

Town of Ipswich
ZONING BOARD OF APPEALS

AGENDA

March 18, 2021 @ 7:00 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 and February 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 February 2021)

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 and February meetings)

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. (Continued from Nov. 2020 and January and February 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 and February 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 and February 2021)

New Public Hearings:

178 Argilla Road, Marlin & Allison Shearer request 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 3), located in Rural Residence (RRA) Zoning District.

123 High Street, Trustees of Currier Park Condominium request three Variances pursuant to, XI.K but not necessarily limited to, Sections VI.A to allow for the creation of a single family lot at 123 High street containing 9,075, where 10,000 SF is required; to allow the creation of a multi-family lot at 2-4-6 Currier Park containing 8,623 SF, where 19,000 SF is required; and to reduce the left side yard setback to four feet, where ten feet is required. (Assessor's Map 30B Lots 9A, 9B, 9C and 9D) located in the Intown Residential (IR) zoning district.

1 Bowdoin Road, Charles Clapp Esq. request a Variance and/or Special Permit pursuant, but not necessarily limited to Sections, X.I.J, X.I.K., and VI Table of Dimensional and Density Regulations Footnote 2 to reduce the front yard setback of the principal dwelling for the construction of a second floor, screened in porch. (Assessor's Map 15D, Lot 20A), located in Rural Residence B (RRB) zoning district.

2 Warner Road, Thomas & Susan Cornacchio request two Special Permits and/or Variance pursuant, but not necessarily limited to Sections, X.I.J, X.I.K. Also, II B. 2, for relief from the side setback requirement, of no greater than 50% of the required to construct a detached accessory structure greater than 750 square feet (1,708 s.f.) (Assessor's Map 52D Lot 004) located in the Rural Residential A (RRA) Zoning District.

Old Business/New Business:

Approval of Minutes: 2.18.2021 & 2.25.2021

Adjourn: