

Town of Ipswich
ZONING BOARD OF APPEALS
AGENDA

July 15, 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:

Join Zoom Meeting

<https://us02web.zoom.us/j/84051384774?pwd=bHhveUJlXlZlZWlpoMmo4OUFOMUdTUT09>

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, May and June 2021)

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

17 James Road, Timothy & Kathryn Tolios requests a Special Permit and/or Variance pursuant, but not necessarily limited to Sections, XI.J, X.I.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, May and June 2021)

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, X.I.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. (Continued from June 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. (Continued from June 2021)

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. (Continued from June 2021)

New Public Hearings for July 15, 2021

3 Manning Street, Charles Clapp, Esq. requests a Special Permits and/or Variances pursuant, but not necessarily limited to Sections XI.J., XI.K, II.B.1 (a) and IIB.2.(a) to renovate and provide additional (3rd) living unit by adding front and rear dormers within the existing footprint of the three family home located at Assessors Map 42A, Lot 256 in the In Town Residential (IR) Zoning District.

0 Topsfield Road, Lot 38 SWIRL Realty Trust and Roger LeBlanc requests a Special Permits and/or Variances pursuant, but not necessarily limited to Sections XI.J., XI.K footnote 1 to the Table of Dimensional and Density Regulations for relief from the front yard setback to 8-feet, greater than 50% of the required 20-foot minimum setback to construct a single family structure on property located on Assessors Map 41D Lot 193 in the In Town Residential (IR) Zoning District.

Approval of Minutes: June 17, 2021 and July 1, 2021 special meeting for 25 Pleasant St 40B.

Old Business/New Business:

Adjourn

Join Zoom Meeting

<https://us02web.zoom.us/j/84051384774?pwd=bHhvellXL3lzWlpoMmo4OUFOMUdTUT09>

Meeting ID: 840 5138 4774

Passcode: 180629

Dial by your location

+1 929 205 6099 US (New York)

Meeting ID: 840 5138 4774

Passcode: 180629

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