

Town of Ipswich
ZONING BOARD OF APPEALS
AGENDA Revised

August 19, 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=bHhveUxlL3lzWlpoMmo4OUFOMUdTUT09>

Citizen Queries:

Applicant requested to continue to September 16, 2021 @ 7:00 p.m. via zoom video conferencing.

16 Chattanooga Road, Hamdi Kozlu requests a Special Permit and/or Variance pursuant, but not necessarily limited to, XI.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, June, July and August 2021)

Continued Public Hearing:

12 Fowlers Lane, Harrison Gilliss requests an appeal of the Building Inspector's decision and cease and desist order for the installation of previously permitted new fence, along the property line between 12 and 8 Fowlers Lane pursuant to XI.G and II.B or in the alternative request a Special Permit pursuant to XI.J and VI.B Table of Dimensional and Density Regulations to finish installation of an 8-foot fence, for 170 linear feet located on Assessors map 30B lot 042 in the Rural Residential A (RRA) Zoning District.

25 Pleasant Street, Elder Friendly Housing, LLC. Karl Mayer requests a Comprehensive Permit approval, pursuant to MGL Ch. 40B, to construct four (4) for-sale dwelling units of which 25% (1 unit) 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, June and July 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, June and July 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 and July 2021)

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.
(Continued from June and July 2021)

146 High Street, I.D. Sign Group Inc. Debra Collins for Ipswich Plaza LLC requests a Special Permits and/or Variances pursuant, but not necessarily limited to Sections XI.J., XI.K VI.B and VIII signs, to install a secondary wall mounted sign (30.5-inches tall x 26-inches wide) on Shaw's Supermarket, located on Assessors Map 30A Lot 003 0 in the Highway Business (HB) Zoning District.

Approval of Minutes: July 12, Special Meeting Minutes and July 15, 2021

Old Business/New Business:

Adjourn

Join Zoom Meeting

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

Meeting ID: 840 5138 4774

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Dial by your location

+1 929 205 6099 US (New York)

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Find your local number: <https://us02web.zoom.us/j/kjYRaPiqC>