

Ethan Parsons

From: Bryan Townsend <batgram@icloud.com>
Sent: Monday, December 13, 2021 9:33 AM
To: Ethan Parsons
Cc: ASSESSORS
Subject: Re: Letter for you regarding 55 Waldingfield

Ethan,

Good morning. I trust you'll take a moment at the upcoming meeting on the 16th to set the record straight on the Assessor's involvement/non-involvement given the confusion that has arisen as to two things:

What was the Assessor doing at the site on November 17th (i.e. purpose of visit) and what did the Assessor provide to Ora, if anything?

Was the Assessor coming up with certain calculations for assessment purposes only (and was not there to address the two operable GFA calcs, as I gather from your clarifying email message below)?

To remind, the **two minimum aggregate GFA** calcs are:

- 1) The total GFA of all buildings built **before 1997** (i.e. all buildings older than 24 years). As such, certain newer buildings, like an apartment or other built additions on "historic structures" less than 25 years old should be ignored for both calculations...but may have shown up in the Assessor's?
- 2) The total GFA of all **historic or architecturally significant buildings** (per IHC designations, specifically removing the pool house).

I attach the most recent news article that supports my conclusion some clean up is needed on the matter at the upcoming meeting - not that we should trust anything we read in the news.....but when I see references to a single GFA calculation as the matter before the Planning Board (first paragraph), I get frustrated, as everyone should be on the same page with respect to the GEPD Bylaw specific calculations as to what buildings and structures are included for what specific calculation by the Bylaw.

Thanks.



Bryan Townsend
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On Dec 6, 2021, at 8:35 AM, Ethan Parsons <ethanp@ipswichma.gov> wrote:

Bryan,

I'll post Ora's presentation that it made at last week's Planning Board meeting in a few. To be clear, I neither made nor provided any slides or information for the Planning Board meeting relative to this project. What I do is advance slides provided to me by applicants.

Also to be clear, neither the Assessor nor the Board of Assessors have any role on a GEPD project unless the Planning Board requests information. The Planning Board hasn't done that to date.

You should direct your questions and concerns to the Planning Board.

Ethan

From: Bryan Townsend <batgram@icloud.com>
Sent: Friday, December 3, 2021 3:11 AM