

ZONING BOARD OF APPEALS
Ipswich, Massachusetts
Meeting Minutes

MARCH 19, 2020

Pursuant to a written notice posted by the Town Clerk and published in the IPSWICH LOCAL NEWS, a newspaper of general circulation, the Ipswich Zoning Board of Appeals held a meeting on Thursday March 19, 2020 at 7:30 P.M. in Room A of the Ipswich Town Hall, 25 Green Street, Ipswich, MA.

Members attending were Chair Robert Gambale, Ben Fierro, Becky Gayton, Lewis Vlahos and Rob Clocker.

Absent with prior notice were Associate members Justin Planasch, and Robert Tragert, also Administrative Assistant Marie Rodgers.

Meeting was called to order at 7:30 P.M.

Because of the current health crisis, no members of the public were allowed in the Town Hall, and for that reason, there were no citizen queries.

Continued Public Hearings:

40 Pineswamp Road – Peter Pappalimberis requests an APPEAL of the Building Commissioner's Violation Notice and Order under Zoning, but not necessarily limited to, Sections V.D. And XI.G, to discontinue operating an establishment for the repair and/or service of automobiles, trucks, and engines, which is prohibited in RRA zoning district; unpermitted shed and/or prohibited storage containers; open storage of junk metal and storage of unregistered and unenclosed vehicles at 40 Pineswamp Rd. (Assessor's Map 41A, Parcel 8A), continued from the November 2019, and the January, February 2020 meetings.

Chairman Gambale read the legal notice and opened the public hearing at 7:31 P.M.

Chair indicated that the applicant's attorney had requested a continuation.

Motion was made by member Fierro to continue to our next regular scheduled meeting on April 16, 2020, for either a meeting in Room A, Town Hall, 25 Green Street, Ipswich, MA at 7:30 P.M. or if necessary, a virtual online meeting, at the same time of 7:30 P.M.

Motion was seconded by Mr. Clocker.

Motion passed unanimously

30 and 34 Town Farm Road and 17 Locust Road, Kieran McAllen requests a Comprehensive Permit approval pursuant to MGL. Ch. 40B to construct 40 age-restricted for sale dwellings units (20 duplexes) of which 25% would be subsidized for low to moderate income use (Assessor's Map 30B, Lots 63, 37A and 33) continued from the May 2017; all of 2018; all of 2019; through January and February 2020 meetings).

The applicant requested a continuation to the April 16, 2020 meeting.
Motion was made by member Vlahos to continue to our next regular scheduled meeting on April 16, 2020, for either a meeting in Room A, Town Hall, 25 Green Street, Ipswich, MA at 7:30 P.M. or if necessary, a virtual online meeting, at the same time of 7:30 P.M.
Motion was seconded by Mr. Clocker.
Motion passed unanimously.

26 Essex Road (Assessor's Map 54A, Lot 14A) 36 Essex Road (Map 54C, Lot22);
38Essex Road (Map 54C, Lot 22A) 42 Essex Road, (Map 54C Lot 23) and 44 Essex Road (Map 54C Lot 24) Essex Pastures, LLC requests a Comprehensive Permit approval, pursuant to MGL Ch. 40B, to construct one hundred ninety-four (194) residential rental units, of which forty-nine (49) units would be affordable to households earning no more than eighty percent (80%) of the area median income. (continued from the June 2018 meeting, all of 2019; through January and February 2020 meetings).

The applicant requested a continuation to the April 16, 2020 meeting.
Motion was made by member Ms. Gayton to continue to our next regular scheduled meeting on April 16, 2020, for either a meeting in Room A, Town Hall, 25 Green Street, Ipswich, MA at 7:30 P.M. or if necessary, a virtual online meeting, at the same time of 7:30 P.M.
Motion was seconded by Mr. Fierro.
Motion passed unanimously.

New Public Hearings:

Request by John and Jane Farady for a special permit pursuant to, but not necessarily limited to Sections XI.J and V.D. To create a Private Guest House at 26 Chattanooga Road (Assessor's Map23 D, Lot 024), located in the Rural Residential B, (RRB) Zoning District.
The Zoning Board requested an administrative continuance of this petition.
Motion was made by member Mr. Fierro to continue to our next regular scheduled meeting on April 16, 2020, for either a meeting in Room A, Town Hall, 25 Green Street, Ipswich, MA at 7:30 P.M. or if necessary, a virtual online meeting, at the same time of 7:30 P.M.
Motion was seconded by Mr. Vlahos.
Motion passed unanimously.

Request by Douglas Smith for a Special Permit pursuant to, but not necessarily limited to Sections XI.J and VI.F, requirements for Accessory Buildings and Structures, to construct an Accessory Structure (1,260 sq. ft.) greater than the allowed 750 square feet at 5 Hickory Lane (Assessor's Map 38C, Lot 026), located in the Rural Residential A (RRA) Zoning District.
The Zoning Board requested an administrative continuance of this petition.
Motion was made by member Mr. Vlahos to continue to our next regular scheduled meeting on April 16, 2020, for either a meeting in Room A, Town Hall, 25 Green Street, Ipswich, MA at 7:30 P.M. or if necessary, a virtual online meeting, at the same time of 7:30P.M.

Motion was seconded by member Ms. Gayton.
Motion passed unanimously.

Request by Robert Warren for a Variance, pursuant to, but not necessarily limited to, Section XI.K and VI, Dimensional and Density Regulations, to relocate a 16' x 12' shed, no closer than 5 feet from the front lot line at 3 Merganser Road 9 (Assessor's Map15 B, Lot 021), located in the Rural Residential B (RRB) Zoning District.

The Zoning Board requested an administrative continuance of this petition.

Motion was made by member Mr. Clocker to continue to our next regular scheduled meeting on April 16, 2020 for either a meeting in Room A, Town Hall, 25 Green Street, Ipswich, MA at 7:30 P.M. or if necessary, a virtual online meeting, at the same time of 7:30 P.M.

Motion was seconded by member Mr. Vlahos.
Motion passed unanimously.

Because not all members had their copies of the minutes of 1-13-2020, the Board agreed to continue the approval until the April 16, 2020 meeting.

A motion to adjourn was made by member Mr. Fierro at 7:30 P.M.

Motion was seconded by member Mr. Vlahos.

Motion passed unanimously

Meeting was adjourned at 7:30 P.M.

Respectfully submitted,
Robert A. Gambale
Chair, Ipswich Zoning Board of Appeals