

Town of Ipswich
ZONING BOARD OF APPEALS

AGENDA

April 29, 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:

Join Zoom Meeting

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

Citizen Queries:

Continued Public Hearing:

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)

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; January, February and March 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; January, February and March 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, February and March 2021)

New Public Hearings Continued from Mach 18, 2021:

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. (Continued March 18, 2021)

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.(Continued March 18, 2021)

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. (Continued March 18, 2021)

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. (Continued March 18, 2021)

New Public Hearings:

8 Sunset Drive, Ryan McShera for Jeffrey Fraser 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 right side yard setback for an addition (2,288 square feet) by no more than 50% of the required setback and rear yard setback by 19.7 feet. Property located at Assessors Map 52B Lot 49 in the Rural Residential A (RRA) Zoning District.

17 James Road, Timothy & Kathryn Tolios 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 for an addition to expand a bedroom by no more than 50% of the required setback. Property located at Assessors Map 28A Lot 69 in the Rural Residential A (RRA) Zoning District.

2 Roberts Road, Elisabeth Cox 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 and right side yard setback for an addition of a pool and deck by no more than 50% of the required setback. Property located at Assessors Map 28A Lot 69 in the Rural Residential A (RRA) Zoning District.

411 Linebrook Road, Dustin Rantala 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 and right side yard setback for the addition of a barn by no more than 50% of the required setback. Property located at Assessors Map 37B Lot 21 in the Rural Residential A (RRA) Zoning District.

Old Business/New Business:

Approval of Minutes:

Adjourn:

Join Zoom Meeting

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