

## **Ipswich Historical Commission Minutes**

Meeting May 10, 2021  
Virtual Meeting via Zoom

**Present:** Members Bill Efner, Lee Hathaway, Linda Grimes, Gordon Harris, Laura Gresh, Jamie Novak, Tess Schutte, Tom Schutte

Nancy Carlisle and Chris Morse of APDC

### **March Minutes**

Gordon moved to accept the April 20<sup>th</sup> meeting minutes. Tess seconded the motion. All members voted in favor.

**Citizens Query:** none

### **Development issues within APD and other historic neighborhoods**

Lee Hathaway wrote an article that appeared in the April 21 edition of the Local News. The article was titled “Ipswich Historical Commission opposes plans for 87 High Street and 108 Central Street.” The article specifically spoke against the development of multi-family dwellings on the long lots within the APD and especially on High Street.

Linda said many made comments to her about Lee’s article.

Gordon Harris said the Planning Board received the article regarding density and seemed to be in agreement.

At the last Planning Board meeting Sarah Winderlin presented her plans to add four units behind the three existing units at 87 High Street. The Planning Board did not vote on this application. Planning Chair Keith Anderson was absent.

The Planning Board’s public hearing for the development proposed by Developer Mike Becker for 108 Central Street has been continued to a future date.

Nancy Carlisle suggested the next APDC meeting include members of the Planning Board and the IHC.

Several members of the APDC and IHC (Peter Bubriski of APDC and Jaime Novak of IHC) as well as neighboring residents are looking to expand the APD to include Mineral Street, Central Street and other streets bordering the current APD.

Jaime said she was organizing neighborhood meetings and was sending a flyer to her neighbors explaining what being included in the APD would mean and how it could benefit the neighborhood to maintain its historic character. Nancy said she would attend these meetings. Chris Morse said he spoke with residents of Warren Street about including Warren Street in the APD as well.

The APD by-law summarizes its purpose stating... “The APD reserves and protects groups of historically and/or architecturally significant buildings and the characteristics of their neighborhoods that are important to the Town’s architectural, cultural, economic, political and/or social history.”

## **Community Development Plan**

The last Community Development Plan for the town was completed in 2003 with an update in 2008. The 2021-2035 plan is currently in process with the assistance of consultant Jennifer Goldson and her team.

Gordon is the Historical Commission representative to the group developing the new CDP. A 2021 draft for a new plan is complete. The plan addresses issues that will impact the town in the next 15 years. The housing section includes: preserving community assets, issues of housing, transportation, land use, and economic development, 40R zoning requirements, developing a 40R district creating an overlay district for density, also multi-family and mixed-use dwellings.

Gordon presented a summary of the 2021 plan to the IHC.

His main objective was to show the sections that may be pertinent to IHC business in the future. After going quickly through the slideshow to get an overview, he opened the final draft so that we could go more in depth with Goals 4 - 8. For this presentation, he used the final draft dated the end of December.

### **Specific observations:**

1. Several members of the Commission reviewed the completed draft before attending the meeting. The Commission in general felt that the draft is too general, that it could be applied to most towns, and doesn't have enough specific language regarding the uniqueness of Ipswich. While it lists a lot of goals and some specifics, it lacks a call to action.
2. Section 5, paragraph D: "Amend zoning in and near Town Center to allow well-designed multi-family and/or mixed-use options by-right with administrative site plan review and design guidelines, rather than by special permit only." Gordon expressed concerns about this line at the most recent CDP meeting. The HC is concerned that additional structures on lots in the historic parts of town should continue to be by special permit only, not by right.
3. Steve mentioned in an email, there are few if any references to historic preservation, (perhaps because it is a development plan not a preservation plan.) The HC believes that historic preservation should be one of the goals and should specifically be included in any language regarding development. We are encouraged that the proposed Central St. Victorian neighborhood was included in the plan.

Gordon asked that these comments to be shared with the APDC.

Linda motioned to adjourn the meeting; Lee seconded the motion. All voted in favor.

Laura Gresh  
Secretary, Ipswich Historical Commission

**MINUTES APPROVED 062121**