

Town of Ipswich
ZONING BOARD OF APPEALS

Revised AGENDA

June 17, 2021 @ 7:00 p.m.
Town Hall ~ 25 Green Street~ Room A ~ 2nd floor

The Governors Executive Order which allowed the Zoning Board of Appeals to conduct Public Meetings via webcam expired on June 15, 2021.

Please note that the ZBA will be holding the upcoming meeting in-person in Room A on the second floor of Town Hall.

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, April and May 2021)

16 Chattanooga Road, Hamdi Kozlu requests a Special Permit and/or Variance pursuant, but not necessarily limited to, XI.J, XI.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 and April 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 and May 20, 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 and May 20, 2021)

New Public Hearings continued from the May 20, 2021 meeting

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.

New Petitions for June 17, 2021

23-25 Jeffreys Neck Road, David and Patti Ganley request a Special Permits and/or Variances pursuant, but not necessarily limited to Sections XI.J., XI.K, II.B and Footnotes 2 and 26 of the Table of Dimensional and Density Regulations to reduce the right side yard setback by no more than 50% of the required, by creating a new lot line no closer than 20-feet from the existing dwelling at 25 Jeffreys Neck Road. Property located at Assessor's Map 31B, Lots 006 and 006C in the Rural Residential A (RRA) Zoning District.

35 Mineral Street, Stacy Mannheim & Ross Cromarty requests a Special Permits and/or Variances 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 and rear yard setbacks to reconstruct an existing shed (64 S.F. in area) by no more than 50% of the required setback. Property located at Assessors Map 30D, Lot 37 in the In Town Residential (IR) Zoning District.

35 Mineral Street, Stacy Mannheim & Ross Cromarty requests a Special Permits and/or Variances 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 rear yard setback to construct a new garage (576 S.F. in area) by no more than 50% of the required setback. Property located at Assessors Map 30D, Lot 37 in the In Town Residential (IR) Zoning District.

Approval of Minutes: May 19, 2021 – May 20, 2021 and May 24, 2021 special meeting.

Old Business/New Business:

Adjourn

Zoom available on one computer only. Please join us in person Room A at Town Hall.

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

Meeting ID: 831 1081 6582

Passcode: 295386