

Town of Ipswich
ZONING BOARD OF APPEALS
AGENDA

September 16, 2021 @ 7:00 p.m.

The Zoning Board of Appeals will participate in this meeting remotely using <https://zoom.us/> in accordance with the Governor's March 1, 2020 Order suspending provisions of the open Meeting Law to promote public health and safety and social distancing. Zoom call-in information below.

Join Zoom Meeting -<https://us02web.zoom.us/j/83110816582?pwd=ZjEvL0ZXSnVERHo2ZkpmYy9DTU9TUT09>

Citizen Queries:

Continued Public Hearings:

[Out of order on the agenda as a courtesy to the town building inspector.] **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.
(continued from the August meeting)

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, June, July and August 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, June, July, August 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, July and August 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 July and August 2021)

Approval of Minutes: 8/12/21 and 8/19/21

Old Business/New Business:

Adjourn

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