

Design Review Meeting
April 25, 2022
Virtual Meeting via ZOOM

Members In attendance: Rue Sherwood, John Sarni, Linda Reilly, Laura Gresh

Also present: Ethan Parsons, Planning Department

In Ken's absence Rue chaired the meeting.

Citizens Queries: none

ORA

Request by ORA Inc. for recommendation relative to special permit and site plan review for Great Estate Preservation Development at 55 Waldingfield Road (Phases 2 and 3) OR, Inc. is requesting a Special Permit to use 55 Waldingfield Road as a "Great Estate" for business purposes.

Present: John Harden, Scott Finlay, Charlie Wear, John Beveridge, Lolly Gibson, Jennifer Williams

Property is located in the Rural Residence A Zoning. Currently ORA is seeking approval for only Phases 1A and 1B.

This evening ORA architect John Harden gave a detailed presentation of Phase 1A and 1B as well as possible future Phases 2 and 3. John stressed the company's philosophy of respecting the natural environment which will provide an inspiration for the employees who work at the site.

He spoke of Ora's intentions to use the property but also their desire to enhance the site and share the site with the residents of Ipswich. A proposed shuttle bus between the train station and Waldingfield Road for employees will limit traffic and number of cars at the site. A mile-long trail will be accessible to residents. Phase 1A involves restoring the mansion and building a connector from mansion to carriage house. Phase 1B is to renovate the homestead farmhouse and build a connector from homestead farmhouse to barn guesthouse.

Phase 2 and 3 includes a wellness center adjacent to the mansion with café, pool, locker room and gym. Parking will be under the building. An outdoor amphitheater is included with a rain garden. The Phase 2 building replicates the mansion in height and exterior will be of stucco or board and baton siding. Parking surface is to be stone with cobblestone pavers. The DRB agreed that stucco was preferred for siding.

A "red balloon" exercise where photos were taken from various angles on the site to see visual impact of the structures.

John Sarni asked what the total number of employees are anticipated at completion of Phase 3. John H. said the total number of parking spaces will be 90 with a fluid occupancy – number of cars will vary day-to-day. Richard Nylan said the zoning allows for 120 spaces with 90 proposed being considerably less. 62% of the property will be preserved with the primary goal to impact site as little as possible.

Linda asked about maintenance of the stone driveway and Rue asked about weed control and expressed a concern for the use of chemicals for weed control.

Laura made a motion the DRB recommend the building plans for Phases 1 and 2 presented so far with a need to see landscape and lighting plans. Linda seconded. All voted in favor.

Summary of DRB recommendations:

- The DRB expressed appreciation of the sensitivity to the property as shown in the proposed plans.
- The DRB found the design presented by ORA as satisfactory: use of materials to preserve the mansion, relocating parking to make less visible from the road, maintenance of the overall landscape approaching the mansion, proposed compatible additions to carriage house for Phases 1A and 1B.
- Rue commented on her appreciation of the additional of land to be set aside with the total of 62% of the landscape preserved and preserving the existing landscape features, as well as minimizing site development by combining parking and building footprints in phases II and III.
- The DRB would like to see a lighting and landscape plan.

Accessory Building at 5-7 Turkey Shore Road Request by Carl Gardner for a Special Permit to build a detached 1000 sq. ft. accessory dwelling unit at 5-7 Turkey Shore Road which is located in the In-town Residence District.

Present: neighbors Kitty Bartholomew and Bruno Huprin

Carl said current the building plans show a height 6" less than previous plans. Driveway width has been reduced from 20 feet to 18 feet. Siding will be a combination of Hardie Plank and board and baton. Windows will be double hung of PVC. An outdoor patio will be off the kitchen at rear of the building.

Linda asked about lighting at door entry. Carl said there would be recessed lighting. She said she appreciates the addition of smaller and affordable housing of in-town properties.

Rue suggested two shade trees be planted at the front corners of the property. She said a rain-garden would be sufficient for run-off water. She said she did not have a problem with the addition of this accessory building. Rue asked if the rain-garden is sufficient with water run-off. Rue said she preferred native plantings.

Ethan said storm water run-off is not a DRB issue.

Kitty Bartholomew of 16 Turkey Shore Road asked if parking was under purview of the DRB and that she was concerned with the possibility of 4 cars in the driveway -- 2 cars for each unit -- the plan calls for a 9-foot parking space and questioned if this was enough for parking and backing up. She also asked if screening is under the DRB purview.

Having one window on the south side of the house and only a few small windows on the north side was discussed with limited interior light. Suggestions were also made to consider providing windows that face the open yard which would be preferable to windows facing the side lot line and fence. A consensus was that more windows would be helpful to add more interior light.

Rue said we do have purview over landscaping and that it is our goal that it be attractive. She questioned if the steps to the front door of main house will be repaired and improved. Rue said there was a need for attention to the right side of the driveway including cleaning-up stones on the right and removing excess stuff.

Carl said the geometry of space is satisfactory and that zoning requirements are met. He said there are no screening requirements for accessory buildings. He says he has plans to improve landscape the front

of property and repair the stone wall. He expressed concern of these DRB recommendations and preferred these could be executed over a period of time.

Resident Bruno Hupin said this building does not go with the neighborhood, creates too much density and noted there is no room for guest parking.

Kitty Bartholomew said within .4 mile there are 32 properties with 22 of the properties zoned In-town Residential. This section of Turkey Shore Road has 6 properties per acre. She noted that cars are not permitted on this side of the street.

Linda said she had no problems with the cars.

Carl said there was adequate open space.

Ethan said landscape proposals (screening) are under DRB purview this includes the stone wall adjacent to the driveway.

John made a motion to recommend the proposed project with the contingency of shade trees at the street and a landscape plan be presented. Rue seconded the motion. John, Rue, and Linda voted in favor of the motion. Laura abstained saying she had a problem with the parking as proposed.

DRB summary of comments and recommendations:

- Landscape – suggestion of two shade trees at front corners of property.
- Suggested use of native plantings.
- Neighbor Kitty Bartholomew of 16 Turkey Shore Road questioned parking 4 cars in proposed driveway with 2 cars for each unit and the aesthetics from the road.
- Questions arose regarding plans for screening from neighbor's house and of proposed house from the road view.
- Making the landscape pleasing is important to design of overall project.
- Questions arose regarding the safety of the front steps of the existing house.
- Suggestions of rebuilding the deteriorating stone wall at front of property
- The right side of the driveway is in need of clean-up to improve the landscape.
- Questions arose regarding adequate guest parking.

Minutes April 4, 2022. John made a motion to approve minutes. Linda seconded the motion. All voted in favor.

Laura made a motion to adjourn meeting. Rue seconded the motion. All voted in favor.
Meeting adjourned at 9:51

Minutes adopted May 16, 2022