

# Law Office of Paul L. Ross Jr.

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April 8, 2019

## By Hand

Ipswich Zoning Board of Appeals  
ATTN: Marie Rodgers  
25 Green St.  
Ipswich, MA 01938

Re: Comprehensive Permit Application for Independence Village  
25 Pleasant Street, Ipswich, MA  
April 2019 Document Submission

Dear Zoning Board of Appeals:

Attached we are filing two sets of documents related to architectural issues for the Project for review at the April 2019 meeting.

## Revised Architectural and Landscape Drawings

We have tried to take into account some of the comments raised to date regarding the building architecture and landscape plan. The attached drawings have bubble clouds around the sections of the plans that have changed. These changes include:

### Landscape Plan, Sheet A001

1. The addition of an outdoor seating patio with benches;
2. Retaining certain mature existing maple trees (labeled MP);
3. Addition of 6 ft high solid PVC fence (not wood as labeled on the plan) along the southwesterly and northwesterly lot lines that abut neighbors;
4. Changing plantings along southwesterly lot line to 8 foot high dogwood (DW<sup>1</sup>) with the understory pruned to 4 ft high at time of planting. These trees should provide higher level screen in conjunction with the 6 ft high fence while still preserving open shaded yard space under them as they mature.
5. Added a snow stockpile location for the lower parking area.

6. Added fenced enclosure for trash and recycle storage. We have also decided to switch from the dumpster shown to plastic waste bins that will be collected by a private trash hauler. These should alleviate noise and truck access issues raised by neighbors. We would expect the ZBA to also institute a trash removal schedule to prevent nighttime noise.



7. We also noted the Town land area on the northeasterly (Blaisedel) lot line between the property line and the edge of pavement. Other driveway crossing, we have no work currently planned for this area. If there is any disturbance during construction, it will be returned to lawn area and could be maintain by the condominium association to prevent overgrowth at the intersection of Blaisedel and Pleasant. In the alternative, this could become sidewalk or recessed public parking spaces as has been done on Pleasant Street.

#### Proposed Basement Plan, Sheet A100

8. Lower portico. The lower portico entrance at the basement level has been changed to a recessed entry to provide similar weather protection to residents without infringing on the parking spaces.

### **Roof and Façade Study**

Considering the concerns regarding the mass of the building, we tried to offer three alternatives to discuss with the Board. We have not made any major façade changes to the current set of architectural drawings presented above as that step is waiting on the result of review of these study drawings. These options are acceptable to the Applicant from constructability and no impact on unit size or number perspective. We welcome the Board's constructive feedback and hope these drawings can help reach a better project.

### **HVAC Mechanical Units**

Our HVAC contractor is currently evaluating HVAC options. We anticipate using individual heat pumps for each unit and one for the common areas for a total of nine (9) units. The unit outdoor condenser appearance will be large suitcase shaped rectangular upright units similar to the Mitsubishi Split units picture to the right. This sample unit is approximately 9 x 12 x 32 inches. They will be located at the northwesterly corner of the building. On the landscape plan, there are two 12 – 18 inch high shrubs for unit screening and sound absorption in this location. This wall section is approximately 18 ft long and the units will be placed in two rows on the ground.



We look forward to meeting with the Board on April 19<sup>th</sup>. Thank you for your consideration.

Sincerely,



Paul Ross

Cc: Karl Mayer, Elder Friendly Housing, LLC