

December 3, 2021

Re: #55 Waldingfield Road

Dear Friends and neighbors –

How to revitalize declining real estate? The question is asked wherever community hallmarks no longer serve their owners. Nostalgia is futile. Change is inevitable, albeit often painful. Renewal comes from within and is never finished.* Communities must come together to regenerate and renew. Castle Hill, EBSCO and BioLabs offer useful lessons.

Friends of Waldingfield - a group of my neighbors, oppose purchase of #55 Waldingfield Road by Ora, an Andover-based clinical and preclinical contract research organization. They vision scenic Waldingfield Road clogged with traffic, proposed trails closed to public access, paddocks and bucolic vistas turned into parking lots and corporate structures.

While arguing detail about the width of scenic setbacks and basement height before the Planning Board last evening, the Friends and their attorney missed a critical point: Seller can market the 39+ acres as twelve or more residential lots. Gone are boundary setbacks, public access trails, paddocks and bucolic vistas. Gone is the Great Estate.

Several Friends suggest purchasing the property then resell to a Buyer who will keep #55 as is. Do they forget the previous owners and their experienced real estate brokers tried for years to find this Buyer?

The Planning Board, responsible for ensuring Ora meets Great Estates Preservation Development Bylaw (GEB) requirements, mires itself in trail width discussions, conservation restriction detail and barn square foot calculations. Would some homework prior to a scheduled meeting answer these questions?

Everyone... PLEASE... acknowledge that nostalgia and change do not have to be at odds. Ora's GEB commitments are fully disclosed in detailed Planning Board filings. Find and read them (thank you, Jack Whittier!) before venting opposition to the project. Will Ora survive the thousand cuts inflicted by well-intentioned neighbors and Friends? Will life on Waldingfield Road be improved by a dozen new houses? The answer is ours to decide.

Problems have been described as opportunities in work clothes. Ora offers us an opportunity. Let's work together to make the project better.

Thank you -

Nat Pulsifer
11 Waldingfield Road

CC: John Muldoon, Stuart Abelson, Carolyn Britt, Ethan Parsons, Jack Whittier, Curtis Sprouse,

*These ideas come from "Lessons from the Basque Country," a 12/1/2021 analysis by Martin Wolf in the (London) *Financial Times*.