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## TOWN OF IPSWICH OPEN SPACE COMMITTEE

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### MEMORANDUM

**TO:** Carolyn Britt, Chair, Ipswich Planning Board

**FROM:** Wayne Castonguay and Andy Brengle, Open Space Committee Co-Chairs

**SUBJECT:** 55 Waldingfield Road Great Estate Preservation Development

**DATE:** November 29, 2021

**CC:** Ipswich Planning Board  
Molly Shea, Open Space Manager  
Beth O'Connor, Open Space Steward  
Ethan Parsons, Director of Planning and Development  
Kristen Grubbs, Town Planner

Following the Planning Board Meeting on November 10, 2021 and feedback received, the Open Space Committee feels it is important to clarify more concisely our recommendations that were expressed in the previous Open Space Committee memos from October 20, 2021 and November 8, 2021:

1. The Open Space Committee's interpretation of the GEPD bylaw *and* the Criteria for Evaluating Proposed Open Space referenced therein, is that the 8.8-acre Julia Bird Conservation Restriction (CR) is already protected land and as such should not necessarily count toward the priority open space as part of this proposal.
2. The Open Space Committee's recommendation is that *if* the Planning Board decides the 8.8-acre CR can count toward the open space calculation, *then* the Planning Board should exclude the portions within that CR area that are specifically identified as "will not count" in the May 1997 Criteria, such as wetland resource areas.
3. The Open Space Committee has identified the two paddock/pasture areas along Waldingfield Road as the most vulnerable (not already protected) and valuable open space areas on site and recommend they be protected in their entirety. Any development in those paddocks would be fundamentally detrimental to the integrity of the landscape of this Great Estate and purpose of the bylaw (Section IX.H.(1)). For the purposes of complying with both the overall intent of the bylaw and for open space values, deciding which parts of the property to protect should start with the paddocks and go from there.
4. The Open Space Committee recommends the applicant's proposal for a permanently protected looped public access trail around the property.

Thank you for these further opportunities to weigh in.