

**AGENDA**  
**Ipswich, MA Planning Board Meeting and Public Hearings**  
**Thursday, September 9, 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. 7:05 p.m. Request by Anne Burkhardt for ANR plan endorsement for plan of land at 8 Hemlock Drive
3. 7:15 p.m. Request by 30 Town Farm Road LLC for ANR plan endorsement for plan of land at 30 Town Farm Road
4. 7:20 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
5. 7:35 p.m. *New Public Hearing*: Site Plan Review application of Old Right LLC to construct a new industrial building, create more than 10 parking spaces, and conduct related site work at 27 & 29 Turnpike Road (Assessor's Map 38C, Lots 8 & 9), located in the Limited Industrial District, pursuant but not necessarily limited to *Sections V, VII and X* of the Zoning Bylaw
6. 7:55 p.m. *New Public Hearing*: 5 & 11 Washington St: application 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. 8:20 p.m.\* *Continued Public Hearing*: Request by 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. 8:55 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

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

9. 9:15 p.m.\* *Continued Public Hearing*: Request by C&J Realty Trust to construct a new industrial building and expand an existing industrial building at 57 & 59 Mitchell Road, with associated increase in parking and site work, at 57-59 Mitchell Rd. (Assessor's Map 21, Lots 18R & 108), located in the Industrial District, pursuant but not necessarily limited to *Sections V, VII and X* of the Zoning Bylaw
10. 9:35 p.m.\* Adopt minutes of 8/5/21 and 8/25/21 meetings, depending on availability
11. 9:40 p.m.\* Announcements/New Business: business not reasonably anticipated more than 48 hours in advance of the meeting
12. 9:45 p.m.\* Adjournment

Ethan P is inviting you to a scheduled Zoom meeting.

Topic: Ipswich Planning Board Meeting

Time: Sep 9, 2021 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83141263024?pwd=djR2SDUzZytnUTNZa0p2R3QzRGxNZz09>

Meeting ID: 831 4126 3024

Passcode: 026747

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