

AGENDA
Ipswich, MA Planning Board Meeting and Public Hearings
Thursday, May 13, 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. 7:02 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. 7:05 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 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 ***TO BE CONTINUED WITHOUT DISCUSSION AT THE APPLICANT'S REQUEST***
4. 7:08 p.m.* Discussion: Special Town Meeting Fall 2021 Zoning Priorities and Proposed Regulations Revisions
5. 7:30 p.m.* Continued 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. 7:40 p.m.* Request by John Colantoni for minor modification of 3 Payne Street infill Special Permit to alter driveway location and material for existing property.
7. 7:45 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
8. 8:15 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

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

9. 8:45 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
10. 9:15 p.m.* Adopt minutes of April 1 & 22, 2021 meetings, depending on availability
11. 9:20 p.m.* Announcements/New Business: business not reasonably anticipated more than 48 hours in advance of the meeting
12. 9:25 p.m.* Adjournment

Ethan P is inviting you to a scheduled Zoom meeting.

Topic: Planning Board Meeting and Public Hearings

Time: May 13, 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

Passcode: 584464

One tap mobile

+19292056099,,83502658993#,,, *584464# US (New York)

+13017158592,,83502658993#,,, *584464# US (Washington DC)

Dial by your location

+1 929 205 6099 US (New York)

Meeting ID: 835 0265 8993

Passcode: 584464

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

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