

June 3, 2019

**VIA EMAIL AND BY HAND**

Mr. Bob Gambale, Chair  
Zoning Board of Appeals  
Town of Ipswich  
c/o Building Department  
Town Hall  
25 Green Street  
Ipswich, Massachusetts 01938

**RE: Project: Essex Pastures Comprehensive Permit Application**  
**Property: 26, 36, 38, 42 and 44 Essex Road**  
**Petitioner: Essex Pastures LLC (John J. Bruni, Manager)**  
**Owner: Southern Cross Realty Trust (John J. Bruni, Trustee)**  
**Follow-Up Site Plan Adjustments**

Dear Chair Gambale and Other Members of the Board:

On behalf of Essex Pastures LLC, the Petitioner/Applicant, the following is a summary of the site plan adjustments made based upon Board and public input received through the last Board hearing on May 20. We have also attached an updated site plan, dated May 29, 2019, prepared by Bayside Engineering, Inc., along with a color version of the same which identifies important distinctions between open space, green and paved or impervious surfaces. In addition, we have updated the auto turn plans to ensure the adequacy of access for fire and other emergency vehicles.

These site plan revisions are summarized as follows:

- At the Board's last hearing, we introduced the split of the two multifamily buildings to create two 33-unit buildings both to the rear (northeasterly area) of the site, and to the southeasterly side of the site. At that time, we had also introduced an approximate 15-foot green landscaped area located between each of the separated buildings, along with new paths integrated into the pedestrian walkway network;
- We have re-examined the open space between the buildings, have made some adjustments, and have increased the open space corridor between the buildings to a minimum of 26 feet for the 2 multifamily buildings to the rear of the site, and to 30 feet between the buildings located to the southeastern side of the site. The expansion of this open space corridor between the buildings enabled us to not only increase the landscaped open space area between the buildings, but also allowed us to provide a more curvilinear design to our pedestrian walkway network in these areas;

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- Removed the two-family duplex units located adjacent to the mixed use buildings to bring the unit count down to 170 from the originally proposed unit count of 194, as announced at the last Board hearing;
- With the removal of the duplex units noted above, we have created additional parking spaces in this same area;
- We have added parallel parking spaces near the tot lot on the north drive (3 spaces);
- The addition of these parking spaces has enabled us to break up any long expanses of parking by converting certain parking spaces to landscaped green areas throughout the site parking areas;
- With these parking adjustments, we have updated and clarified parking counts to confirm that the residential uses will have an average of 1.529 spaces/unit, in excess of the parking space requirements under the zoning bylaw. These parking spaces reserved for residential use are separate from the parking provided for the proposed commercial uses on-site;
- Adjusted apartment buildings and circulation roadways are designed to provide a minimum of 12-foot offset from the sidewalk to the long faces of the buildings, thereby providing additional landscaped buffer between sidewalks/driveways and the building;
- Modified the driveway segment located between the two sets of apartment buildings and extending to the rear of the site to increase the offsets described above, while at the same time, ensuring that fire and other emergency vehicle access continue to maintain adequate access around buildings;
- Enhanced and refined the pedestrian connectivity throughout the site to make paths less linear, and to create more winding walkways to enhance the pedestrian experience within the community;
- Updated/added setbacks, offset measurements and offset table;
- Fire truck “Auto Turn” has been updated as a result of the above changes (see attached sheets) to demonstrate that the Town’s fire apparatus can safely make turns within and throughout the community;
- A colorized site plan has been included to more clearly identify certain features of the plan, including the depiction of the open space and other green areas throughout the site; and,
- Note that electric vehicle stations are “scalable” if demand increases (more stations can be added if demand grows).

An updated landscape plan is currently being developed from this site plan, and will be available and delivered for review by June 13.

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We look forward to working with the Board on the review of these matters. In the interim, please do not hesitate to contact me should you have any questions. Thank you.

Sincerely,



John T. Smolak

JTS:

cc: Mr. John J. Bruni, Manager, Essex Pastures LLC  
Distribution List

Attachments:

1. Revised Civil Plans (Rev. 5.29.19), prepared by Bayside Engineering, Inc., including: Proposed Site Plan; and, Autoturn Fire Truck Turning Movements.