

Town of Ipswich  
ZONING BOARD OF APPEALS

**Special Meeting Minutes  
July 12, 2021 @ 7:00 p.m.**

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 special meeting on Thursday July 12, 2021 at 7:30 p.m. 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, Rob Clocker and new member Elliot Posada. Also, Administrative Assistant Marie Rodgers.

**25 Pleasant Street, Elder Friendly Housing, LLC. Karl Mayer** requests a Comprehensive Permit approval, pursuant to MGL Ch. 40B, to construct four (4) age-restricted for-sale dwelling units of which 25% (1 units) would be subsidized for low to moderate income use. (Map 41B Lot 043) (Continued from August 2018; all of 2019; all of 2020; and January 2021 meeting February, March and April 2021)

Attorney Paul Haverty MHP consultant for the Board was present.

Chairman Gambale read the legal notice and re-opened the public hearing at 7:30 p.m. He announced this was a special meeting to hear the 25 Pleasant St 40B only.

The applicant's Attorney Paul Ross was present. Attorney Haverty led the Board in review for waivers requested and discussion ensued.

The Board reviewed the conditions in the draft decision led by Attorney Haverty.

The Chair recognized Kathleen Spinale, 27 Pleasant Street who requested the Board restrict sheds, prohibit the conversion in the attics, basements and garages to space of living space.

Ted Spinale, 27 Pleasant spoke to the lot location in the watershed of Brown's well and requested an environment impact study.

Julie O'Leary 23 Pleasant Street expressed her delight, saying the process is making a better project; the mansard roof is a good idea, she likes the flowering trees. Discussion took place regarding the light pole.

As there were no further comments Attorney Ross requested to continue to the July 15, 2021 meeting and will provide an extension of the 180 days past the June 17, 2021 meeting.

**MOTION:**

**Mr. Fierro moved to continue the public hearing to the July 15, 2021 meeting at 7:00 p.m. Mr. Vlahos seconded, the motion passed unanimously with a roll call vote.**

**Adjourn** - It was moved, seconded and unanimously voted to adjourn at 10:37 p.m.

Respectfully submitted,

Marie Rodgers  
Administrative Assistant

These minutes were approved on 8.19.2021 with minor edits.

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.