

AGENDA
Ipswich, MA Planning Board Meeting and Public Hearings
Thursday, June 9, 2022 at 6:30 p.m.
Room A, Ipswich Town Hall

The Planning Board aims to offer remote participation using <https://zoom.us/>. Login information is below.

1. 6:30 p.m. **Executive Session** - To discuss strategy with respect to litigation if an open meeting may have a detrimental effect on the government's litigating position specifically related to an update on the 50-56 Market Street appeal
2. 7:00 p.m. Convene in open session. Citizen Queries
3. 7:05 p.m.* Request by Sarah Winderlin for extension of Special Permit Modification for project at 87 High Street #3
4. 7:08 p.m.* Request by Anne Burkhardt for ANR Plan endorsement for plan of land at 8 Hemlock Drive
5. 7:18 p.m.* Request by John Colantoni to release surety related to landscape improvements and utility connection at 3 Payne Street
6. 7:25 p.m.* *Continued Public Hearing:* 5 & 11 Washington St: Request by Triple Q, LLC for a Special Permit and Site Plan Review for a 16-unit multifamily residential development at 5 and 11 Washington Street (Assessor's Map 41B Lots 274 and 275), which is located in the General Business District, pursuant but not necessarily limited to *Sections V.D, VI, VII, IX.I, IX.K., and X.* of the Zoning Bylaw and associated regulations
7. 7:55 p.m.* *Continued Public Hearing:* Ora, Inc. for Site Plan Review and a Special Permit to use 55 Waldingfield Road as a "Great Estate" for business purposes pursuant to Section IX.H of the Zoning Bylaw. The proposal involves the alteration of more than 2,500 sq. ft. of commercial space as described in Section X.B.1 and the increase of required parking spaces by more than 10 as described in Section X.B.3 of the Zoning Bylaw, as well as associated site work, at 55 Waldingfield Rd. (Assessor's Map 62, Lot 14), located in the Rural Residence A Zoning District, pursuant but not necessarily limited to the sections of the Zoning Bylaw cited herein as well as XI.J
8. 9:15 p.m.* *Continued Public Hearing:* Request by Carl Gardner for a Special Permit to build a detached accessory dwelling unit at 5-7 Turkey Shore Road (Assessor's Map 42A Lot 37C), which is located in the In-town Residence District, pursuant but not necessarily limited to *Sections IX.U. and XI.J* of the Zoning Bylaw
9. 9:30 p.m.* *Continued Public Hearing:* Request by New England Biolabs, Inc. for a Special Permit pursuant to *Sections IX.N and XI.J of the Zoning Bylaw* for uses involving hazardous and toxic materials associated with the uses and activities in the main laboratory building and the expansion currently under construction at the New England Biolabs, Inc. property at 240 County Rd. (Assessor's Map 63, Lot 7), located in the Rural Residence A District (and on NEB's GEPD lot)

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

TO BE CONTINUED WITHOUT DISCUSSION AT APPLICANT'S REQUEST

10. 9:32 p.m.* *Continued Public Hearing*: Request by 214 High LLC for a Special Permit for a multifamily dwelling (10 units) at 214 High Street (Assessor's Map 21 Lot 13), 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, IX.C, IX.I, IX.K., and XI.J.* of the Zoning Bylaw

TO BE CONTINUED WITHOUT DISCUSSION AT APPLICANT'S REQUEST

11. 9:35 p.m.* Adopt minutes of April 28 and May 19, 2022 meetings, depending on availability
12. 9:40 p.m.* Discuss potential zoning amendments for fall 2022 Town Meeting
13. 10:30 p.m.* Announcements/New Business: business not reasonably anticipated more than 48 hours in advance of the meeting
14. 10:35 p.m.* Adjournment

Ethan Parsons is inviting you to a scheduled Zoom meeting.

Topic: Planning Board

Time: Jun 9, 2022 06:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/82314431981?pwd=d3cxQzFNbzd5dDdVYWpXRWF1TnVFQT09>

Meeting ID: 823 1443 1981

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