

Town of Ipswich Architectural Preservation District Commission
Public Hearing
May 3, 2021
Zoom Meeting ID: 850 7405 9393 - Remote

Minutes

Members Present: Nancy Carlisle, Peter Bubriski, Chris Morse, and Will Thompson

Alternate Members Present: Susan Hill Dolan and Joe Bourneuf

Staff Present: Kristen Grubbs, Ipswich Town Planner

Others Present: Gordon Harris, 17 Mill Road, Ipswich
Lee Hathaway, 6 Meeting House Green, Ipswich
Toni Mooradd, 106 Central Street, Ipswich
Jaime Novack, 22 Mineral Street, Ipswich

CALL TO ORDER: The meeting was called to order at 7:05 PM.

CITIZENS QUERIES: None.

MINUTES AND MATTERS ARISING: Ms. Carlisle designated Ms. Hill Dolan as a voting member for purposes of approving the previous minutes and requested a motion to adopt them. Mr. Bubriski moved to accept the April 5, 2021 meeting minutes and Bourneuf seconded. The vote was taken, and the motion passed unanimously.

Documents: Draft minutes of April 5, 2021 meeting

CONTINUED PUBLIC HEARING: 87 High St Certificate to Alter. Review of application by Sarah L. Winderlin for a Certificate to Alter for a multifamily residential development which includes a new four-unit structure and an accessory dwelling rebuild at 87 High Street (Assessor's ID 30D 012), located in the Architectural Preservation District, pursuant to Chapter 113 of the Ipswich General Bylaw.

Carlisle requested a motion to continue the Public Hearing. Bubriski moved to continue the Public Hearing until May 24th and Mr. Thompson seconded. The vote was taken, and the motion passed unanimously.

OTHER BUSINESS:

Expansion of Architectural Preservation District to Washington and Central Street Neighborhoods.

Ms. Novack offered that conversations were underway among neighbors who supported having some houses or streets added to the APD, and was attending to seek guidance from the APDC as to how that might be done. There was general discussion around adding contiguous streets as the ideal method. Mr. Harris offered that the map could be amended through Town Meeting. Ms. Grubbs added that updating the Bylaw would also be required.

Ms. Carlisle continued by summarizing the paths forward, as either seeking to amend the Bylaw so that future expansions do not require Town Meeting votes, or to focus an amendment on expanding into this neighborhood. She continued by asking the group if it would make sense to reach out to neighbors left out of the original APD creation. Bubriski inquired as to an owner's benefit when being included in the APD. Harris replied that doing so protects one's home investment and Hill Dolan added that preserving the whole neighborhood also provides value. Ms. Mooradd commented that her online petition against large scale in town development garnered 500 signatures. Thompson suggested that focusing on APD inclusion of this neighborhood might be more favorable as a first amendment to the Bylaw.

Carlisle inquired as to the neighborhood vibe on expansion. Mooradd replied that it was not addressed in her online petition and suggested a neighborhood backyard event to discuss it. Grubbs stated that the article would need to be prepared in July in time for October Town Meeting. Mooradd offered to host a backyard social before the end of the school year. Harris and Bubriski both offered to help design a flyer. Thompson agreed that a backyard social of several neighbors would be fine, but suggested a virtual meeting if a flyer would broadly advertise the discussion. Bubriski offered that a couple of backyard socials followed by an advertised APD meeting would be ideal.

Grubbs reminded the group that the APDC cannot create zoning restrictions, and that a Zoning Bylaw modification would likely be considered at the Fall Town Meeting. Harris commented that the APDC can provide guidance based on massing, and that a density zone or other control measure should be put in place. Grubbs replied that modifying the existing Zoning Bylaw language was the more likely course of action. Mooradd offered that the APDC has authority in terms of maintaining neighborhood character.

Updates and any general matters not foreseen within 48 hours of the meeting.

None.

NEXT MEETING: The next meeting was scheduled for May 24, 2021.

ADJOURNMENT: Thompson moved to adjourn the meeting. Bubriski seconded. The motion passed unanimously. The meeting was adjourned at 7:59 PM.

Minutes prepared by Will Thompson, Secretary

Minutes adopted: May 24, 2021