

Town of Ipswich
ZONING BOARD OF APPEALS

AGENDA

May 20, 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:

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, March and April 2021)

1 Bowdoin Road, Charles Clapp Esq. request a Variance and/or Special Permit pursuant, but not necessarily limited to Sections, XI.J, XI.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 and April 2021)

New Public Hearings Continued from April 29, 2021:

8 Sunset Drive, Ryan McShera for Jeffrey Fraser requests a Special Permit and/or Variance pursuant, but not necessarily limited to Sections, XI.J, XI.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 is shown on the Assessors Map 52B Lot 49 in the Rural Residential A (RRA) Zoning District. (Continued from April 29, 2021)

17 James Road, Timothy & Kathryn Tolios requests a Special Permit and/or Variance pursuant, but not necessarily limited to Sections, XI.J, XI.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 is shown on the Assessors Map 28A Lot 69 in the Rural Residential A (RRA) Zoning District. (Continued from April 29, 2021)

2 Roberts Road, Elisabeth Cox requests a Special Permit and/or Variance pursuant, but not necessarily limited to Sections, XI.J, XI.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 is shown on the Assessors Map 28A Lot 69 in the Rural Residential A (RRA) Zoning District. (Continued from April 29, 2021)

411 Linebrook Road, Dustin Rantala requests a Special Permit and/or Variance pursuant, but not necessarily limited to Sections, XI.J, XI.K., VI.F and Table of Dimensional and Density Regulations Footnote 2 to reduce the right side yard setback for the addition of a barn by no more than 50% of the required setback. Property is shown on the Assessors Map 37B Lot 21 in the Rural Residential A (RRA) Zoning District. (Continued from April 29, 2021)

New Public Hearings scheduled for May 20, 2021

32 Broadway Ave, Ryan Turner requests a Special Permit and/or Variance pursuant, but not necessarily limited to Sections, XI.J, and XI.K - VI.F and Table of Dimensional and Density Regulations. Also, II B. 3 to reduce the right side yard setback from the existing 8-feet to proposed 5-feet which 50% of the required 10-feet to construct a new back porch and stairs into the back yard. Property is shown on the Assessors Map 41B Lot 108 in the In Town (IR) Residential Zoning District.

7 Fifth Street, Vincent & Julie Martineau requests a Special Permit and/or Variance pursuant, but not necessarily limited to Sections, XI.J, XI.K, VI.F and Table of Dimensional and Density Regulations. Also, II B. 3 to reduce the rear yard setback from existing 21-feet to proposed 15-feet to construct an addition less than 50% of the required 20-foot setback. Property is shown on the Assessors Map 41D Lot 016 in the In Town (IR) Residential Zoning District.

2 and 4 Winter Street, Winter Street Realty Corp. Kevin Babineau, requests a Special Permit and/or Variance pursuant, but not necessarily limited to Sections, XI.J, XI.K.,II.B Non-conforming Uses and Structures, II.B2 change to another non-conforming use; II.B.2 Extension of a non-conforming structure/use and II.B.3d.5 Reconstruction of a fire damaged non-conforming structure, for renovation and expansion of the existing 11 room motel rooming house into a 13 unit multifamily residential building with 11 efficiency units and 2 one bedroom units. Property is shown on the Assessors Map 41D Lot 067 in the Industrial (I) Zoning District.

231 High Street, Joseph & Sonali Suslak, requests a Special Permit and/or Variance pursuant, but not necessarily limited to Sections, XI.J, XI.K for relief of the left side yard from existing 52.6-foot setback to proposed 40-foot no more than 50% of the required setback of to construct an attached garage and additional living space. Property is shown on the Assessors Map 20D Lot 030 in the Rural Residential A (RRA) Zoning District.

246 High Street, Dimitri Aggelakis requests a Special Permit and/or Variance pursuant, but not necessarily limited to Sections, XI.J, XI.K and V. Use Regulations to expand existing non-conforming business by providing service of beer and wine underneath the existing seasonal tent. Property is shown on the Assessors Map 20D Lot 0061 in the Rural Residential A (RRA) Zoning District.

Old Business/New Business:

Approval of Minutes: 4.22.21 and 4.29.21 and 5.5.21

Adjourn

Join Zoom Meeting

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

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