

Ethan Parsons

From: Carolyn Britt <cbritt@communityinvestment.net>
Sent: Thursday, October 21, 2021 11:16 AM
To: Ethan Parsons
Subject: Fwd: car wash depot

Do you plan to forward this to the Board?

Carolyn

----- Forwarded Message -----

Subject: car wash depot
Date: Thu, 21 Oct 2021 06:59:33 -0400
From: John I Andrews <ijandrews333@gmail.com>
To: cbritt@communityinvestment.net

I would like to start off thanking the planning board for all they do for the residents of Ipswich your job is not easy and very hard to please everyone.

I read an article in the chronicle October 14th and a few comments about this project pop up and I just have to ask.

First it mentioned this project may trigger the trains having to sound their horn I highly doubt this is the case but has any looked into this?

Gordon Harris the Town historian quoted he is not against housing, but Washington St is one of the oldest streets in town and has a certain character to it a project of this size would certainly take away from this.

Other things to think about

What about trash and snow. On the developer's last project in town 64-66 County Rd the residence need to have all the snow hauled out after each storm as there is no place to put it will that be the same for this project based on current drawing it may seem that way.

At the last meeting you heard a lawyer in town speak about how this is better than business use as that is changing, I couldn't disagree more businesses in town are thriving plus this is one of the last pieces of business developable land available while it is not the boards place to decide what goes there it does have the job to decide what exceptions it will make for anything above the 9 units allowed without any foot notes or exceptions.

Let's talk about what is allowed 9 units as the land is zoned GB even if the developer were to put just the 9 units it would still be overpowering compared to anything in the neighborhood or on Washington St. in his last set of plans page 6 if you look across the street at the two buildings (4 units total 22-24 Washington St) is almost the same size lot. I do realize that the zoning is different on that side of the street but he wants to treat this as a residential project so it should fit those criteria.

There is a driveway for unit A on Mineral St which is a one way do you think there will drive around the block (which increase traffic) so they come down Mineral St with the legal flow of traffic or do you think they will go down the one way against traffic a 20 ft to get to their driveway.

Let's really talk about the biggest problem with this property, The owner wants to sell the land (which is still pending a special permit) and probably wants to get as much as he can which he should the developer wants to build that's what he does for a living and make as much as he can off each project which they both are entitled to do but at what cost to the residents of Ipswich.

You will hear him say it doesn't make financial sense to do that, well that is his choice it is not Ipswich residents job to help him make money.

To receive a special permit there needs to be a benefit to the town, So where is the public benefit to the town and neighborhood? yes they are putting money into the affordable housing fund, but as the town adds more homes and brings in more residents it taxes the system. Every time we add a home it changes our formula for to stay above the 10% for affordable housing. I don't see any benefit to the project one we will be loosing a self-serve carwash which many residence use (but we will most likely loose at some point) This piece of land should be used as GB not residential again if residential is allowed let it be built as what is allowed not with special permit. The developer has submitted three set of plans so far but has not even dropped out one unit, all he has done is submitted a terrible design first then his second plan looks better which he released two days before the meeting which he wasted everyone time as no one including the towns residents had a chance to look at and now the third set of renderings hasn't changed much.

He mention he looked at the neighborhood and trying to fit in. Take a look at page5 of the last set of perspective and elevations plans dated 10-13-21 if you look at all the properties on Washington St all the properties he has drawn black boxes a round are deep with large open yards yet he wants to put an extremely dense project right in the heart this neighborhood.

I ask the planning board please listen to the residence of Ipswich and the neighbors only allow the 9 units which again will still be over powering. I personally wish the footnote 11 would be removed from the town build code all together as it was removed from IR zoning.

Please read all letters sent in on this topic on the town website under planning board current projects I will forwarding this to Ethan also.

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