

IPSWICH PLANNING BOARD

MEETING MINUTES
Room A, Town Hall
Monday, June 28, 2021
7:00 PM

Pursuant to a meeting notice posted by the Town Clerk and delivered to all Board members, a meeting of the Ipswich Planning Board was held on Monday, June 28, 2021 in Room A of Town Hall. Board members Mitchell Lowe, Jeffrey Anderson, Carolyn Britt, Toni Mooradd and Helen Weatherall were present. Staff, Ethan Parsons, Kristen Grubbs, and Intern, Reed Dolan, were also present.

Britt convened the meeting at 7:00 PM with a quorum present.

Citizen Queries: None noted

Item 1: Discuss potential zoning articles for Fall Town Meeting

Parsons described the intent behind the potential zoning amendments he and the Planning staff presented in a memo to the Board dated June 28, 2021. He said the articles are designed to create more affordable housing. Further, he said that there is widespread concern that multifamily developments in the IR are too large and not sensitive to their surroundings. To achieve a better balance between new housing development and existing development, and to create more affordable housing, staff suggests articles that would amend the Town's Protective Zoning Bylaw as follows:

1. Remove Footnote 11 "density bonus" for the IR District
2. Allow "detached accessory dwelling units in the IR"
3. Amend the "Infill" housing provision to make the new houses smaller

The Board discussed the proposed articles and unanimously voted to refer the three proposals to the Select Board as stated below.

Jeff Anderson moved and Mitch Lowe seconded the initiation of Article 1, to eliminate the use of Footnote 11 to Section VI. Table of Dimensional and Density Regulations within the IR District. All members voted in favor.

Jeff Anderson moved and Toni Mooradd seconded the initiation of Article 2, to revise the infill provision by: (1) Reducing the allowed maximum house size, and allowing flexibility based on the size of the infill lot; (2) increasing affordable housing payments in lieu of an affordability restriction option; and (3) remove reference to \$15,000 payment for Accessory Building Conversion projects under Section IX.P and replace with reference to Planning Board Payment-in-Lieu Option Regulation. All members voted in favor.

Jeff Anderson moved and Toni Mooradd seconded the initiation of Article 3, to Amend Section IX. Special Regulations by adding "U. Detached Accessory Dwelling Units." All members voted in favor.

Item 2: Discuss potential amendments to the Board’s special permit regulations

The Board discussed the importance of amending its special permit regulation to shape projects to better fit within their surroundings. Britt mentioned she had suggested changes relative to energy efficiency. Mooradd said she would like the regulations to address massing, garages, layout, and similar design factors involved with multifamily developments in the IR District. The Board agreed to look at changes to the regulations in the near future.

Announcements/New Business

None noted.

Adjournment

The Board adjourned its meeting at approximately 8:30 p.m.

Meeting notes taken by: Ethan Parsons

Adopted on: August 5, 2021