

Ethan Parsons

From: Kathleen G <kgallanar@gmail.com>
Sent: Monday, September 20, 2021 9:36 PM
To: Ethan Parsons
Subject: For Planning Board Sept. 23, re 11 Washington St. application
Attachments: Tedford Lumber Tower.JPG

Hello Ethan,

Can you please share this with the Planning Board for the September 23 meeting. Thank you. Kathleen Gallanar, 16 Argilla Rd, Ipswich.

To: The Ipswich, MA Planning Board

During the September 9, 2021 Planning Board meeting, the 11 Washington St. project was continued to Sept. 23 for the developer to consider the input and amend his plans. Citizen input and concern is critical for the Board to make an informed, fair decision for all. As of Sept. 20, no new plans have been provided for citizen review. Please consider continuing the hearing again in order for everyone, including abutters and all residents, to be prepared, ask questions and raise concerns.

This project relies on footnote 11 providing a density bonus. I encourage the Board to consider the overall purpose of the Zoning By-Laws and not consider this petition based on the merit of a footnote. A portion of the overall purpose is copied below and can be found on page 5, Ipswich Zoning Bylaw, updated STM October 25, 2016 and reads:

This bylaw is enacted for the following purposes: to lessen congestion in the streets; to conserve health; to secure safety from fire, flood, panic and others dangers; to provide adequate light and air, to prevent the over-crowding of land; to avoid undue concentration of population; to facilitate the adequate provision to transportation, water, water supply, drainage, sewerage, schools, parks, open space, and other public requirements.

The role of the Planning Board can be challenging as you weigh the overall purpose with the contingencies provided in footnotes. However, in this case it's clear that the project does not align with the overall purpose of the bylaws. Simply meeting a footnote does not align with the Boards role as stewards and guardians of the bylaws.

This project consists of many factors that are not consistent or in character with the neighborhood. As well, the project introduces new precedents for other applications that are a detriment to the town, examples include:

- Density, the number of units and lack of green space, homes in this neighborhood have yards and green space.
- Tandem parking is not an appropriate means to meet the parking requirements. Guests and visitors will park on the street instead of risk being blocked in by an unknown car.

- Mass and structure of the buildings. There are no residential buildings in this neighborhood at this height, with this roofline with rooftop decks.
- Roof top decks allow residents full view into others back yards, violate privacy and are a safety hazard.
- There is one building in the neighborhood that stands approximately 40 feet, the Tedford lumber tower building, a commercial building (picture below) This project would construct multiple buildings of this mass on Washington St. Currently, there are no residential buildings at this height.

Please keep in mind that allowing a developer to build a complete residential project in a general business zone limits future commercial growth and economic gain for the town and all the residents. Please do not set this precedent. We should all be concerned that small business becomes blocked out of Ipswich by an influx of residential units taking up general business space.

Lastly, this developer should not be considered for additional special permits when he has not delivered on contingent agreements for past special permits. Specifically, I'm referring to 3 Payne St infill lot. The new house has been constructed, the existing home at 3 Payne St still does not have a driveway. The new residents continue to park on the street. A condition of the granting of the special permit included that the developer was required to put a driveway in for the existing home (given the special permit allowed the current driveway to become a portion of the buildable lot). Please consider this. Agreements need to be met before consideration of any additional special permits.

Thank you for your time and volunteering on the Planning Board.

Kathleen Gallanar

16 Argilla Rd, Ipswich MA

