

July 18, 2019

VIA EMAIL AND FIRST CLASS MAIL

Mr. Bob Gambale, Chair
Ipswich Zoning Board of Appeals
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)
Revised Waiver List/Additional Information

Dear Chair Gambale and Members of the Board:

On behalf of Applicant Essex Pastures LLC, we are providing the Board with additional information, inclusive of an updated waiver list, further plan details and response to inquiries raised in the last public hearing on the Essex Pastures Comprehensive Permit application.

As you are aware, on June 3, we provided the Board with an updated site plan (revised through May 29, 2019) as well as updated autoturn plans, ensuring adequacy of fire and other emergency vehicle access. Additionally in June, updated landscaping plans were submitted shortly after the revised site plans.

At this time, we are providing the Board with the following additional information and materials, responding to matters raised within the last public hearing.

- Updated Waiver List – enclosed please find an updated waiver list to address the plan revisions that have been made to the project. A copy of the updated draft waiver was provided to Attorney Huggins on July 17, 2019 in advance of our submission to the Board;
- Technical Memo, dated July 17, 2019, prepared by Bayside Engineering;
- Updated Site Layout Plan, revised through July 18, 2019, further clarifying and refining the updated site layout, as submitted to the Board on June 3, 2019. The attached updated plan and accompanying wall section drawings and photos present the following information:
 - Accessory structure setbacks have been updated to the site plan;
 - Entry sign has been added to the site's west entrance;

- Added material details for guardrail on top of retaining wall adjacent to open space area. The guardrail will consist of 6" x 8" x 6' posts spaced 8 feet on-center with 4" x 10" timber rails (see photo included with submittal);
- A scaled retaining wall section drawing showing planting screening and vinyl fence location;
- Gravity retaining wall catalog cuts and photographic representative samples;
- Proposed Retaining Wall schematic drawing.

In addition, enclosed please find written responses to comments raised within the last public hearing. Should there be additional inquiry into these matters, we will endeavor to address the same within the upcoming public hearing.

- Follow up discussions with the Fire Chief and Police Chief – please note that the Applicant and Civil Engineer are scheduled to meet with the Fire Chief and Police Chief on Tuesday, July 23 to discuss the project and will update the Board at next Thursday's hearing.
- State Wetlands Act Permitting – the Project Engineer has reached out to the acting Conservation Agent, Mr. Decie, via email to arrange a pre-filing meeting. We will copy the Board once a Notice of Intent filing has been submitted.
- Water irrigation plans – For clarification, an irrigation system is not being proposed to maintain lawns during drought conditions. Instead, the Applicant seeks a temporary system to irrigate to maintain trees/shrubs, etc. to ensure the same are established and root structures may take during construction. It is our understanding from Ms. Halmen, the Water and Wastewater Director that if there are no restrictions in place, municipal water may be used for plantings with a separate monitor, which can be remotely monitored. If a water ban were instituted during this time period, the meter could be turned off or monitored for usage (and if unauthorized usage occurred during a ban, fines could be levied).
- Shared Parking on Lot H - To clarify, the revised Site Layout Plan depicts Lot H, however such lot is not included in the comprehensive permit application at this time. The Applicant intends to meet with the Building Inspector separate from these proceedings before the Board to review existing and/or proposed uses on Lot H. The information regarding available parking on Lot H is presented, however, to the extent necessary to demonstrate the availability of parking for the use of the subject locus's (Lot R) commercial component as contemplated under Section VII.H of the Zoning Bylaw.

SMOLAK & VAUGHAN LLP

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

Encl.