

Ethan Parsons

From: Annie Graziano-Miller <annieips54@gmail.com>
Sent: Friday, January 14, 2022 1:32 PM
To: Ethan Parsons
Subject: 5-11 Washington St

Below please see my letter and share with other members of the planning board.

To: Planning Board
Re: Washington St Project

I am writing this letter in regards to the property at 5-11 Washington St.

I have been watching many of these planning board meetings for quite some time and even with the minor changes and revisions to the project I feel this property is still too insufficient to sustain 13 units with rooftop decks.

As I look around Ipswich and watch all these new projects sprout up I am astonished at how huge they are. I am by no means a "pro" at reading plans, but when I see them on paper they don't appear to be that intimidating. Once they start to build you realize how tall and enormous they are. Because of this I fear that the sun will no longer be available to the existing neighborhoods, so everyone please appreciate what you got before it's gone.

I was also very disappointed at the developer for using misleading statistics on a traffic report. To present some kind of "national statistic" on car wash traffic is absurd. Thankfully the board saw through this.

If the board members haven't yet, I would like to ask them to please take a walk or ride down the nearby streets which will become a cut through if these 13 units get the green light. There is Cottage, Mineral, Brown and Liberty Streets. All these have no

sidewalks and already pose a serious risk to walkers, runners and bicyclists. With the added traffic from these units I fear even more for everyone's safety.

We all understand the need for housing (especially affordable) in this town and we are not the type of neighbors that belong to the NIMBY groups out there. We are just opposed to the size of the development.

I can see 4-6 units in this spot with green spaces and plenty of parking, and places for children to play and snow to be plowed. I also think 2 affordable units should be available instead of the one suggested. Families need affordable housing now.

Once these units are approved and built there is no "redo". Let's use our common sense and do the right thing for the neighborhoods and also the town. Please lower the amount of units.

I appreciate your time.
Sincerely,
Annie Graziano-Miller