

IPSWICH PLANNING BOARD
MEETING MINUTES
Town Hall, Room C, 25 Green Street, Ipswich, MA
Thursday, January 23, 2020
7:00 PM

Pursuant to a meeting notice posted by the Town Clerk and delivered to all Board members, a meeting of the Ipswich Planning Board was held on Thursday, January 23, 2020 in Room C of Town Hall. Board members Keith Anderson, Carolyn Britt, Paul Nordberg, Kevin Westerhoff, Mitchell Lowe and Helen Weatherall were present. Planning Staff, Ethan Parsons, was also present.

Anderson convened the meeting at 7:04 PM with a quorum present.

Citizen Queries: None noted

Application by Royce A. Knowlton for Approval Not Required endorsement for division of land at 56 Fellows Road, Assessor's Map 63, Lot 14

Anderson stated the property is on Fellows Road and Candlewood Road and is a division of a lot. Parsons reviewed the application. He stated the request is to split the lot in 2 and the new lot would be 2 acres. The remaining lot would be 14 acres. Knowlton explained the new lot will be used by a family member to build a home. Parsons recommended approval.

Lowe moved to approve as requested and Westerhoff seconded. The motion passed unanimously.

Documents: Plan of Land, 56 Fellows Road, prepared by Donohoe Survey, Inc., 1/6/2020

Request by Frank Pasciuto for minor modification of Special Permit for residential mixed-use/multifamily dwelling at 15 Market Street, issued 9/27/18

Anderson noted this request was discussed at the last meeting. Parsons distributed a draft letter to the Building Inspector stating the Board accepts installment payments to the Affordable Housing Trust. Parsons proposed three \$10,000 payments spread out over two years. The Board discussed that the request is a minor modification because it is Pasciuto's prerogative to pay into the Affordable Housing Trust Fund.

Nordberg moved to declare the request is a minor modification to the Special Permit and Lowe seconded. The motion passed unanimously.

Lowe moved to endorse a memo dated January 23, 2020 to the Building Inspector and Nordberg seconded. The motion passed unanimously.

Documents: Draft minor modification approval letter to Building Inspector, dated 1/23/20

Request by Bank Gloucester for temporary occupancy permit relative to Special Permit and Site Plan Review for project at 143 High Street

Jennifer Miller presented for Bank Gloucester. The request is for temporary occupancy permit for a soft opening for next week. She stated the remaining items to complete are the irrigation system and landscaping. She stated the Building Inspector has completed a walkthrough of the project and that landscaping will be completed in the spring. Britt questioned the irrigation system noted. Britt stated the Board does not routinely approve irrigation systems. Miller said the system must have been approved because it was included on the site plans. Parsons said he will review the decision for the special permit to determine if an irrigation system was approved. Lowe said it didn't appear that an irrigation system is on the plan.

Lowe moved to recommend the Building Inspector issue a temporary occupancy permit with remaining items related to the Special Permit to be completed by June 1, 2020. Nordberg seconded. The motion passed unanimously.

Documents:

- *Request from Jennifer Miller (solidus) to E. Parsons for temporary c.o., dated 1/16/20*
- *As-Built Site Plan, prepared 1/15/20 by GPI*

New Public Hearing: Request by New England Biolabs, Inc for Site Plan Review and Special Permit modification to construct a new laboratory building of approximately 100,000 sq. ft., construction of a small utility, the construction of 97 underground parking spaces and 27 surface parking spaces, and the relocation of existing roadways on the property at 240 County Road

Anderson opened the hearing by reading the legal notice. Anderson stated that Westerhoff is recusing himself from the hearing as his employer is the applicant's structural engineer for the project. Anderson stated that Weatherall is also recusing herself as she is a direct abutter.

Attorney Greenough presented for New England Biolabs, Inc. Charlie Wear, engineer for the project, also presented. Greenough provided background on the site development. He stated the request is for a modification to the special permit granted to allow the project under the Town's Great Estate Preservation zoning provision. Anderson explained the process for Site Plan Review and Special Permits to the audience.

Charlie Wear and Rob Quigley, project architect, were introduced. Wear presented site plans and aerial views of the site. He stated approximately 60% of the site cannot be developed as it is reserved for conservation purposes. Wear said the utilities come off Fellows Road and improvements to the infrastructure were made approximately twelve years ago. The site has its own sewer treatment facility. He identified the building and said the laboratory building was built twelve years ago. There are 170 parking spaces under the building currently. Approximately 5% of the site, or seven acres, is impervious surface.

Wear said the proposed addition will be approximately 95,000 square feet of floor area with 100 underground parking spaces. An additional 27 surface parking spaces will be added.

Wear identified the central utility building and utility infrastructure. Wear discussed the drainage system and rain garden. He stated the stormwater management system meets MA DEP's water quality standards. Wear said new infiltration is also proposed for one of the parking lots.

Wear discussed water usage. He said the new building will draw about 1,200 gallons per day.

There will be a temporary road for construction vehicle access only. The purpose is to separate the construction vehicles from employee vehicles.

Lowe asked about bicycle rack locations and also asked if Biolabs will be increasing their solar energy collection. Wear said Biolabs does not plan to add more solar energy collection.

Wear introduced Rob Quigley, architect from Architectural Resources in Cambridge. Quigley said the proposed addition is approximately 2/3 the size of existing laboratory building. He said building materials to be used are similar to those on the existing building.

Public Comment: Paul Flanagan of 21 Sagamore Road asked about the elevation of the new building. He also asked about night lighting and how much more lighting will be added to the site.

Quigley said the addition is a few feet higher than the existing laboratory building and said the highest point on the site will remain the mansion. He said no additional lighting will be added along the road way. There will be more lights on the new building.

Denis Markiewicz, 37 Fellows Road, is concerned with lighting and asked if the existing building has a timer for lights. He also asked what is planned for the additional land that has been acquired by Biolabs.

Greenough said nothing is proposed to be built at this time.

Skip Burck, landscape architect, was introduced. Burke explained the site grading and plantings. He identified areas for retaining walls on the site plan. He pointed out trees that will be removed and others that will be protected during construction.

Wear said the application went before the Design Review Board on Tuesday and the peer review process will begin shortly.

Public Comment: Helen Weatherall, 44 Fellows Road, asked about distinctive industrial orders from the site. She also noted the pond on the site is filled with algae.

Paul Flanagan said he is concerned about monitoring for the site. He stated the Department of Public Health is not monitoring the site. He stated the Town needs to do more.

Wear said the pond raised by Weatherall is manmade and is doing its job to capture surface water. Wear also explained that the local Board of Health has no jurisdiction over the wastewater treatment system. Rather, it requires a State permit and the State receives and reviews extensive testing.

Nordberg moved to continue the public hearing to February 13, 2020 at 7:00 PM at Town Hall in Room C and Britt seconded. The motion passed with 4 votes (Westerhoff recused).

Documents:

- *12/30/19 Special Permit Application and Site Plan Review Application*
- *12/30/19 Cover Letter from Attorney Don Greenough*
- *Permit Site Development Plans, 240 County Road, prepared by Meridian Associates, ARC/Architectural Resources Cambridge, BushWang LLC, Richard Burck Associates, Inc., 16 sheets, prepared 12/30/19*

Continued Public Hearing: Request by Riverbend Propco, LLC for the Site Plan Review and Special Permit modification (to 9/13/12 decision) to construct 13,500 sq. ft. Addition consisting of 11 new units to the facility at 149 County Road (Assessor's Map 53D, Lot 10), located in the Rural Residence Zoning A Zoning District, pursuant but not necessarily limited to Sections V.D, VI, X and XI.J of the Zoning Bylaw

Anderson reminded the audience that Mitchell Lowe is recusing himself from the application and he is appointing Helen Weatherall as a voting member on this application. Anderson said a site visit occurred and asked the applicant if they made any changes to the design since the previous meeting.

Lee Bloom represented the applicant. Charlie Wear, project engineer, and Anthony Viverino, project architect, were also present. Wear said the Design Review Board requested the walkway on the southerly side be moved. They have made this change. Wear noted that an electric vehicle charging station will be added. Wear described how an infiltration in one area will be enlarged. The changes will be submitted to the peer reviewer. Wear reminded the Board that Riverbend proposes to add eight parking spaces. Bloom described the parking use during the week at peak times and weekends. He said the facility has not received negative feedback on parking availability.

Anderson noted that at the site visit Riverbend suggested they could add plantings. Nick Betts, landscape architect for Meridian, discussed using evergreens for screening to the south and west sides of the building.

Anderson asked about the use of solar panels. Bloom said they are still looking into solar collection.

Public Comment: Lauren Cleary, 151 County Road, said she would be concerned about the use of solar panels as an abutter and would want more information to understand the effects on her property. Anderson said he was suggesting solar panels would be for the roof. Bloom responded stating Cleary would be involved in the process if a decision is made to use solar. Britt said that the building code requires the roof to be able to accommodate solar panels. Bloom said they would look into it further.

Anderson suggested a draft decision could be prepared for the next meeting and the Board agreed.

Nordberg moved to continue the public hearing to February 13, 2020 at 7:00 PM at Town Hall in Room C and Britt seconded. The motion passed unanimously.

Continued Public Hearing: Request by Symes Development & Permitting LLC for Special Permit and Definitive Subdivision approval for a 35 unit Open Space Preservation Zoning (OSPZ) Development at 173 Linebrook Road (Assessor's Map 29D, Lot 21), located in the RRA District, pursuant to Sections V, XI.A and XI.J of the Zoning Bylaw and the Rules and Regulations Governing the Subdivision of Land in Ipswich

Jeff Rhuda of Symes Development and Rich Harrington, engineer from Williams and Sparages, presented.

Anderson asked the applicant to present any changes to the site plan and to review comments from the peer reviewer.

Harrington discussed their communication with the Conservation Commission related to ground water. Harrington noted that the Commission is seeking further low impact development methods for stormwater management. Harrington said that one way they could achieve that is to reduce the driveway width from 22 feet to 20 feet. Anderson asked if the reduction would comply with regulations for fire trucks. Harrington stated it will comply.

Britt said she is concerned about the removal of sidewalks from Phase 3. Lowe asked if vehicles would be able to pass parked vehicles if the road width was reduced. He suggested parking on the road within the site would have to be restricted to one side. Lowe asked if the Fire Department has commented on the request. Harrington said they had not. Lowe asked if traffic engineers reviewed the proposed width. Anderson stated the Fire Department would have to approve the width of the road for access and turning fire trucks.

Harrington pointed out the proposed trail through the site, extending from the existing gravel farm road through the horseshoe shaped development of Phase 3, then running down Linebrook Road to connect to the trail on the southerly side of Linebrook. Anderson asked if there was a better place for the trail. Rhuda said not in his opinion. Rhuda said he does not want the trail to go behind any of the homes. In his real estate experience, buyers do not want a trail directly behind homes. Lowe suggested screening the trail so it would be out of sight. Rhuda stated that would add an additional \$50,000 in unexpected costs to the project. Weatherall suggested that the applicant walk the trail by New England Biolabs, which runs next to several homes. She stated the home owners are content with the trail. Weatherall said she was disappointed about the applicant's resistance to siting the trail behind the homes on the western side of Phase 3.

Public Comment: Wayne Castonguay from the Open Space Committee stated the site has been a top priority for the Open Space Program. He said the agreement between Symes and the Select Board says that Symes would connect the trails throughout the site. He noted that the trail will primarily be used for horses. He requested that the trail not cross Linebrook Road at a point requiring one to walk or ride down a long stretch of sidewalk.

Beth O'Connor, Town Open Space Steward, said the presumption of the Program has been that the trail will be the responsibility of the Town. She said a trail through a private development

could create issues for the Town. The Program's preference is to have the trail on open space land so that there is a clear distinction of ownership and maintenance. She said she disagreed with Rhuda's assertion that property values would be diminished if a trail were to run behind homes.

Britt said she wanted to review all agreements with Symes that have been made by others and said it appears the Town made a bad deal. Nordberg suggested the applicant explore the trail layout and present a proposal at the next meeting.

Nordberg moved to continue the public hearing to February 27, 2020 at 7:00 pm at Town Hall in Room C and Westerhoff seconded. The motion passed unanimously.

Adopt minutes 1/9/2020 meeting

Minutes were not available.

Other Business

- a. Staff and Board Member updates
- b. Potential zoning for ATM 2020 (Marijuana Establishments and a clarification amendment). Anderson stated the first public hearing for the zoning amendment is approaching and asked members to review the draft amendment.
- c. Vote to authorize staff and/or Board Member(s) to sign certain plans and documents on behalf of the Board: Parsons recommended the Board vote to authorize he and Anderson as Chair to sign certain plans and documents on behalf of the Board.

Westerhoff moved to authorize Anderson to sign decisions and Parsons to sign ANR plans on behalf of the Board. Lowe seconded. The motion passed unanimously.

New Business – Jeff Anderson has requested to be reappointed to the Design Review Board.

Lowe moved to appoint Jeff Anderson to the DRB for a three year term expiring June 30, 2022. Westerhoff seconded. The motion passed unanimously.

Adjournment

Lowe moved to adjourn at 10:14 PM. Westerhoff seconded. The motion passed unanimously.

Meeting minutes prepared by: Odile Breton

Adopted on: February 27, 2020