

Ethan Parsons

From: KATHLEEN MOORE <katzmotz@comcast.net>
Sent: Friday, September 3, 2021 2:59 PM
To: Ethan Parsons
Subject: 5-11 Washington Street Proposal

Kindly share this to all members of the Planning Board as well. Thank you.

Dear Planning Board:

I write to ask you to strongly consider significant modifications to this project as outlined in *Ipswich Chronicle* 9/1. My primary objections follow:

- height. This height is completely out of character with the surrounding neighborhood. It feels more like a hotel in a mostly residential area.
- density. Current zoning is for nine units. The applicant is asking for almost double that amount, cramming 16 into this parcel.
- **safety.** This is, by far, the most important worry.
 - On one side of the proposed development is Mineral Street, a one-way road. On the other border -- Washington Street -- I count seven direct entrances/exits to a roadway that links the Linebrook Road area to downtown.
 - Children walk down from Brownville Avenue on Mount Pleasant to cross here and go on to Winthrop School.
 - Mount Pleasant is directly opposite the existing car wash that will be replaced; it is often used as a shortcut between Washington Street and Topsfield Road.
 - This project would add a possible 32 cars (16 units x 2) plus guest parking.

This is a dense, mostly residential neighborhood, with various housing components and small businesses just outside the downtown area. It should not have to face outscaled buildings with greatly increased and unsafe traffic patterns that would make constant noise and safety problems for its current residents.

I appreciate your thoughtful consideration on this matter.

Yours,

Kathy Moore
7 Mount Pleasant Avenue