

## Ethan Parsons

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**From:** Michael Maginn <mike.maginn@icloud.com>  
**Sent:** Thursday, January 27, 2022 4:15 PM  
**To:** Ethan Parsons  
**Subject:** Consider the Future of Waldingfield

Via email to: Ethan Parsons

Ms. Carolyn Britt,  
Chair Planning Board  
Town of Ipswich  
25 Green Street Ipswich, MA 01938

Dear sirs and madames:

We have lived near the corner of Goodhue Street and Waldingfield Road since 1987.

I realize that this particular application from Ora before the Board is particularly challenging, and I know Arlene and I along with the other neighbors and interested parties understand the pressures the Board is under and we wish you wisdom in the upcoming decision.

So, thank you for your work on behalf of the Town and its citizens.

I would like to address an issue that was mentioned in FOW Attorney Heuer's most recently letter (1/26/22) reflecting on the nature of the special permit. He states, "The special permit Ora seeks is not limited to Ora's particular operational philosophy or Ora's currently proposed uses of the property. A special permit runs with the land, not the owner. If approved, the special permit will authorize 72,000 square feet of Waldingfield to be used by any owner whose use meets the definition of "business offices" or "conference center"."

Consider future scenarios where Ora, for whatever reason—acquisition, strategic shift, etc.— sells or disposes of the property.

If the Special Permit runs with the land, not the land owner, isn't there a particular flaw in the logic of granting a special permit to *this specific owner* when the plans of future owners are not known and unknowable? Will the Planning Board be back at the table with a different corporation whose interests are completely different from Ora's regarding the use of the property?

Also, who might that future corporate or business owner be? What kind of corporation or business would want a property constrained in its ability to control its asset? It would take a particularly unusual and interesting future buyer of Waldingfield post-Ora to make use of a barn and horse pastures, a Wellness Center, and a relatively small number of sleeping quarters on a little country road in the sticks. Doesn't sound like a money-maker for Marriott or Hyatt, does it? Another bio tech or pharma start up? What if their requirements for the property involve manufacturing, even "clean" manufacturing? Would the property post-Ora be even salable to a business or corporation given the changes made by Ora? If no buyers, what then?

I believe that the Planning Board's charter is not only safeguarding the standards and policies of the Town's and the law's requirements for development now. It also has to project as best it can those safeguards for the future and what is in the best interest of future generations.

A successful business thrives on change. What might the future look like for Waldingfield?

Respectfully,

Michael D. Maginn  
Goodhue Street