

Marie Rodgers

From: Kristina Brendel <kristinabrendel9@gmail.com>
Sent: Monday, August 3, 2020 4:10 PM
To: James Bone; Marie Rodgers; Vicki Halmen; Anthony Marino; Janet Rice; Ethan Parsons; Kristen Grubbs
Subject: Fwd: Please stop the Essex Road development!

Hello,

I am appealing to anybody and everybody in Town Hall who might have any authority to put an end to the madness that is being thrust down our throats on Essex Road. I know of not a single person who supports this project. Absolutely everybody I know is dead set against it.

I don't think I can put it better than Chris Florio did here. PLEASE, for the sake of our town, and our children, and our future, find a way to REJECT this project. It is bad for the town, bad for now, and bad for the future. There are ways to meet our 40B requirements that do not do the kind of damage this project would inflict.

--Kristina Brendel

403 Linebrook Rd, Ipswich, MA 01938

----- Forwarded message -----

From: Ipswich Local News <donotreply@wordpress.com>
Date: Mon, Aug 3, 2020 at 2:00 PM
Subject: [New post] Letter: Ipswich can and should limit the Essex Road development
To: <kristinabrendel9@gmail.com>

Letter posted: " The massive development that is proposed on Essex Road at the Bruni's site has been under review by the town's zoning board since it was first presented in 2018. In spite of many changes made to the plan in this time, the project's scope, and inappropriateness "

**New post on Ipswich Local
News**



Letter: Ipswich can and should limit the Essex Road development

by Letter

The massive development that is proposed on Essex Road at the Bruni's site has been under review by the town's zoning board since it was first presented in 2018.

In spite of many changes made to the plan in this time, the project's scope, and inappropriateness for the town of Ipswich have not changed in any meaningful way.

The original plan called for 194 units. The current plan calls for 191 units.

This would add a huge burden to the town's water supply, traffic, school system, environment, fire, police and other services.

Ipswich's bylaws (as updated in 2019) are in opposition to everything about the Essex Road proposal.

The opening section of our zoning bylaws state their purpose this way: "This bylaw is enacted..to lessen congestion in the streets; to conserve health...to prevent the over-crowding of land; to avoid undue concentration of population..."

The Essex Road project has requested nearly 50 waivers to Ipswich's local requirements, regulations and bylaws.

These waivers are individually and collectively completely contrary to the Ipswich's stated goals regarding water, traffic, wetlands conservation, density and much more.

In my conversations with Ipswich residents, I hear a recurring theme. People are appalled by the scope of the Essex Road proposal, but because it is a 40B project, they believe the town has no power to prevent or limit it.

From my reading of current 40B regulations for the state of Massachusetts and my understanding of statements made by the town's attorney Jonathan Witten at zoning board meetings this is not the case.

The ZBA, as well as the conservation committee, the select board, the planning board and others in town have the power to reject any proposal, including 40B projects, that adversely effect the town's health, safety, environmental, design, open space, planning, and "other local concerns" as the Essex Road project clearly does.

Furthermore, according to 40B regulations, any town that has a housing plan in place or in process (as Ipswich currently does) can receive one- or two-year exemptions from appeals on 40B projects.

Ipswich's citizens generally strongly support more affordable housing in town.

In the long term it is critical that Ipswich takes control of its affordable housing situation (as well as its water and education plans) in an enlightened and comprehensive fashion.

There currently is much work being done in town toward those ends, but in the meantime it is urgent that the town does not let huge inappropriate projects change the character of the town before these plans are put into place.

I encourage all Ipswich citizens to actively pressure the towns representatives regarding the Essex Road proposal.

Chris Florio
Fellows Road
Ipswich

Letter | August 3, 2020 at 2:00 pm | URL: <https://link.cumulusglobal.com/u/65ee56ae/otL1-cXV6hGrijlh2Bm1nPA?u=https%3A%2F%2Fwp.me%2Fp68UML-eIB>

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Marie Rodgers

From: John Stump <jstump@mac.com>
Sent: Tuesday, August 4, 2020 3:19 PM
To: , Marie Rodgers
Subject: Bruni Development

To Whom it May Concern,

I wanted to contact you to say my wife and I are very concerned, like so many others, regarding the proposed development at the Bruni property. We feel a development of this scope will create a permanent "scar" on this beautiful Town. The many negative impacts, environmental, stress on infrastructure, etc., have already been discussed ad nauseam.

If there is anything we can do to help stop or greatly limit this project we would truly appreciate any information as to how to go about it.

Thank You,
John Stump
978-852-8387

Marie Rodgers

From: bbaise@aol.com
Sent: Wednesday, August 5, 2020 1:28 PM
To: BOARD of SELECTPERSONS; Marie Rodgers
Subject: 40B Development on Essex Road

Dear Mr. Whitmore, Board of Selectmen, and Zoning Board of Appeals,

I'm writing in support of Chris Florio's recent letter in the newspaper calling for the Board of Selectmen and Zoning Board of Appeals to deny the massive and deleterious 40B development on Essex Road. Mr. Florio's letter outlines the reasons clearly and persuasively, so I won't repeat his arguments. But I wanted to make sure that I was counted among the many Ipswich citizens vehemently opposed to the development.

I ask that you show courageous leadership and clear-eyed vision of the future of our town and do whatever you can to block this development. In this instance, it's not an exaggeration to say that the future of our town--the town that we know and live in now--depends on it.

Sincerely,

Brian Baise
63 Turkey Shore Road

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Marie Rodgers

From: Georgia C <georgiaflood1@gmail.com>
Sent: Wednesday, August 5, 2020 6:06 PM
To: Marie Rodgers
Subject: A Letter to the Zoning Board of Appeals

Dear Zoning Board

I am writing to you to express my and my family's concern about the proposed development on Essex Road called "Essex Pastures".

We share the opinion of many other residents of Ipswich that this proposed development with 191 apartment units is too large in scale and is inappropriate for Ipswich in many important ways.

Our critical concerns are water consumption of 700 or so new residents and the outdoor watering necessary to start and maintain the landscaping.

We are already experiencing dire water shortages in town. Where will we get more water?

Also, the development will increase traffic in an area that is already congested and potentially dangerous at the intersection of 1A and 133.

(I am aware that the owners hired their own study of traffic flow that showed minimal impact, but I'm wondering what an impartial study would show!)

The buildings are too close together, too tall with too many apartments.

As Chris Florio stated in the recent Ipswich News, "The Essex Road project has requested nearly 50 waivers to Ipswich's local requirements, regulations and bylaws. These waivers are individually and collectively completely contrary to Ipswich's stated goals regarding traffic, wetlands conservation, density and much more." I completely agree with his statement.

It appears that Ipswich has already met one of the criteria to meet state 40B requirements for affordable housing- that the affordable housing stock in Ipswich has increased by one percent in the last year. Also, we are almost at the 10% percent state requirement for affordable housing, and we will soon have an affordable housing plan. Waiting for this plan would allow the town to proceed more carefully in planning for the future.

I urge you to reject the proposal to build the Essex Road development, unless it is greatly scaled back.

Sincerely,
Georgia Flood

141 County Road
Ipswich, MA 001938

Ipswich Zoning Board of Appeals

Ipswich Select Board

Ipswich Planning Director

re: 'Essex Pastures' - 40B Residential Development
26,36,38,42 and 44 Essex Road, Ipswich MA
request for a Comprehensive Permit Approval

August 10, 2020

Opposition

As a long time resident of Essex Road, we enjoy the diversity of our Ipswich community, its social fabric and deliberate growth and development.

We have no objection to the State's 40B zoning instrument to create affordable housing, but the proposed 194 residential units at 'Bruni Farms' land is completely out of density and texture we so cherish here.

Specifically, we have the following concerns serious concerns;

- planning
no such building to land density exists in Ipswich
existing, dilapidated commercial buildings are marginally considered
- traffic impact
most parking areas are placed against the RRA zone without landscaped buffers
scenic route 133 is travelled by many tourist during weekends and in the summer
traffic study does not consider weekend and summer traffic
commercial traffic connection from I-95 to Gloucester
2 existing commercial curb cuts will be supplemented by two additional drives
to serve some 400 vehicles
existing, non-conforming commercial structure at the front property line interferes
with safe traffic site lines
a newly created sidewalk (actively used) will be more hazardous with two additional
curb cuts / major entry drive
elderly residents from Cable Gardens, visitors to the medical center and service
businesses an existing residences at Bruni's Plaza, group home occupants and
neighborhood families are negatively impacted by the proposed increased traffic
- environmental impact
just a few years ago this land was farmed by Marini Farms, to provide produce for local
sales and consumption
complete or partial wildlife destruction
more impervious areas (buildings and paving) increases water run-off and wetlands
noise, fumes, dust and roadway dirt during construction
how long is the construction process (10 years of community interruption ?)
- infrastructure for potentially 400 - 450 inhabitants
water supply, sewerage capacity, power requirement, trash and recycling
- social impact for potentially 400 - 450 inhabitants
access to food and retail stores, schools, social services, police, fire / ambulance service
most occupants are likely to be employed out of town (commuter)

In conclusion, this development does not represent the priorities and values of our community and we urge you to undertake every moral, statutory, legal and political means to avoid the approval of this development.
Thank you in advance, for your help.

Rainer and Rosemary Koch
17 Essex Road
Ipswich MA

-----Original Message-----

From: Michael Forden Walker <mfw@pinkmantis.com>

Sent: Tuesday, August 11, 2020 12:50 PM

To: BOARD of SELECTPERSONS <selectboard@ipswichma.gov>; Ethan Parsons <ethanp@ipswichma.gov>

Cc: sandy@sandracohen.com

Subject: Opposed; 40B on Essex Rd. Support for bakery

To the Select Board, ZBA, and Planning Dept:

Our household strongly opposes the 191-unit development as proposed for Essex Rd., and urges the town to do everything in its power to ensure it does not go forward in its present state. It is far too large and is not a sensible development for the town in any way that we can perceive.

Water shortages alone are reason enough to think it unwise for the town's population to grow any faster than it already is, with so many other developments planned and under way.

Also, as close neighbors to the Odd Fellows' building, we also support whatever zoning exemptions would permit the bakery proposed there.

Many thanks for your service to the town. Responses welcome.

Best,

Mike

=====

Michael Forden Walker

4 Green St, Ipswich

617-875-8965

mfw@pinkmantis.com

Marie Rodgers

From: jakekelly417@gmail.com
Sent: Monday, August 17, 2020 1:14 PM
To: Marie Rodgers
Subject: Essex Rd 40B

Dear ZBA,

Jake Kelly
16 Masconomet Rd

I am writing to share my strong support, along with many others, that recognize this potential development will have a significantly negative consequence on this town.

As a proud Ipswich resident and supporter of sensible affordable housing, I am deeply concerned about the long-term implications for our town and I also believe this behemoth of a complex fails to deliver on the fundamental promises of affordability that are the very basis of its potential existence.

As a parent, I am realistic about the strain an uncontrolled increase in population would present to our already significantly burdened schools.

As an environmentalist, I am dismayed something like this can legally be allowed to be constructed. I think it is important to be realistic how much additional precious resources will be required to service this facility, as well as the obvious impact this will have to an area that is already sensitive to water issues / flooding.

As a tax-payer and steward of our household budget, I believe the long-term financial implications to the town will be one we will need to live with in perpetuity.

As an optimist, I believe there is something this town can do prevent this project from moving forward. But it is heartbreaking to watch this slow-motion disaster continue to unfold.

Please continue to maintain your stamina, and for the good of the town and its current and future residents, please don't allow this shameful project to proceed.

Thank you,

Jake Kelly

August 19, 2020

Dear Ms. Rogers:

As a 30 year resident of Ipswich, we have lived across the road from this proposed development. We wholeheartedly object to the massive scale and density of this development, and it appears to us to be monstrous due to the massive scale and density.

We are opposed to the project as it has been presented. To propose a 343 bedroom/191 unit development for this area, not to mention the town of Ipswich is preposterous. It is requested that consideration be undertaken on how this will negatively impact the quality of life that will be endured by us both in the surrounding neighborhoods, abutters and the Town of Ipswich overall.

Of major concern:

1. Traffic - we are already enduring heavy traffic on Rt. 133 and Rt. 1 A. We have the light at the YMCA (which is already problematic), causing additional Rt. 133 western travel to back up to the proposed Essex pastures development. The inevitable additional traffic that will be imposed by the additional 343+ inhabitants will turn the traffic in this area to be very similar to what is endured in Downtown Boston. The mere mention of potentially adding another traffic light is enough to make us want to post a For Sale sign. At that point - we may as well be living in the City because that is exactly what this town will turn into - a City!
2. Town Services - such as water will be greatly impacted - we already have a water shortage in this Town; and a ban during the Summer - what will all of this additional water drain do to this town - we will turn into Palm Desert.
3. Police and Fire Services - I am very concerned about this – we barely have enough services now and with this development in play there would be far less. This is very concerning to me on behalf of the Town as a whole.

4. Light and Noise Pollution - we are not impressed that there are proposed trees to be placed to cut down the noise and light - You would have to plant a forest to not impact these neighborhoods with the amount of light and noise that will for certain be a result of all the inhabitants, vehicles, SUV's, bikes, motorcycles, you name it. We are already enduring the noise from Corliss Nurseries and they have an abundance of trees surrounding their property. Light and Noise is still at issue and that business is vacant during non-business hours. The AC units that are planned to be placed on the roofs of these buildings will for certain add to the noise. Yes various decibel levels were bandied about - and it all sounds good on paper. But actually living with it is another story altogether.

5. The fact that it appears that there is no consideration or empathy to the neighbors or Town in that we are still entertaining this development is appalling. It is simply too large for this area. It would be as though you are placing a Walmart to the area. This town is known for its beauty, quietude, bucolic settings, etc.

Please we ask that you reject this proposal - it should at the very least be cut in 1/2. We implore that you go back to the drawing board.

Thank you,

Josephine Ciardiello

10 Drumlin Rd.

Ipswich, MA 01938

Marie Rodgers

From: Dan Cullen <dscullen@gmail.com>
Sent: Thursday, August 20, 2020 1:34 PM
To: Marie Rodgers
Subject: grave concerns for Ipswich future

Dear Marie,

can I ask you to forward this letter to the ZBA in advance of the meeting tonight at 7:30 pm.

My name is Dan Cullen, I am a ~30 year resident of Ipswich and my children have grown up in this beloved community. Our family lives on Meadowview Lane and are extremely concerned with the Essex Pastures proposal. It is not in line with this rural neighborhood and is likely to do irreversible harm to our town.

As well, many of the town's resources will be strained by a development of this size. Every year we are subject to water restrictions so a development of this size will strain already overtaxed and under prepared supplies. While remediation is needed to manage and better prepare our water supply all developments of this size scale should be on hold.

Also with Essex Pastures there are concerns that stormwater runoff will increase beyond what can be properly managed. I am concerned that excessive runoff from Essex Pastures into the wetlands to the right of Corliss Brothers will impact the Meadowview Farms and other neighborhoods in the area with recurring flooding.

I believe the most significant impact to safety and wellbeing will come from the increased traffic and congestion. I am very confident that the estimates provided for increased traffic are understated and should be requested from a neutral 3rd party expert with all considerations of the neighboring area (ie. 1A near YMCA, etc). Many of the streets that we rely on like Drumlin, Heartbreak, Lakeman's will be impacted getting access to the roadways we use like 133, 1A and others. There needs to be a comprehensive review of traffic flows thru town before a development of this size is allowed to proceed.

All these concerns joined with concerns raised by the Police and Fire chiefs would warrant additional scrutiny from our governing boards. As a town we are happy to welcome new citizens but with a petition like this there needs to be a very careful and methodical approach to achieve the goals of the town and it's citizens.

There has been no expression of collaboration with the petitioner to downsize the project to be in line with the best interests and responsibilities of the town so I ask that you reject the proposal in its current state

thanks for your attention and efforts in this matter

Best,
Dan & Sarah Cullen

Marie Rodgers

From: Landi Van Alen <landi.vanalen@gmail.com>
Sent: Thursday, August 20, 2020 3:47 PM
To: Marie Rodgers
Subject: Essex Rd 40-b

Dear Marie,

My name is a Landi Van Alen and we have lived on Lakemans Lane for 13 years and loved every moment. I am writing in opposition to the planned 40B development on Essex Road at the Bruni property. This development is way out of scale for this neighborhood and will have a severe impact on traffic patterns, schools, adjacent wetlands and water use. If you consider the number of new residents that will be housed in this complex, it is very difficult to imagine the impacts on the water table. Considering that Ipswich water levels are at an historic low this summer- over six inches below average- it is inconceivable that the Zoning Board would allow a development of this scale to go forward. This is a deep concern of mine and many others in our neighborhood.

There is also a concern that increased traffic on Lakemans Lane to cut across to 1-A will pose safety risks to the many children who reside on this street.

Please consider this letter an official letter of opposition to the Essex Road 40B project at the Bruni site. I sincerely hope the Zoning Board, Town of Ipswich and the Commonwealth of MA will do the right thing and reject the plan in its current state and go back to the drawing board to create a smaller plan that is more sustainable for our water resources and our community.

Thank you for your consideration.

Best regards,

Landi Van Alen

Lakemans Lane resident

Marie Rodgers

From: Keri MacRae <kerimacrae11@gmail.com>
Sent: Thursday, August 20, 2020 8:32 PM
To: Marie Rodgers
Subject: Fwd: Follow Up on Essex Rd 40b

Categories: ATTN to this

Hi Marie,

Here is my list again. Add the following please:

-Parking Spaces were not increased. The plan was resubmitted with substantial changes. Zoning changes should apply at the time of the new plan.

-As an abutter, I do think the applicant has made modifications for us. Not enough, but something. HOWEVER, I am the voice of many abutters and Town Citizens, not just myself. It is not in my nature to just walk away because SOME concessions were made for me. We need to think about all of us.

Please forward. Thanks for all you do. Thankless job.

Best, Keri

----- Forwarded message -----

From: Keri MacRae <kerimacrae11@gmail.com>
Date: Thu, Jul 16, 2020 at 10:36 PM
Subject: Follow Up on Essex Rd 40b
To: Marie Rodgers <marier@ipswichma.gov>

Hi Marie,

If you can pass my recap of questions/comments to the board. And some additional comments/questions.

Would like the Decibel Study revisited. No posts were put near my property at 31 Heartbreak Rd. The study used 5 ft poles. This does not accommodate for the height of the 3 story buildings projecting onto my property.

Updated 21E. I insist on this. For the safety of the residents. The current report is outdated and does not cover the property.

Peer review updates: StormWater Management, Architectural etc. As mentioned in a previous meeting, Powderhouse had a third party do an analysis. This project deserves no less, due to the size and scope. In addition, what is the fail rate, lifespan or any other evidentiary data about putting stormwater under pavement? 100 year storms are now common. So the Tot Lot will be flooded a lot.

Traffic study update was not done on Lakeman's. Further, a one day study, the day before a storm in February, is not adequate for Heartbreak. Nor is looking at traffic increases, due to 1,400 plus additional trips a day, after the fact. We need to look at this impact a different way besides pencil pushers who are only there to look at stop times at intersections. ALL of the side roads and 133 are going to feel this impact. We have anecdotal

evidence from Powderhouse. Studies should be performed in nice weather in the spring and fall and at Peak summer season. This can't be a one size fits all approach.

3d Model. Was supported by both Rob Clocker and Davis Square. I really feel that everything I have said in the past has either 1. not been remembered or 2. ignored. For the sake of expediency.

Other comments/questions I did not make, due to the request to be brief.

Have separate meetings if you want to get other business done. This is a very large development, which will impact Ipswich for decades. I think citizens deserve time to ask questions, get answers and fully comprehend the process. Why hamstring this?

Are there maps of the Test holes performed by other parties? There are locations with observations of 27-33 inch high water table marks. Where are these?

Where is the light study?

Did the sound study take into consideration ALL the HVAC units on the property. Did it take into consideration the new sounds of 1400+ car trips driving through the property? What kind of residential neighborhood was the comparison? Saugas, Revere or Ipswich RRA?

What is the buffer (in feet) between my property and the development? Range would be appreciated. Also to the other RRA abutters. Why is there a deciduous tree in the design? How will their man made berm transition into my property? What will happen to the degraded stone wall separating the properties (which may have existed for over 100 years, but has been buried in some sections- some due to nature -some due to the applicant moving soil).

Given the applicant is within .02% of open space of 50%, I would like a third party analysis. With all these impervious surfaces, should we expect a rise in temperature? Urban areas (this will be urban) usually are about 2.5% hotter. Has this been taken into consideration? Should the applicant try to greenify this urban "oasis" to reduce this temperature rise? How will it impact me?

Has a shade study been done?

Has a water usage study been done?

What is the impact to Town Services (besides water)? Police, Fire, Schools, and others. 400 plus additional residents and pool party guests.

Last, but probably important: I would like a bio on each of the board members voting on this project. If they are builders, contractors, lawyers or have any involvement with Mass Housing, Lobbying for affordable housing or other public/private engagements the townspeople should know about. Or have worked for any projects involved with the applicant or applicant's team.

Many thanks,

Keri

Keri MacRae
31 Heartbreak Rd,
978-356-7038