

Law Office of Paul L. Ross Jr.

65A Flagship Drive, North Andover, MA 01845

Phone: (978) 886-9319 Fax: (978) 824-2310

Email: LawOfficeofPaulRoss@comcast.net

May 13, 2020

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

Dear Zoning Board of Appeals:

Attached please find the Project's submission for the May 2020 Zoning Board of Appeals hearing. This includes revisions to the following architectural plans addressing comments from the Board during the April 2020 meeting: Architectural Site Plan, Site Cross Sections, 3 Unit Elevations and 5 Unit Elevations. In addition, we have submitted a photo example for the trim of the exterior stairway on the 3 unit building. We feel the photo better depicts the design intent than more architectural details. The team is still revising the layout for the community room to incorporate inside bike storage and better specification of room amenities. An example of the inside bike rack is included in the Landscape Item document.

Building Height

At last month's meeting, I discussed the difference in building heights depending on the pitch of the roof. The projects plans currently show an 8 pitch roof as we believe the gable ends of the buildings more closely resemble the neighborhood architecture. However, we could reduce the roof pitch to 6 pitch. The outline of this roof change is shown on the elevations of the gable end of both buildings as an overlaid bold line. The height savings would be 2 feet for the 3 unit building and 2.5 feet for the 5 unit building. While our team prefers the look of the 8 pitch, if the board prefers the height savings we will make the change.

Landscape Items

Regarding the Landscape Items, we have submitted additional detail regarding the tall privacy trees shown on the site plan between the parking lot and the perimeter fence. These Kawzan cherry trees would be pruned as previously discussed with the board to emphasize the canopy to create privacy above the perimeter fence yet minimize obstruction near the ground. In addition, we will be providing two types of bike racks in the location shown on the site plan with photos shown in the Landscape Items document. We have also included a markup of the Site plan showing all the grassed green spaces on the property. Lastly, we have provided photo examples for both the white vinyl fence and the modular

block retaining walls shown in the site plans. Currently the fence is shown as 6 feet high. We are looking into using an 8 ft high fence but transition down to 4 or 6 ft in the last 12 feet of the fence as it approaches both Pleasant St and Blaisdell Terrace. We would be interested in the Board's preference on the fence.

Site Lighting

For completeness, I have included the Site Lighting package submitted last month as it contains the alternate photometric plan that visually shows light intensity rather than strictly by numerical lumen values. This alternate view was requested by the Board.

Sincerely,

/s/ Paul Ross

Paul Ross

Cc: Karl Mayer, Elder Friendly Housing, LLC