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July 28<sup>th</sup>, 2021

Ipswich Planning Board  
Attn: Carolyn Britt, Chairperson  
Ipswich Town Hall  
25 Green Street  
Ipswich, MA 01938

Re: 55 Waldingfield Road

Dear Carolyn:

On behalf of my client, Ora, Inc., I would like to briefly describe the Open Space Restriction that would be executed as part of the Great Estate Preservation Development at 55 Waldingfield Road as required by Section IX.H.5.c.

As shown on Sheet 1 of the Olson Lewis plans previously submitted, the lot is 39.9 acres, of which 8.8 acres are currently encumbered with a Conservation Restriction for the benefit of Essex County Greenbelt Association, Inc. ("Greenbelt"). Section IX.H.5.c.iv requires that a minimum of 40% of the lot shall be subject to a conservation restriction that complies with M.G.L. Chapter 184, Sections 31 and 33. My client proposes to encumber an additional 7.2 acres with a qualifying conservation restriction, resulting in a total protected open space of 16 acres, or 40.1% of the lot.

The proposed open space consists of two 100-foot wide areas that correspond with the setback requirement of Section IX.H.5.d.i. Although each area might be considered as merely a "strip of land offering a buffer from another property" as described in the Criteria for Evaluating Proposed Open Space, dated May, 1997, on this lot the two "strips" will provide protected corridors for a public trail around the perimeter of the lot featuring views of the historic gardens, Great Estate mansion, Ipswich River, polo field, horse paddocks and pastures.

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The area on the east side of the lot abuts land owned by Greenbelt and contains the 20-foot wide right of way from Waldingfield Road to Greenbelt's land that is now used as a polo field.

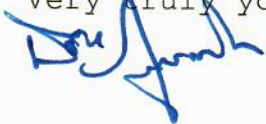
The area on the west side of the lot abuts privately held land and contains a private trail from Waldingfield Road running north towards the Greenbelt CR.

My client believes that preserving these two areas as permanently protected open space complies with Criteria #7 because the parcels will link with the existing 8.8 acre Greenbelt area to create a looped trail around the perimeter of the lot.

At present there is only limited public access to the lot, being a trail easement to Essex County Trails Association, Inc., for equestrian purposes only . My client will create a multi-purpose trail for non-motorized use.

As required by Section IX.H.5.c, the trail on the preserved open space on the lot will be available for use by the general public.

Very truly yours,



DONALD M. GREENOUGH

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