

**AGENDA**  
**Ipswich, MA Planning Board Meeting and Public Hearings**  
**Thursday, April 22, 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.\* 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 ***TO BE CONTINUED WITHOUT DISCUSSION AT THE APPLICANT'S REQUEST***
3. 7:08 p.m.\* Continued Public Hearing: Request by C&J Realty Trust for Site Plan Review at 57 & 59 Mitchell Road to construct a new industrial building and expand an existing industrial building, 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 ***TO BE CONTINUED WITHOUT DISCUSSION AT THE APPLICANT'S REQUEST***
4. 7:10 p.m.\* Request by Robert Shannon for ANR plan endorsement for plan of land at 24 Spring Street
5. 7:15 p.m.\* New Public Hearing: Request by Triple Q Inc. (John Colantoni) for Scenic Road approval for the removal of four trees within the right of way and the removal and replacement of stones in the stonewall on Linebrook Road at 423 Linebrook Rd. (Assessors Map 37D Lot 0170)
6. 7:35 p.m.\* Request by The Golf Club at Turner Hill for minor modification of existing Special Permit and Site Plan Approval to construct a restroom facility easterly of the 12<sup>th</sup> fairway and to install requisite utilities
7. 7:50 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. 8:15 p.m.\* Request by Sarah Winderlin for extension of expiration date relative to 87 High Special Permit issued May 2, 2019 for conversion of accessory building into dwelling unit
9. 8:20 p.m.\* Continued 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

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



Join Zoom Meeting

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