

PLANNING BOARD MEETING
AUGUST 20, 2014

PRESENT: Ed Dekker, Chairman, Tim Jones, Paul Termin, Bert Hamill, Liz Freeman, Ned Nichols, Joanne Meshna

The meeting was called to order at 7:30 p.m. at the Town Office.

7:30 p.m. Gerald and Olive Katz, Ryan Varela - 18 Perry Road:

Ed Rogers representing the owners, informed the Board that Attorney Kinyon, when reviewing the easement documents, indicated that the condo conversion approved in 2008 had to be revoked. Bert made a motion to revoke the condominium conversion for 18 Perry Road approved by the Planning Board on November 5, 2008. Ned seconded the motion and it passed unanimously. The easement agreements and revocation of the condo document need to be executed and returned to Joanne for filing at the Registry.

7:40 p.m.:

Ned presented the area he was proposing for a commercial district. Three areas were identified but the downtown area where TD Bank, the New Ipswich Market, etc. are located is what he wanted to focus on first. Businesses that would be allowed were listed. Reference was made to the limited commercial district already approved in the Zoning Ordinance. Members discussed requirement of a special exception for businesses, how to draw businesses to Town, and the need or not for a low impact commercial district.

At the conclusion of the discussion it was agreed that Bert would search the internet to determine how small towns market their potential. Tim agreed to contact commercial real estate companies. A subcommittee of Bert and Ned to work on the commercial district was formed.

9:20 p.m.:

A subcommittee of Liz, Bert, and Ed was formed to work on the cluster ordinance changes.

The meeting adjourned at 9:40 p.m.

Respectfully submitted,

Joanne Meshna, Land Use Manager