map 41B Lots 274 and 275), which is located in the General Business District, pursuant but not necessarily limited to *Sections V.D, VI, VII, IX.I, IX.K., and X.* of the Zoning Bylaw and associated regulations
9. 9:45 p.m.* *Continued Public Hearing:* Ora, Inc. for Site Plan Review and a Special Permit to use 55 Waldingfield Road as a "Great Estate" for business purposes pursuant to Section IX.H of the Zoning Bylaw. The proposal involves the alteration of more than 2,500 sq. ft. of commercial space as described in Section X.B.1 and the increase of required parking spaces by more than 10 as described in Section X.B.3 of the Zoning

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

Bylaw, as well as associated site work, at 55 Waldingfield Rd. (Assessor's Map 62, Lot 14), located in the Rural Residence A Zoning District, pursuant but not necessarily limited to the sections of the Zoning Bylaw cited herein as well as XI.J

10. 10:30 p.m.* Adopt minutes of January 6, 12 and 27 meetings, depending on availability
11. 10:35 p.m.* Announcements/New Business: business not reasonably anticipated more than 48 hours in advance of the meeting
12. 10:40 p.m.* Adjournment

Topic: Planning Board

Time: Feb 17, 2022 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/81995217592?pwd=aTM3c25pWk5GMSthbFkyOGxtUmR0UT09>

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