

**AGENDA**  
**Ipswich, MA Planning Board Meeting and Public Hearings**  
**Thursday, August 5, 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 Anne Burkhardt for ANR plan endorsement for plan of land at 8 Hemlock Drive
3. 7:20 p.m.\* *New 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
4. 7:50 p.m.\* *Continued Public Hearing (from July 26, 2021):*  
  
The Ipswich Planning Board will hold a [continued] Public Hearing opened on July 26, 2021 on three proposed zoning warrant articles for the October 19, 2021 Town Meeting. The articles would amend the Ipswich Zoning Bylaw as follows:  
  
A. Article 1: Eliminate the ability to use the density bonus as defined in *Footnote 11* to *Section VI. Table of Dimensional and Density Regulations* within the IR District.  
B. Article 2: Revise *Section IX. Special Regulations Subsection S. Infill Single-Family House Lots* by: (1) Reducing the allowed maximum house size and allowing flexibility for the house size based on the size of the Infill lot; (2) remove reference to the \$40,000 affordable housing payment required in lieu of creating an affordability restriction and add reference to Planning Board Payment-in-Lieu Option Regulation; and amend *Subsection IX.P. Conversion of Accessory Building into Dwelling Unit* by removing the reference to the \$15,000 payment in lieu option and replacing it with a reference to the Planning Board’s Payment-in-Lieu Option Regulation.  
C. Article 3: Amend *Section IX. Special Regulations* by adding a new Subsection: “*U. Detached Accessory Dwelling Units*”, which would allow said use by Special Permit within the IR District on certain eligible lots.
5. 8:20 p.m.\* Request by Advanced Precision Engineering for Minor Modification of approved Special Permit and Site Plan Review for expansion at 14-16 Mitchell Road
6. 8:40 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

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

District, pursuant but not necessarily limited to *Sections V, VII and X* of the Zoning Bylaw

7. 9:00 p.m.\* *Continued 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 ***TO BE CONTINUED AT APPLICANT'S REQUEST***  
  
***\* Board to consider extension of special permit timeframe through Sep. 30.***
8. 9:02 p.m.\* Discuss potential amendments to Planning Board's Special Permit Regulations
9. 9:30 p.m.\* Adopt minutes of June 28, July 15 and July 26, 2021 meetings, depending on availability
10. 9:35 p.m.\* Announcements/New Business: business not reasonably anticipated more than 48 hours in advance of the meeting
11. 9:40 p.m.\* Adjournment

Ethan P is inviting you to a scheduled Zoom meeting.

Topic: Planning Board Meeting and Public Hearings

Date and Time:

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.

Weekly: [https://us02web.zoom.us/meeting/tZcod-uuqzMjE9c\\_nz1ERTci1yS7GBSi7RGa/ics?icsToken=98tyKuGrqzsoHNGduRCERpwqGYiga-7wmFxEj\\_peoxH\\_UgVhVgD\\_Z\\_txZZVdI9GH](https://us02web.zoom.us/meeting/tZcod-uuqzMjE9c_nz1ERTci1yS7GBSi7RGa/ics?icsToken=98tyKuGrqzsoHNGduRCERpwqGYiga-7wmFxEj_peoxH_UgVhVgD_Z_txZZVdI9GH)

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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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