

IPSWICH ZONING BOARD OF APPEALS
Agenda for Thursday, October 21, 2021 @ 7:00 pm

ALL MATTERS ARE SCHEDULED FOR 7 PM – *Applicants must be present when their matter is called or the next agenda item will commence. Skipped matters may be tabled or continued at the Board's discretion.*

The Zoning Board of Appeals will participate in this meeting remotely utilizing Zoom in accordance with the Governor's March 12 Order suspending provisions of Open Meeting Law and to promote public health and social distancing.

- The information listed below is available on the Town of Ipswich website:

<https://www.ipswichma.gov/agendacenter>

- To listen with an opportunity to participate in this public meet please use the following link:

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

1. Meeting ID: 840 5138 4774

2. Passcode: 180629

- If you do not have a camera or microphone on your desktop or laptop, please follow the instructions below to call-in by telephone:

1. Dial (929) 205-6099

2. MEETING ID: 840 5138 4774 (followed by #)

3. MEETING PASSCODE: 180629 (followed by #)

If you cannot attend the meeting via Zoom or telephone and you would like to comment on a project, please email Marier@ipswichma.gov with your question or comment and it will be added to the public record. You can also hand write a letter and mail it to: Zoning Board of Appeals, 25 Green St., Ipswich, MA 01938.

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 linier 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, August and September 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, August and September 2021)

Approval of Minutes: 9/16/2021

Old Business/New Business:

Adjourn

Join Zoom Meeting

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