

## Ethan Parsons

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**From:** Eric Josephson <eric@joset.com>  
**Sent:** Saturday, November 27, 2021 11:55 AM  
**To:** Ethan Parsons  
**Cc:** eric@joset.com  
**Subject:** FW: Washington Street Carwash Project

Hi Ethan and Planning Board folks,

We'll be traveling during the time of the next Planning Board meeting and will not be able to attend either via Zoom or in person.

We still feel that even at 14 units the proposed project is too dense. I'm more inclined to think 10 is an appropriate number.

Thank you, Eric Josephson, 46 Washington St.

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**From:** Eric Josephson <eric@joset.com>  
**Sent:** Tuesday, November 9, 2021 7:13 AM  
**To:** 'Ethan Parsons' <ethanp@ipswichma.gov>  
**Subject:** Washington Street Carwash Project

Hi folks,

It seems that folks from outside of our Washington Street neighborhood are chiming in on what they feel is appropriate for this area of Ipswich. One says that more housing will save downtown businesses. It won't. Another says if we deny the developer less than 16 units it comes off as bad for business. It isn't; development is more of a "one off" than running a day to day business of employee people. Several people have characterized the existing establishment as an "eyesore" whereas I see it as functionally appropriate for its use i.e. a carwash. The current owners want out, undoubtedly they and the business has run its course. And now they have a potential buyer who wants to build a residential development. I can only speak for myself but I feel residential use for that property is a correct use and not out of place. It is and continues to be the density that the developer proposes that is an issue. Each time he has come before the Board it is always 16 units and never less. I'm not sure what is "allowed" by right but I feel 8 units is enough.

Thank you for your time and service. Eric

Eric M. Josephson  
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