

AGENDA
Ipswich, MA Planning Board Meeting and Public Hearings
Thursday, June 3, 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.* Request by Geoffrey P. Noyes, Trustee of Sunswick Realty Trust, for ANR endorsement for plan of land at 65 Waldingfield Road
3. 7:05 p.m.* Request by Anne Burkhardt for ANR endorsement for plan of land at 8 Hemlock Drive
4. 7:08 p.m.* Request by Symes Associates to bond outstanding site work and release lots in Phase 2 in accordance with the covenant for the subdivision project
5. 7:15 p.m.* Request by Spencer Kalker to extend Special Permit for Registered Marijuana Dispensary at 59 Turnpike Road
6. 7:20 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***
7. 7:22 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***
8. 7:25 p.m.* New Public Hearing: Amendments to Planning Board Inclusionary Housing Payment in-lieu-of Option Regulation
9. 7:45 p.m.* New Public Hearing: Request by ANFM Realty LLC to modify the 1/3/19 special permit for 51-61 Market Street and the 8/22/19 special permit for 21 Market Street, by meeting the Inclusionary Housing requirements for both projects by providing the required affordable units at 15 Market Street, and to modify the 9/22/11 and 9/27/18 special permits issued for a residential mixed-use building, to add only a second floor and not build offices, at 15 Market Street (Assessor's Map 42A, Lot 214), located in the CB District, pursuant but not necessarily limited to *Sections V, VI, VII, IX.I and K, and XI.J*, of the Zoning Bylaw

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

10. 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
11. 8:45 p.m.* Discussion: Special Town Meeting Fall 2021 Zoning Priorities and Proposed Regulations Revisions
12. 9:15 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
13. 9:45 p.m.* Adopt minutes of April 1 & 22, 2021 meetings, depending on availability
14. 9:50 p.m.* Announcements/New Business: business not reasonably anticipated more than 48 hours in advance of the meeting
15. 9:55 p.m.* Adjournment

Ethan P is inviting you to a scheduled Zoom meeting.

Topic: Planning Board Meeting and Public Hearings

Time: Jun 3, 2021 07:00 PM Eastern Time (US and Canada)

Jun 3, 2021 07:00 PM

Jun 24, 2021 07:00 PM

Jul 15, 2021 07:00 PM

Aug 5, 2021 07:00 PM

Aug 26, 2021 07:00 PM

Sep 23, 2021 07:00 PM

Oct 21, 2021 07:00 PM

Nov 10, 2021 07:00 PM

Dec 2, 2021 07:00 PM

Dec 16, 2021 07:00 PM

Please download and import the following iCalendar (.ics) files to your calendar system.

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

Weekly: [https://us02web.zoom.us/meeting/tZcod-uuqzMjE9c_nz1ERTci1yS7GBSi7RGa/ics?icsToken=98tyKuGrqzsoHNGduRCERpwqGYiga-7wmFxEj_peoxH_UgVhVgD_Z_txZZVdI9GH](https://us02web.zoom.us/join/https://us02web.zoom.us/meeting/tZcod-uuqzMjE9c_nz1ERTci1yS7GBSi7RGa/ics?icsToken=98tyKuGrqzsoHNGduRCERpwqGYiga-7wmFxEj_peoxH_UgVhVgD_Z_txZZVdI9GH)

Join Zoom Meeting

<https://us02web.zoom.us/j/83502658993?pwd=NIBGV1Zjczlra016OVZoWXJNUEIKdz09>

Meeting ID: 835 0265 8993

Passcode: 584464

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+1 346 248 7799 US (Houston)

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Passcode: 584464

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

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