

AGENDA
Ipswich, MA Planning Board Meeting and Public Hearings
Thursday, January 27, 2022 at 7:00 p.m.
Remote Using ZOOM

The Planning Board will conduct 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.* Call to Order
2. 7:02 p.m.* Citizen Queries
3. 7:05 p.m.* Request by Charles & Nicole Whitten for ANR Plan endorsement for plan of land at 263 Argilla Road
4. 7:10 p.m.* *Continued Public Hearing:* Public hearing to hear input relative to potential amendments to the *Planning Board's Special Permit Regulations*
5. 7:40 p.m.* *Continued Public Hearing:* Request by Helen Moore VonOehsen and William VonOehsen for a Special Permit to convert an accessory structure into a dwelling unit at 48 Turkey Shore Road (Assessor's Map 42A Lot 55), which is located in the Rural Residence A District, pursuant but not necessarily limited to *Sections V, IX.P and XI.J* of the Zoning Bylaw
6. 8:10 p.m.* *Continued 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
7. 8:55 p.m.* *Continued Public Hearing:* Request by 50-56 Market Street, LLC for a Special Permit for a multifamily residential development (adding 5 townhouses to an existing multifamily dwelling property) at 50-56 Market Street (Assessor's Map 42A Lot 202), which is located in the Central Business District, pursuant but not necessarily limited to *Sections V.D, VI, VII, IX.I, IX.K., and XI.J.* of the Zoning Bylaw
8. 9:25 p.m.* *Continued Public Hearing:* Request by Jan Lindsay for a Special Permit to convert an accessory structure into a dwelling unit at 5 Old England Road (Assessor's Map 42D Lot 17), which is located in the Rural Residence A District, pursuant but not necessarily limited to *Sections V, IX.P and XI.J* of the Zoning Bylaw

THE FOLLOWING CASE WILL NOT BE DISCUSSED. ON JANUARY 6 THE BOARD CONTINUED THE PUBLIC HEARING UNTIL ITS FEBRUARY 17 MEETING.

9. 9:30 p.m.* *Continued Public Hearing:* Request 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

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

General Business District, pursuant but not necessarily limited to *Sections V.D, VI, VII, IX.I, IX.K., and X.* of the Zoning Bylaw

10. 9:35 p.m.* Adopt minutes of December 9 and 16, 2021 meetings, depending on availability
11. 9:40 p.m.* Discussion about CDP warrant article and potential zoning changes
12. 10:00 p.m.* Announcements/New Business: business not reasonably anticipated more than 48 hours in advance of the meeting
13. 10:05 p.m.* Adjournment

Zoom meeting login information:

Topic: Planning Board

Time: Jan 27, 2022 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/85491371845?pwd=U1VTV1FUUXVObl1Wc1pnU2FQdkFYdz09>

Meeting ID: 854 9137 1845

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