

For Planning Office use only – Application found complete by: \_\_\_\_\_

**SPECIAL PERMIT APPLICATION FOR USES OR ACTIVITIES**  
**Town of Ipswich Planning Board**

Date: August 13, 2021

Seven copies of this application, associated plans and materials on maximum 11x17 inch paper, plus two full size sets of site plans, as well as an electronic copy of the same, shall be submitted to the Planning Office for a determination of completeness.

**Section A. General Information**

1. List each proposed use or activity and cite all applicable provisions of the zoning bylaw which require a special permit(s) from the Planning Board (attach additional materials if necessary).

Sixteen residential townhouse condos located in  
General Business District.

\* See Attached

2. Street Address of Property: 5-11 Washington St, Ipswich, MA 01938

3. Assessor's Map & Lot #: 41B - 274 - 0

4. Which zoning district(s) and other types of districts is the property located in? Check all that apply.

- Rural Residence A (RRA) District
- Rural Residence B (RRB) District
- Rural Residence C (RRC) District
- Intown Residence (IR) District
- General Business (GB) District
- Central Business (CB) District
- Highway Business (HB) District
- Planned Commercial (PC) District
- Industrial (I) District

- Limited Industrial (LI) District
- Water Supply Protection District A (WSA) District
- Water Supply Protection District B (WSB) District
- Wireless Communication District A (WCA)
- Wireless Communication District B (WCB)
- Green Space Protection District (GSPD)

5. Name of Applicant: Wash Station Village LLC

6. Address of Applicant: 342 Linbrook Rd, Ipswich, MA 01938

7. Phone Number: 978-317-7999 Email Address: johnbo.colantoni@gmail.com

**Section B. If Applicant is the owner of the subject property, skip this section and proceed to Section C.**

8. Please state the status or the interest of the Applicant in the property. If the Applicant is not the owner, state Applicant's interest in the subject property below (e.g., Applicant has signed a purchase and sales agreement) and attach evidence of the Applicant's status, such as a copy of option, purchase or lease agreement, power of attorney, and/or copies of all trust instruments, including a certification of trustees.

9. Address of Owner (if other than Applicant) 114 High St Ipswich, MA

10. Telephone Number 978.356.9978 Email Address: \_\_\_\_\_

**Section C. Use of Property**

Describe the existing use of the property (attach additional materials if necessary):

It is a self-serve car wash.  
There is also a detailing company located there.

Describe, in detail, the proposed use or activity of the property (attach additional materials if necessary):

Sixteen residential townhouse condos  
\_\_\_\_\_  
\_\_\_\_\_

**Section D. Additional Permitting**

11. Is a variance required from the Zoning Board of Appeals?

( ) yes      (  ) no      ( ) don't know\*

If "yes", attach a copy of the variance decision to this application. If a variance is required but has not yet been granted, you are strongly advised to discuss the matter with Planning staff before you continue with this application.

12. Is the proposed development served by:

Public Water System      (  ) yes      ( ) no  
Public Sewer System      (  ) yes      ( ) no

13. Is the property subject to the Demolition Delay By-law?

( ) yes      (  ) no      ( ) don't know

If "yes" or "don't know", please contact the Building Inspector.

14. Is the property subject to the Wetlands Protection Act or action by the Conservation Commission?

( ) yes      (  ) no      ( ) don't know

If "yes" or "don't know", please contact the Conservation Agent.

15. Is an environmental study or document required for this project under state or federal law?

( ) yes      (  ) no      ( ) don't know

If "yes" then specify the type of study and agency requiring study below. If "don't know", please contact Planning staff.



**Section E: Other materials required**

- 16. Attach the list of abutters to the property for which the application is being submitted. Abutters are the owners of property directly opposite on any public or private way or street, and owners of land within 300 feet of the property line, including those properties which may lie within bordering towns. An abutters list is a separate form available from the Assessor's Office, Planning Office or from the Town website. The list must be certified by the Assessor's Office prior to submittal to the Planning Office.
- 17. Submit the application fee, per the fee schedule available from the Planning Office and the Town website.


**Section F: Waivers**

- 18. The Planning Board may waive, by an affirmative vote of four (4) out of five (5) members, any of the special permit submittal requirements, if it believes that strict compliance with these rules and regulations will, because of the size or special nature of the proposed development, create an undue hardship on the Applicant and will not be in the public interest. **Any waiver(s) requested by the Applicant shall be submitted in writing as part of special permit application.**

**Section G: Engineering Peer Review and Site Inspection Fees**

- 19. Engineering Peer Review or Consulting Fees: The Planning Board reserves the right to engage the services of a technical consultant(s) to review any aspect of an application if it believes that professional review is necessary to accomplish the purposes of the zoning bylaw and the Board's special permit regulations. The costs for any professional review shall be borne by the Applicant and shall be imposed in accordance with the M.G.L. Chapter 44, Section 53G, as amended, and as duly adopted by the Planning Board in accordance with said law.
- 20. Site Inspection Fees: If an Applicant obtains a special permit from the Planning Board and proceeds with a project pursuant to that special permit then the Planning Board reserves the right to require site inspection(s) during the project's construction. The costs for such inspections shall be borne by the applicant and shall be charged at a rate approved by the Planning Board. Inspection fees shall be received by the Town in accordance with the M.G.L. Chapter 44, Section 53G, as amended, and as duly adopted by the Planning Board in accordance with said law.

Signature of Applicant: 

Signature of Owner(s) (if different from Applicant): 



The Project consists of two parcels located at 5 and 11 Washington Street. 5 Washington St. is a vacant lot, and 11 Washington St. is developed as a 24-hour self-service carwash and Jim's Auto Installations and Detailing Center, the combined lot area totaling 35,557 square feet. Both parcels are zoned General Business (GB) which permits a multi-family residential development via a Special Permit issued by the Planning Board.

The developer is presenting a plan showing sixteen (16) multi-family condominium units utilizing the Density Bonus provision of the by-law (Table of Dimensional and Density Regulations, Footnote 11) requiring 5,000 sf of land area for the first unit and 2,000 sf for each additional unit. Two (2) of the sixteen units will conform to the current inclusionary housing requirements of the by-laws.