

IPSWICH PLANNING BOARD
MEETING MINUTES
Town Hall, Room A, 25 Green Street, Ipswich, MA
Thursday, January 9, 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 9, 2020 in Room A of Town Hall. Board members Keith Anderson, Carolyn Britt, Paul Nordberg, Kevin Westerhoff, Mitch 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

Anderson noted Mr. Pasciuto (15 Market Street matter) had not yet arrived and he moved ahead to the third item on the agenda.

Continued Public Hearing: Request by Riverbend Propco, LLC for Site Plan Review and Special Permit modification (to 9/13/12 decision) to construct a 13,500 sq. ft. addition consisting of 11 new units in 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 stated that Mitch Lowe is recusing himself from the application due to a professional conflict of interest and he stated that he will appoint Associate Member, Helen Weatherall, as a voting member on this application.

Attorney Chip Nylen said he represents the applicant. He introduced Charlie Wear, project engineer, Anthony Viverino, architect, and Lee Bloom, Director of Development for LCB. Nylen provided background on the 2012 Special Permit to construct 75 units, which includes an affordable housing payment to the Affordable Housing Trust Fund. The Applicant seeks to add 11 additional units: three studios, four 1-bedroom units, and four 2-bedroom units. Nylen stated the proposed project has been before the Design Review Board. The project provides various levels of assisted living care.

Wear stated the lot is approximately twelve acres with one acre of pavement. The building footprint is approximately 26,000 sq. ft. and the footprint of the proposed addition is approximately 4,500 sq. ft. There are currently 57 parking spaces and eight spaces will be added for a total of 65 parking spaces.

Wear discussed stormwater management and said additional catch basins will be added. He said no further changes to the infiltration system are needed. He said the project team received peer review comments two days ago from Bob Puff and they will work with him to make revisions to

the plans. He added that the pump station has plenty of capacity for the site and all necessary utilities already serve the property.

Wear also reviewed the landscape design. He said a concrete patio will be added in the rear as an outdoor gathering space. Plants will be used around the patio to create interest. He pointed out a proposed walkway to access the patio running along the southerly side of the building. Any runoff from the patio will be captured by the existing rain garden south of the building.

Britt asked if the nearby Presbyterian Church project was included in the traffic impact review update. Wear said his understanding of the church project was that it is intended to expand facilities for current members but is not anticipated to increase traffic volume.

Britt asked if any Riverbend tenants have cars. Nysten explained that there are three levels of service: independent living, assisted living, and memory care. The majority of residents do not have their own automobile. Bloom said the average age of residents ranges from 85 to 88.

Viverito presented drawings of the proposed addition and explained that some selective demolition must occur to the existing building for the addition. He said the architectural style is designed to blend in with the existing building. He described the materials to be used. Aerial views of the site were reviewed. Viverito said the Design Review Board (DRB) found the design acceptable.

Bloom said the DRB asked the applicant to consider roof mounted solar. Bloom said they will consider solar and review this with the appropriate consultants. Anderson said he also encouraged solar for the roof.

Public Comment: Lauren Cleary of 153 County Road said the Residences at Riverbend is a good neighbor and traffic has not been an issue.

Nordberg inquired about services and the community served. Bloom explained what the Residences at Riverbend offers residents for independent living, assisted living and memory care services. The services do not include giving medication. They can provide medication reminders if needed. He said there is communication with families and constant assessments for the residents. Nordberg also requested data on parking usage at the site during busy periods. Bloom said that the parking supply has always proved adequate. At peak demand times there are generally still a few spaces available, which is a condition LCB and the Planning Board initially planned for.

Weatherall asked if additional expansion is expected. Bloom said no. Weatherall asked if there has been any consideration to recycling rainfall. Wear said there is no irrigation on the site, landscaping is drought tolerant and there is no need to capture and use rain water. He stated installing secondary system at this point for indoor plumbing was cost prohibitive.

Westerhoff asked if there will be an EV charging station. Bloom said he will look into it because he does not know what will be needed to accommodate a charging station.

Nysten discussed the affordable housing component. He said the project has paid \$160,000 to the Affordable Housing Trust spread out over the years it has been operating. He said with the

eleven unit addition, one additional unit will be considered affordable for the purposes of determining the future payments-in-lieu. He reminded the Board that there will be a payment-in-lieu if the affordable unit is not occupied. He said they are expecting to amend the Memorandum of Understanding with the Trust Fund Board and Planning Board.

Public Comment: Linda Alexson, 19 Juniper Street, and Select Board Member, asked if the affordable housing units are on the subsidized housing inventory list. They are not. She said payments-in-lieu are great but do not help the Town achieve its 10% affordable housing goal. She also asked if services are included in the rent. Bloom said the rent is all inclusive. Alexson encouraged the addition of actual affordable housing units.

The Board scheduled a site visit for January 18, 2020 at 9:00 AM.

Nordberg moved to continue the public hearing to January 23, 2020 at 7:30 PM in Room C of Town Hall. Westerhoff seconded the motion. The motion passed unanimously.

Documents:

- *12/11/19 Memo from Attorney Richard A. Nylén Jr. to E. Parsons & Planning Board regarding 149 County Road Special Permit and Site Plan Review modification*
- *12/5/19 Memo from GPI to Lee Bloom, LCB, regarding Trip- Generation at 149 County Road*
- *149 County Permit Site Development Plans, prepared by Meridian Associates, 11/18/19*
 - o *Cover Sheet, Record Conditions/Demolition Plan, Layout Plan, Grading/Drainage Plan, Utilities Plan, Details*
- *Architectural Plans, prepared by The Architectural Team, Inc., 11/15/19, consisting of floor plans & elevations*
- *Proposed Planting Sketch, prepared by Meridian Associates, 11/14/19*

Request by Frank Pasciuto for minor modification of Special Permit for residential mixed-used/multifamily dwelling at 15 Market Street

Frank Pasciuto presented. He is requesting to make installment payments to the Affordable Housing Trust or add two affordable units when the second floor is constructed at his 15 Market Street property.

Parsons explained the zoning requirements relating to affordable housing units and payments-in-lieu options. He said that a project creating up to nine residential units has an option of either making a payment to the Affordable Housing Trust of \$10,000 per unit or making a unit affordable. When a project has ten or more residential units, the Zoning Bylaw requires 10% of the units to be affordable.

Anderson said the new units for the second floor have not been constructed. He suggested that Pasciuto's request could be a minor modification and he suggested Pasciuto come back to the next meeting at which point the Board would have a draft motion from Parsons to vote on.

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

Anderson noted that Symes requested another extension of the time frame for action. Anderson suggested extending the time for action to 2/28/2020.

The Board consented to the extension to February 28, 2020 and Britt moved to continue the public hearing without discussion to January 23, 2020 at 7:00 PM at Town Hall in Room C. Nordberg seconded the motion. The motion passed unanimously.

Anderson noted his concern with the numerous continuations and requested Parsons contact the applicant. Parsons said the applicant is holding off on responding to peer review comments and designing the septic system until they are able to present to the Planning Board.

Adopt minutes of 12/12/19 meeting:

Nordberg moved to accept the minutes of the December 12, 2019 meeting. Britt seconded the motion. The motion passed unanimously.

Documents: Draft minutes of December 12, 2019 meeting

Other Business:

- a. Parsons provided updates on the Community Development Plan (CDP) and said Planning staff will present to the Planning Board at an upcoming meeting. He noted the vision drafted as part of Phase 1 is generally consistent with that of the 2003 CDP. Weatherall noted the CDP is a tool for the Town to use. Britt commented on the Needs Assessment portion. She said some areas were well done and other areas did not appear completed.
- b. Britt announced that there will be a public workshop on January 22, 2020 from 6:30 PM to 8:30 PM at Gathr for a program on soil health.
- c. Parsons provided draft language for the proposed bylaw amendments. Parsons identified one main change from the previous draft related to the size of marijuana establishments and dispensaries. Britt asked how much of the draft is influenced by state and federal law. Parsons stated the draft could change as those laws continue change and it has to be compliant with state laws and regulations by Town Meeting.

New Business: None

Adjournment: *At 9:06 PM Nordberg moved to adjourn. Lowe seconded. The motion passed unanimously.*

Meeting minutes prepared by: Odile Breton

Adopted on: February 13, 2020