

Town of Ipswich

ZONING BOARD OF APPEALS

AGENDA

February 18, 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:

<https://us02web.zoom.us/j/83110816582?pwd=ZjEvL0ZXSnVERHo2ZkpmYy9DTU9TUT09>

Citizen Queries:

Continued Public Hearing:

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; all of 2020; January 21, 2021 and January 28, 2021)

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; all of 2020; and January 2021 meeting)

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 and II.B 5 to construct a detached garage after a fire and reduce the side yard setback by no more than 50% of the required. And to find good cause for an extension of time to construct after a fire. (Assessor's Map 30B Lot 050) located in the Rural Residential A (RRA) Zoning District.

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, November 2020 and January 2021 meetings)

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 November 2020 and January 21, 2021)

16 Chattanooga Road, Hamdi Kozlu requests a Special Permit and/or Variance pursuant, but not necessarily limited to, XI.I, XI.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. (Continued from Nov. 2020 and January 21, 2021)

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. (Continued from November 2020 and January 21, 2021)

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. (Continued from January 21, 2021)

New Public Hearings:

7 Riverside Drive, Lawrence J Savarese requests a Special Permit and/or Variance pursuant, but not necessarily limited to Sections, X.I.J, X.I.K., VI.F and Table of Dimensional and Density Regulations Footnote 2 to reduce the left side yard setback for a shed (320 S.F. in area) by no more than 50% of the required setback. Property located at Assessors Map 42B, Lot 044 in the Rural Residential A (RRA) Zoning District.

30 Plains Road, Ronald L Theokas requests a Special Permit and/or Variance pursuant, but not necessarily limited to Sections X.I.J, X.I.K., VI.F and Table of Dimensional and Density Regulations Footnote 2 to reduce the rear and side yard setback for a three season addition by no more than 50% of the required setbacks. Property located at Assessors Map 37D, Lot 27 in the Rural Residential A (RRA) Zoning District.

134 Argilla Road, Lee Carson requests a Special Permit and/or Variance pursuant, but not necessarily limited to Sections XI.J, X.I.K and V. D Table of Use Regulations for a Private Guest House. Property located at Assessors Map 55, Lot 7 in the Rural Residential A (RRA) Zoning District.

Old Business/New Business:

Approval of Minutes: 1.21.2021 and 1.28.2021

Adjourn:

Topic: ZBA Meeting

Time: Feb 18, 2021 07:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

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