

Ethan Parsons

From: Joel Lamendola <lamendola.joel@gmail.com>
Sent: Wednesday, November 10, 2021 4:35 PM
To: Ethan Parsons
Cc: Kirsten Grieshaber
Subject: 55 waldingfield rd development plans

Hello,

I'm writing to voice my concern in the current request to the Ipswich Planning Board on the subject line property, of which I am an indirect neighbor. The special permit request on this property, as I understand it, is in clear violation of both the intent and letter of the Great Estate Protection Plan Bylaw.

For example, it violates, directly:

1. The property size requirement of 200 acres+

"The town of Ipswich and four other communities in Massachusetts have a Great Estates Bylaw to encourage appropriate development or preservation of large estate properties and to prevent the subdivision of the property into single family homes. Development may still occur, but without such a law, open space may be lost and historic houses on the property are sometimes demolished.

The Ipswich Great Estates bylaw provides an alternative to the demolition and/or subdivision of the property by allowing nonresidential uses such as offices, hotels, conference centers and multi-family buildings in single family residential zones. The bylaw applies to properties that contain at least 40,000 square feet of building space and 200 acres of land. Developers must first obtain a special permit from the Planning Board. Open space and significant view corridors are usually reserved for public access."

2. the "allowable floor space" language

"Allowable floor space:

A GEPD that rehabilitates or renovates all buildings and supporting structures certified by the Historical Commission as having historic or architectural significance may increase allowable floor space by the amount of square footage contained in all existing buildings that are rehabilitated or renovated as part of the GEPD development, except that new floor area developed on the lot may be increased by five (5) square feet for every square foot of floor space contained in buildings and supporting structures certified by the Historical Commission as having historic or architectural significance that are rehabilitated or renovated."

,and also violates the intent of the bylaw that allows for "appropriate development or preservation of large estate properties". The addition of numerous buildings along with increasing traffic levels are certainly not appropriate, in my estimation, for the current residential setting in this area.

Best regards,

-Joel Lamendol & Kirsten Grieshaber
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