

# ZONING BOARD OF APPEALS Ipswich, Massachusetts

**April 15, 2021**  
Special Meeting Minutes

Pursuant to a written notice posted by the Town Clerk and published in the June 7<sup>th</sup> and June 14<sup>th</sup>, 2018 editions of the *Ipswich Chronicle* a newspaper of general circulation and public hearings continued since then. On Thursday April 15, 2021 at 7:00 p.m. the Ipswich Zoning Board of Appeals held a special meeting remotely via Zoom Video Conferencing, in accordance with the Governor's 3.12.20 Order suspending provisions of the Open Meeting Law to promote public health and safety and social distancing during the public health emergency.

Members tuned in were Chair Robert Gambale, Benjamin Fierro, Lewis Vlahos, and Rob Clocker. Also, Administrative Assistant Marie Rodgers and Attorney Jonathan Whitten was present as special counsel representing the Board.

This meeting was broadcast live and recorded by ICAM.

## **Citizen Queries:**

### **Continued Public Hearing:**

**26 Essex Road** (Assessor's Map 54A, Lot 14A) **36 Essex Road** (Map 54C, Lot 22); **38 Essex Road** (Map 54C, Lot 22A) **42 Essex Road**, (Map 54C, Lot 23) and **44 Essex Road** (Map 54C, Lot 24) **Essex Pastures, LLC** requests 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 all of 2019; all of 2020; January 21, and 28, 2021, February 18, 2021)

Chairman Gambale read the legal ad and re-opened the public hearing at 7:00 p.m. He introduced members in attendance including Ethan Parsons, Director of Planning and Development, assisting with the zoom portion of the meeting.

Attorney John Smolak was present representing the applicant John Bruni, Manager, Essex Pastures, LLC who was present. Also, Joe Peznola Hancock Engineering and Ed Marchant Financial Advisor.

Additionally, Attorney Dennis Murphy from Hill Law representing opposition to the project was attending.

Chair read into the record emails/letters received in the ZBA office. March 26, 2021 email from Heidi Roddy 108 Essex Rd; Deborah Logan, 197 County Rd; March 28, 2021 email from Michael Teheen, 26 Skytop Rd; March 29, 2021 email from Jacki Kronenberg, 6 Essex Rd; March 29, 2021 Linda Harrington, 66 East Street; March 30, 2021 email and letter Janet Craft; March 31, 2021 email James McCarthy;. April 1, 2021 email from Linda Alexson forwarding Rein Giselle and Susan Otis email from 3/29/2021; April 1, 2021 email from Linda Alexson forwarding Susan Otis email from 3/29/2021; April 1, 2021 email from Linda Alexson forwarding Martelle Booth, 16 Olde Ipswich Way; April 2, 2021 email from Tom Eddy 187 County Road; April 11, 2021 email from Ethan Parsons forwarding email from James McCarthy, 35 Fellows Road; April 5, 2021 email from Keith Anderson, Chair Ipswich Planning Board. April 7, 2021 email from Robert Spurrier, 40 Lakemans Lane April 8, 2021 letter from Dennis Murphy, from Hill Law/ attached 6 pgs of the Town Bylaw Use Regulations April 9, 2021 email from Chris Florio with letter to Planning Board members and court case BRUNI v. PLANNING BOARD OF IPSWICH 7 pages; April 9, 2021 Kristen Grubbs Town Planner forwarding email from Kristen Bouchard, Churchill Properties; .April 9, 2021 email and comment letter from Brendan Lynch, Conservation Agent; April 12, 2021 email from Attorney Smolak with attached draft decision with red line comments 19 pgs. April 15, 2021 Beth Blanchard, 393 Linebrook Rd.

Attorney Smolak provided a general overview and rational of proposed changes.

Chair recognized the following residence; Keri MacRae Heartbreak Road; Helen Weatherall, 44 Fellows Road; Julie and Dan O'Leary, 23 Pleasant Street; Sheffield Van Buren, 242 Argilla Road; Karen Tutrone, 19 Hawkhill Lane; Elizabeth Townsend 217 Argilla Road; Carolyn Britt, 1 Shagbark Woods; Janet Craft, 62 East Street; Joyce Kippen 50 Lakemans Lane; Bill Wasserman, 223 Argilla Road; Chris Florio 44 Fellows Road; Timothy Driscoll 31 Upper River Road.

**As there were no further comments from abutters of others, Mr. Fierro moved to close the public hearing. Mr. Vlahos seconded, the motion passed unanimously with a roll call vote.**

Dates were discussed for future meetings, to vote on waivers and draft decision; no dates were set.

*Documents and exhibits used by the Appeals Board:* March 26, 2021 email from Heidi Roddy 108 Essex Rd; Deborah Logan, 197 County Rd; March 28, 2021 email from Michael Teheen, 26 Skytop Rd; March 29, 2021 email from Jacki Kronenberg, 6 Essex Rd; March 29, 2021 Linda Harrington, 66 East Street; March 30, 2021 email and letter Janet Craft; March 31, 2021 email James McCarthy; April 1, 2021 email from Linda Alexson forwarding Rein Giselle and Susan Otis email from 3/29/2021; April 1, 2021 email from Linda Alexson forwarding Susan Otis email from 3/29/2021; April 1, 2021 email from Linda Alexson forwarding Martelle Booth, 16 Olde Ipswich Way; April 2, 2021 email from Tom Eddy 187 County Road; April 11, 2021 email from Ethan Parsons forwarding email from James McCarthy, 35 Fellows Road; April 5, 2021 email from Keith Anderson, Chair Ipswich Planning Board. April 7, 2021 email from Robert Spurrier, 40 Lakemans Lane April 8, 2021 letter from Dennis Murphy, from Hill Law/ attached 6 pgs of the Town Bylaw Use Regulations April 9, 2021 email from Chris Florio with letter to Planning Board members and court case BRUNI v. PLANNING BOARD OF IPSWICH 7 pages; April 9, 2021 Kristen Grubbs Town Planner forwarding email from Kristen Bouchard, Churchill Properties; .April 9, 2021 email and comment letter from Brendan Lynch, Conservation Agent; April 12, 2021 email from Attorney Smolak with attached draft decision with comments 19 pgs

**Adjourn** - It was moved, seconded and unanimously voted to adjourn at 10:25 p.m.

Respectfully submitted,

Marie Rodgers  
Administrative Assistant

The Board approved these minutes were approved on April 29, 2021

Pursuant to the 'Open Meeting Law' the approval of these minutes by the Board constitutes a certification of the date, time and place of the meeting; the members present or absent; the findings made and actions taken. Any other description of statements made by any person, or the summary of the discussion on any matter, is included for the purpose of context only, and no certification, express or implied, is made by the Board as to the completeness or accuracy of such statements.