

AGENDA
Ipswich, MA Planning Board Meeting and Public Hearings
Thursday, April 1, 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, 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.* Request by Donald McDavitt for endorsement of ANR plan for division at 8 Heartbreak Hill Road
3. 7:08 p.m. Public Hearing on proposed zoning articles for 2021 Annual Town Meeting

Article 1: Amend Section VI. Dimensional and Density Regulations, Footnote 11, to remove the references to actual payment in lieu fees and replace with a reference to the Planning Board Payment-in-Lieu-of-Option Regulations; to amend Section IX.I. Inclusionary Housing Requirements by establishing that 15% affordability is required for multifamily projects, to remove references to actual payment in lieu fees and replace with a reference to the Planning Board Payment-in-Lieu-of-Option Regulations, and to reformat subparagraphs 3.a.i and 3.a.ii for clarity; and to amend comparability requirements for affordable units.

Article 2: Amend Section IX. H. Great Estate Preservation Development to allow for consideration of historic Great Estate land configuration in determining Great Estate lots, to lower the minimum floor area of buildings on Great Estates from 40,000 sq. ft. to 30,000 sq. ft., and to establish a minimum floor area of 12,500 sq. ft. for Great Estate mansions.

Article 3: Amend Section X. Site Plan Review to insert a new standard for water demand minimization; and amend Section XI.J. Special Permits to insert a new criterion pertaining to minimizing water demand.

Article 4: Amend Section I. Purpose by inserting language pertaining to energy conservation and utilization of renewable energy sources; amend Section VI. Dimensional and Density Regulations to allow heat pumps and advanced insulated walls to encroach within required side and rear setbacks.
4. 7:45 p.m.* New Public Hearing: Request by C&J Realty Trust for Site Plan Review to construct a new industrial building and expand an existing industrial building at 57 & 59 Mitchell Road, with associated increase in parking and site work, at 57-59 Mitchell Rd. (Assessor's Map 21, Lots 18R & 108), located in the Industrial District, pursuant but not necessarily limited to *Sections V, VII and X* of the Zoning Bylaw.
5. 8:15 p.m.* New Public Hearing: Request by Sarah L. Winderlin for a special permit to construct a new four unit building as part of a multifamily development and incorporate the existing two-family and accessory conversion units into the multifamily development at 87 High Street (Assessor's Map 30D Lot 12), which is

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located in the Intown Residence and Rural Residence A Zoning Districts, pursuant but not necessarily limited to *Sections V.D, VI, VII, and XI.J* of the Zoning Bylaw.

6. 8:45 p.m.* Continued Public Hearing: Request by New England Biolabs, Inc. for Site Plan Review to construct a new child care facility of approximately 9,000 sq. ft. and a 17-space surface parking lot at the southern portion of the lot known as 31 Fellows Road, immediately adjacent to, and with access from, the owner's campus at 240 County Rd. (Assessor's Map 63, Lot 7 & 43), located in the Rural Residence A District, pursuant but not necessarily limited to *Sections V, VII, and X* of the Zoning Bylaw
7. 9:15 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
8. 9:45 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
9. 10:15 p.m.* Adopt minutes of March 4 and 11, 2021 meetings, depending on availability
10. 10:20 p.m.* Announcements/New Business: business not reasonably anticipated more than 48 hours in advance of the meeting
11. 10:25 p.m.* Adjournment

Ethan P is inviting you to a scheduled Zoom meeting.

Topic: Planning Board Meeting and Public Hearings

Time: Apr 1, 2021 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83502658993?pwd=NIBGV1Zjczlra016OVZoWXJNUElKdz09>

Meeting ID: 835 0265 8993

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Find your local number: <https://us02web.zoom.us/j/kMdKppcWG>

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