

# ASB design group

November 24, 2021

Ipswich Planning Board  
Ipswich Town Hall  
25 Green Street  
Ipswich, MA. 01938

Re: **Summary Letter: Site Plan Review for 5 - 11 Washington Street – Revision #2**  
**Ipswich, MA. 01938**  
**Job No. 2021-11**  
**Map 41B Lots 274 & 275**

Dear Members:

On behalf, of our client (the applicant) Wash Station Village LLC, **ASB** design group, LLC (ASB) is submitting this Summary Letter concerning the Site Plan Review for 5 - 11 Washington Street for your review, comment, and approval. The submittal includes:

- Summary Letter - Site Plan Review Revision #2
- Traffic Memorandum
- Sheet C1
- Figure 1: Benches

## Design Team:

Paul Donohoe, PLS – Donohoe and Parkhurst Inc. – Land Surveying and Mapping  
John Dugger, AIA – J S Dugger, AIA & Associates – Architect  
Julie McCarthy – Graphic Stylz – Graphics  
GZA Geoenvironmental, Inc.

## **PROJECT OVERVIEW – REVISION #2**

On November 10, 2021, the applicant represented by John Colantoni met with the Ipswich Planning Board to review the site layout as shown in Revision #1. During the review the Planning Board Members requested that the applicant look at implementing the following recommendations:

- Remove a single unit in the 7 Plex Building and thus break up the mass of this building which in turn would provide additional open space. This would result in a 13-unit development with 2 affordable units.
- Provide a portion of the units with one car garages.
- Remove 2 guest parking spaces to enhance the green space near the proposed

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Gazebo.

- Introduce Outdoor Benches.
- Introduce Bike Racks.

The current layout shown on Sheet C1 (Revision #2) accomplishes the objectives highlighted above. This was achieved without a reduction in the number of units from 14 to 13. To maintain 14 units a 4 Plex building was introduced (Units A – D). In addition, two of the 14 units will have a living space of just 1,250 s.f.

Table 2 below summarizes the Revisions incorporated into Revision #2.

**Table 2 Site Plan Revisions – Revision #2**

Site Feature	Existing Conditions	Proposed Conditions
Impervious Surface	27,723 s.f.	24,372 s.f. (3,351 s.f.)
Curb Cut Washington St.	162.0'	60.0' (102.0')
Curb Cut Mineral Street	33.0'	20.0' (13.0')
Benches (see Figure #1)	N/A	4
Bike Racks	N/A	2 (18 bikes)
Roof Decks	N/A	6
One Car Garages	N/A	4
Two Car Garages	N/A	10
Guest Parking	N/A	12
Living Space	N/A	Range from 1,250 s.f. to 2,100 s.f.
Affordable Units	N/A	2

Reduction in impervious surface and curb cuts show in red.

The revised site layout will result in a decrease in impervious surface of 3,351 s.f. Figure 1 shows the types of benches that will be installed at the site as shown on Sheet C1 (a total of 4). Each bike rack will be able to support 9 bikes for a total of 18. The living space will range from 1,250 s.f. to 2,100 s.f. No waivers are being requested as part of revision #2.

If you have any questions and or concerns, please feel free to contact me at 978-500-8419

Sincerely,



**ASB** design group, LLC  
Thad D. Berry, P.E.  
Principal

