

**Town of Ipswich Architectural Preservation District Commission**

**Public Hearing**

**March 15, 2022**

<https://us02web.zoom.us/>

**Meeting ID: 844 6046 5118**

**Passcode: 216950**

**Minutes**

Members Present: Nancy Carlisle, Joe Bourneuf, Peter Bubriski, and Will Thompson

Alternate Members Present: Susan Hill Dolan

Staff Present: Kristen Grubbs, Ipswich Town Planner

Others Present: Helen and Bill von Oehsen, 48 Turkey Shore Road  
Michele Karam, Nutter Architects

**CALL TO ORDER:** The meeting was called to order at 7:03 PM.

**CITIZENS QUERIES:** None.

**MINUTES:** None reviewed.

**PUBLIC HEARING:** Request by Helen and William von Oehsen for a Certificate to Alter for substantial exterior alterations and an addition to a single-family home, and for demolition of a barn and construction of a new barn containing an accessory residential unit at 48 Turkey Shore Road (Assessor's ID 42A 005), located in the Architectural Preservation District, pursuant to Chapter 113 of the Ipswich General Bylaw.

Ms. Carlisle began by asking the Owners to present their project update. any alterations made since the previous meeting. Mrs. Oehsen explained that the Conservation Commission requested that the porch footprint be modified so as to keep it out of the 100-foot river front buffer. This required cutting off a corner of the porch and incorporating a hip roof. Cable railings for the porch had also been incorporated into the design.

**Motion to approve open porch design change to previously approved Certificate to Alter for the single-family home at 48 Turkey Shore Road.** Carlisle stated that Ms. Hill Dolan would be a voting member in Mr. Morse's absence. Mr. Bubriski moved. Bourneuf seconded. The motion passed 5 in favor, 0 against.

Ms. Grubbs thanked and congratulated the von Oehsens for successfully navigating the committee and board process and associated bylaws. Bubriski encouraged the Owners to document the project with photos and video.

**Motion to approve a Certificate to Alter for demolition of a barn and outbuildings at 48 Turkey Shore Road and to construct a new barn containing an accessory residential unit as presented.** Carlisle moved. Bubriski seconded. The motion passed 4 in favor, 1 abstaining.

*Documents: Benjamin Nutter Architects drawings for Bill and Helen Von Oehsen dated March 12, 2022, and site plan dated February 25, 2022*

**OUTREACH AND EDUCATION:** Carlisle inquired to Grubbs whether the Town Hall meeting rooms could be used for educational events, to which Grubbs responded positively. Bubriski suggested using the gymnasium for live action events. Demonstrations could include windows from different periods, home renovation photos, etc. He went on to suggest posting a story in the Ipswich newspaper about a particular APDC project and owner experience.

Bubriski moved on to asking how situations of decay are dealt with, using the example of the single-family house on the corner of Country and Green streets. Carlisle responded that having the APDC get involved would be an overreach. Grubbs commented that a complaint could be lodged to and investigated by the Building Inspector or Heath Department, depending on the specific factors involved, be they life safety or otherwise.

Carlisle asked Bubriski if he would like to take lead on developing an article. Hill Dolan proposed a feature from each town committee. Bubriski suggested revisiting the film interview he did with Frank McGinley at the Philip Call house, or conducting a similar interview with the Emberlys. Carlisle inquired as to how to get the articles written. Hill Dolan suggested posting them on the Historic Ipswich site. Grubbs touted the benefit of providing educational products to inform homeowners prior to their engaging an architect or contractor. Hill Dolan touted positive feedback she'd received on the 83 High Street development. Grubbs suggested contacting Kerrie Bates to discuss Town Hall event use. Bubriski added that an event could showcase local carpenters, architects, etc.

**APDC MEMBERSHIP RECRUITMENT:** As a follow-up to the previous meeting, there was general discussion around filling one member (Mr. Thompson's) and one alternate position. Members shared their thoughts and proposed inviting potential candidates to listen to the next meeting. Grubbs shared that she would be leaving at the end of March for a new career opportunity with the Trustees of Reservations. The board members all expressed their great appreciation for Grubbs' work, both in coordinating between boards and offering guidance to the APDC, and wished her the very best.

**UPDATES AND GENERAL MATTERS NOT FORESEEN WITHIN 48 HOURS:** None

**NEXT MEETING:** A follow-on meeting was scheduled for April 12, 2022 at 7pm.

**ADJOURNMENT:** Thompson moved to adjourn the meeting. Bubriski seconded. The motion passed unanimously. The meeting was adjourned at 7:57 PM.