

Sunday, January 9, 2022
Re: #55 Waldingfield Road

Ipswich Planning Board
Town Hall, 25 Green Street,
Ipswich, MA 01938

Dear Chair Britt, Members of the Ipswich Planning Board and Ethan Parsons, Planner

The truism – A bird in hand is worth two in the bush, came to mind whilst thinking about your January 12th review of the Great Estates Protection Bylaw application by Ora, Inc. What concerns have not been raised by neighbors, by Friends of Waldingfield (FOW), by Town Committees? What questions remain?

You have resolved so many issues since Ora filed last July:

- Open Space Committee concerns re the 8+ acre Greenbelt riverfront CR
- a square foot measurement dust up
- confusion about protected open space – Ora has defined the circumferential trail; added 2+/- acres in the Paddock and in the Pasture, plus confirmed public access to the river trail and the polo r/w
- the last PB meeting addressed Sustainability
- Ora also disclosed a 25,000 sq. ft. reduction (however measured!) to Phase 2-3 construction. Such reduction could lead to fewer parking spaces, pleasing the neighbors.

Greater depth cannot be added to the traffic discussion. Without a multi-day 24/7 traffic count neither Advocates nor Opponents can benchmark the potential effect of axles attributable to Ora service vehicles plus their forecast <70 - 200 (max) employee cars/day. Traffic Calming techniques (see <https://www.transportation.gov/mission/health/Traffic-Calming-to-Slow-Vehicle-Speeds>) could slow things down. Do you know if Ora and the Town are in discussion? **

A FOW spokesperson told me the Friends opposed corporate ownership and would not fundraise to facilitate Greenbelt's purchase of additional open space development restrictions. They say they have funding equal to the #55 original seller's asking price and intend to make an offer should the Ora proposal fall through. Other Friends suggest they may have a buyer who could meet – possibly exceed Ora's open space preservation commitments. We shall see - "A bird in hand"

Thank you for patiently guiding this complex proceeding through the requirements of our town's Great Estates Bylaw. I hope Wednesday's discussion moves the matter to closure.

Nathaniel Pulsifer

** I have suggested Appleton Farms get involved; current traffic volumes place their seasonal W' field Road foot traffic - especially at the RR bridge, at increasing risk.

Cc: John Muldoon, Ipswich Local News