

From: Melanie O'Neill <xmoneill5@gmail.com>

Sent: Monday, January 10, 2022 10:27 AM

To: Ethan Parsons <ethanp@ipswichma.gov>; Kristen Grubbs <kristeng@ipswichma.gov>; Brendan Lynch <brendanl@ipswichma.gov>

Cc: Helen and Bill von Oehsen <hmoorevo@gmail.com>; Helen and Bill von Oehsen <vono58@msn.com>; Kim Maise <krmaise@gmail.com>; Alison O'Neill <xaoneill@gmail.com>

Subject: 48 Turkey Shore Rd Renovation Submissions

Dear Conservation Commission, Planning Board, and Architectural Preservation District Commission Members,

We are the owners of 52 Turkey Shore Rd and are abutters to the property at 48 Turkey Shore Rd. We are excited to see this historic property being renovated and welcome most of the changes being considered in the various submissions. We attended both the Conservation and Planning meetings last week and will attend the Architectural Preservation meeting this week. Because of the complexity of the submissions, we have tried to document a few concerns we have that perhaps can be assessed during your site visits and considered at your future project reviews. We are copying the von Oehsens on this email so that they are aware of our concerns.

As background, the formal front of our house and all the main living areas and patio face the side of our property that directly abuts the 48 Turkey Shore property. The narrow but deep strip of land that runs between our properties on either side of the property line is largely undeveloped and currently serves as habitat for many birds and various small woodland animals. According to the submissions, starting at the road, approximately 100 - 120 feet of this area will undergo major renovation within 10 to 18 feet of the property line to accommodate a new parking area, driveway and a new accessory dwelling unit.

New Driveway and Parking Area:

The area between the main house addition and the property line is proposed to be a new, large circular drive and parking area servicing both the main house and a new accessory dwelling. The set back from the property line to the driveway ranges from approximately 10 feet to 18 feet. The proposed driveway area occupies what is now a mostly undeveloped landscape area. Three trees are proposed for removal in this area. The impact of the proposed changes to the wildlife habitat as well as our view will be significant and we ask that consideration be given to placing mitigation/screening plantings along the property border and /or that the driveway be moved further away from the property line to allow some of the natural wild area to remain.

New Accessory Dwelling

The new dwelling structure is significantly larger than the existing enclosed portion of the barn (8,514 cubic feet versus 14,304 cubic feet not including the new basement) due to the inclusion in the new building calculation of several low, covered walkways (lean-tos) and sheds attached via these walkways. The new structure is to be located 25-30 feet closer to the property line than the existing main barn structure and will be placed on a foundation with a basement. It is not clear what the new basement and foundation will add to the height of the new building as they are not included in any elevation drawings. There are three retaining walls shown off the new dwelling which seem to indicate recessed entry points into the basement. We are concerned that digging a basement/foundation and entryways may negatively impact the root structure of surrounding mature trees and may substantially impact wildlife habitat areas. There are also three trees proposed for removal in this area. The increased building size, the movement of the structure closer to the property line, and the potentially increased building height will have a substantial negative visual impact to us and may compromise wildlife habitat. We would prefer that the new accessory dwelling be much closer to the footprint and current location of the existing barn, and that mitigation and screening plantings be considered to help offset the impact of the new dwelling.

Although we have some concerns regarding the plans as currently submitted, we are very happy to see this beautiful and historic property being renovated. We thank the von Oehsens for contacting us about their plans, and we thank the committees for allowing us to comment.

Sincerely,

Melanie O'Neill (201) 314-2973, xmoneill5@gmail.com

Kimberley Maise

Alison O'Neill