

Approved 9.16.2021

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Town of Ipswich
ZONING BOARD OF APPEALS

Special Meeting Minutes
August 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 August 12, 2021 at 7:00 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.

Chair Robert Gambale Benjamin Fierro, Lewis Vlahos, Rob Clocker. Also, Administrative Assistant Marie Rodgers. Elliot Posada was not present. Associate member Julia O'Leary was present as an abutter to the project.

ICAM recorded this meeting.

Chairman Gambale read the legal notice and re-opened the public hearing at 7:00 p.m. **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 unit) 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 February, March, April, May, June and July 2021)

Attorney Paul Haverty MHP consultant for the Board was present. The applicant was present represented by Attorney Paul Ross.

TEC responded to Cypress Engineering report dated April 29, 2021 revised dated July 23, 2021 in a two page report dated August 12, 2021, in which they indicating three more items need to be addressed. The Board will anticipate a response from Cypress Engineering.

The Board reviewed the draft decision and requested waivers led by Attorney Ross who noted revisions for the Boards approval.

The Chair recognized Bob and Cheryl Ferris, 1 Blasidell Terrace who asked about the location of trash.

The Chair recognized Ted Spinale, 27 Pleasant would like to know about Vicki Halmen response to the plans.

The Chair recognized Kathleen Spinale, 27 Pleasant Street who requested a copy to the draft decision, waivers and storm water report.

Julie O'Leary 23 Pleasant Street no comments.

There were no further comments.

MOTION:

Mr. Fierro moved to continue the public hearing to the August 19, 2021 meeting at 7:00 p.m. Mr. Clocker seconded, the motion passed unanimously with a roll call vote.

Documents and exhibits used by the Appeals Board: Stormwater BMP O&M Manual Erosion & Sedimentation Control Revised date 7/23/2021 by Cyprus Design Inc. dated 4/29/2021

Adjourn - It was moved, seconded and unanimously voted to adjourn at 7:45 p.m.

Respectfully submitted,

Marie Rodgers
Administrative Assistant

These minutes were approved by the Board on 9.16.2021

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.