

For Planning Office use only – Application found complete by: _____

**SPECIAL PERMIT APPLICATION FOR USES OR ACTIVITIES
Town of Ipswich Planning Board**

Date: July 12, 2021

Seven copies of this application, associated plans and materials on maximum 11x17 inch paper, plus two full size sets of site plans, as well as an electronic copy of the same, shall be submitted to the Planning Office for a determination of completeness.

Section A. General Information

1. List each proposed use or activity and cite all applicable provisions of the zoning bylaw which require a special permit(s) from the Planning Board (attach additional materials if necessary).

See attached.

2. Street Address of Property: 55 Waldingfield Road

3. Assessor's Map & Lot #: Map 62, Lot 14

4. Which zoning district(s) and other types of districts is the property located in? Check all that apply.

- | | |
|--|--|
| <input checked="" type="checkbox"/> Rural Residence A (RRA) District | <input type="checkbox"/> Limited Industrial (LI) District |
| <input type="checkbox"/> Rural Residence B (RRB) District | <input type="checkbox"/> Water Supply Protection District A (WSA) District |
| <input type="checkbox"/> Rural Residence C (RRC) District | <input type="checkbox"/> Water Supply Protection District B (WSB) District |
| <input type="checkbox"/> Intown Residence (IR) District | <input type="checkbox"/> Wireless Communication District A (WCA) |
| <input type="checkbox"/> General Business (GB) District | <input type="checkbox"/> Wireless Communication District B (WCB) |
| <input type="checkbox"/> Central Business (CB) District | <input type="checkbox"/> Green Space Protection District (GSPD) |
| <input type="checkbox"/> Highway Business (HB) District | |
| <input type="checkbox"/> Planned Commercial (PC) District | |
| <input type="checkbox"/> Industrial (I) District | |

5. Name of Applicant: Ora, Inc.

6. Address of Applicant: 300 Brickstone Sq., Andover, MA 01810

7. Phone Number: 978-685-8900 Email Address: jewilliams@oraclinical.com

Section B. If Applicant is the owner of the subject property, skip this section and proceed to Section C.

8. Please state the status or the interest of the Applicant in the property. If the Applicant is not the owner, state Applicant's interest in the subject property below (e.g., Applicant has signed a purchase and sales agreement) and attach evidence of the Applicant's status, such as a copy of option, purchase or lease agreement, power of attorney, and/or copies of all trust instruments, including a certification of trustees.

9. Address of Owner (if other than Applicant) 45 Hendricks Isle Ph-E, Fort Lauderdale, FL 33301

10. Telephone Number: _____ Email Address: _____

Section C. Use of Property

Describe the existing use of the property (attach additional materials if necessary):

See attached.

Describe, in detail, the proposed use or activity of the property (attach additional materials if necessary):

See attached.

Section D. Additional Permitting

11. Is a variance required from the Zoning Board of Appeals?

() yes (X) no () don't know*

If "yes", attach a copy of the variance decision to this application. If a variance is required but has not yet been granted, you are strongly advised to discuss the matter with Planning staff before you continue with this application.

12. Is the proposed development served by:

Public Water System (X) yes () no
Public Sewer System () yes (X) no

13. Is the property subject to the Demolition Delay By-law?

(X) yes () no () don't know

If "yes" or "don't know", please contact the Building Inspector.

14. Is the property subject to the Wetlands Protection Act or action by the Conservation Commission?

(X) yes () no () don't know

If "yes" or "don't know", please contact the Conservation Agent.

15. Is an environmental study or document required for this project under state or federal law?

() yes (X) no () don't know

If "yes" then specify the type of study and agency requiring study below. If "don't know", please contact Planning staff.

Section E: Other materials required

16. Attach the list of abutters to the property for which the application is being submitted. Abutters are the owners of property directly opposite on any public or private way or street, and owners of land within 300 feet of the property line, including those properties which may lie within bordering towns. An abutters list is a separate form available from the Assessor's Office, Planning Office or from the Town website. The list must be certified by the Assessor's Office prior to submittal to the Planning Office.
17. Submit the application fee, per the fee schedule available from the Planning Office and the Town website.

Section F: Waivers

18. The Planning Board may waive, by an affirmative vote of four (4) out of five (5) members, any of the special permit submittal requirements, if it believes that strict compliance with these rules and regulations will, because of the size or special nature of the proposed development, create an undue hardship on the Applicant and will not be in the public interest. Any waiver(s) requested by the Applicant shall be submitted in writing as part of special permit application.

Section G: Engineering Peer Review and Site Inspection Fees

19. **Engineering Peer Review or Consulting Fees:** The Planning Board reserves the right to engage the services of a technical consultant(s) to review any aspect of an application if it believes that professional review is necessary to accomplish the purposes of the zoning bylaw and the Board's special permit regulations. The costs for any professional review shall be borne by the Applicant and shall be imposed in accordance with the M.G.L., Chapter 44, Section 53G, as amended, and as duly adopted by the Planning Board in accordance with said law.
20. **Site Inspection Fees:** If an Applicant obtains a special permit from the Planning Board and proceeds with a project pursuant to that special permit then the Planning Board reserves the right to require site inspection(s) during the project's construction. The costs for such inspections shall be borne by the applicant and shall be charged at a rate approved by the Planning Board. Inspection fees shall be received by the Town in accordance with the M.G.L. Chapter 44, Section 53G, as amended, and as duly adopted by the Planning Board in accordance with said law.

Signature of Applicant: Oral Test
By: [Signature]
Donald M. Greenough, Attorney

Signature of Owner(s) (if different from Applicant): [Signature]
WILLIAMS S. BOUACCIOSE, Atty For Seller

Special Permit Application
Continuation sheet

Re: 55 Waldingfield Road, Ipswich, MA 01938

Section A. General Information

The applicant desires to use the lot for business purposes as a Great Estate Preservation Development ("GEPD") as described in Section IX.H of the bylaw. Proposed uses, all of which are permitted in a GEPD, will be business offices (H.2.i), a conference center including meeting rooms and overnight lodging for business invitees (H.2.c), and agricultural and equestrian uses that are permitted in the RRA District. Future uses on the lot may include a health or wellness center for employees and business invitees (H.2.e) and dining facilities and other accessory uses to primarily serve the occupants (H.2.j).

Section C. Use of Property

The lot is presently used for three residential structures - a single-family residence (the "mansion"), a multi-family residence (the "farmhouse"), and a cottage (the "pool house"). A portion of the lot is used for equestrian purposes with a barn and paddocks. There is an easement on a portion of the lot for the benefit of Essex County Trails Association, Inc., that is limited to equestrian use only, and a driveway right of way for the benefit of Essex County Greenbelt Association, Inc., that is used for access to the polo field on its adjacent land.

The applicant plans to create a collaboration center for its employees, customers and scientific advisors. A world-class environment for workers and guests will facilitate research for better treatments for those who suffer with vision impairment. The initial phase of development will focus on renovating and rehabilitating the mansion and connecting it to the carriage house for business offices and a welcome center. The next phase will rehabilitate, renovate and expand the farmhouse for meeting rooms and lodging for business guests as well as rehabilitate and expand the barn for an equestrian center to be used by employees and business guests. Additional phases will include the construction of additional office space and a wellness center for employees and business guests.