

# Law Office of Paul L. Ross Jr.

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January 13, 2021

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 following additional documentation in support of my client's two duplex building proposal which supplements the plans and site information provided in November 2019.

- a. Landscape Design Plan by Heimlich Nursery;
- b. Landscape planting catalog cuts;
- c. Proposed Exterior Lights at the entry doors of the buildings;
- d. Possible exterior lamp posts for walkways or driveways.
- e. Traffic Study update from Vanasse & Associates Inc. ("Vanasse")

## Landscape Plan

Heimlich Nursery provided a landscape plan and plant catalog cut submittal for all exterior plantings. Consistent with the neighborhood landscape plantings, we are not providing perimeter plantings or a fence as the scale of the project has been reduced to more closely mimic the neighborhood houses. The proposed plantings are distributed throughout the site based upon Heimlich's recommendations.

## Site Lighting

The attached exterior lights are proposed for each exterior entry door. We are still investigating whether and where we need to have any light posts at the walkways or driveways. If we do need them, they will be standard 6 ft high residential light posts as attached. The tall parking lot lights in our prior proposals will NOT be used.

### Site Utilities

My client has coordinated the water, sewer and electrical utility connections with the appropriate Town of Ipswich departments. Specifically as to electrical services, my client spoke to the Ipswich Electrical Inspector who did not object to both buildings being serviced by a standard residential overhead electrical service. There will be one overhead service line per building which then services the two units in that building. As to water and sewer service, my client has reached out to Ipswich DPW Director Rick Clarke but we are still awaiting his response. We expect to have one sewer and one water connection for each building comprised of two units each. On Pleasant Street, these water and sewer connections are already in place from the prior building. New services would be tied into Blaisdell Terrace for the second building's services.

### Traffic Study

Vanasse reviewed the site plan for the two duplex buildings for any impacts to driver sight lines and updated their prior analysis. They found no adverse changes from their prior sight line analysis. The traffic impact analysis did not change as we have reduced the unit count from 8 to 4 but the bedroom count is roughly the same.

Sincerely,

*/s/ Paul Ross*

Paul Ross

Cc: Karl Mayer, Elder Friendly Housing, LLC