

Ethan Parsons

From: Corine <cbcsmile@aol.com>
Sent: Friday, February 4, 2022 5:03 PM
To: Ethan Parsons
Subject: 55 Waldingfield Road

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

Dear Chair Britt, and Members of the Planning Board,

I am following up per Ms. Carolyn Britts suggestion from the previous Planning Board meeting on January 27th. I had my hand raised but unfortunately, however, time did not allow for additional comments.

My husband and I are owners of Cedarwood Farm, 94 Essex Road, Ipswich, and Equestrian Boarding Facility, former homestead of the Raymond Family.

I thank the Planning Board for your patience in these ever-changing presentations of the Ora application.

To Ora, I mean no malice or ill will, great project - DIASTEROUS LOCATION!

I offer two brief points:

As a long-standing member of the equestrian community for over 30 years, I have traveled Waldingfield Road on horseback with friends, fellow boarders, and biked it extensively with my husband. At times while on horseback motorists can be respectful but as the increase in traffic on Waldingfield Road over the years has increased so has the near miss incidents have also occurred.

It is a precarious road at best with the absence of sidewalks, narrow pavement, and blind corners, The intended scope of this corporate development, the number of proposed employees, is simply an accident waiting to happen.

We can site further studies as Professor Yaro's eloquently written letter to Planning Board has done, however, closer to home, when traffic was rerouted through town while the latest movie was being filmed, anyone who was detoured witnessed the increase in density. It was anything but a safe or pleasant experience while on horseback, bike, or on foot.

My second comment refers back to when there was a discussion at a previous Planning Board meeting where there was an exchange amongst the members in reference that the town had already voted to approve the Great Estate by Law. Yes, this is true, however, if it were not so DISINGENUOUSLY presented in May, I believe the outcome would be much different. I reference the fact that the same number of people who previously voted yes are now opposing this project and have joined forces with The Friends of Waldingfield with the numbers increasing exponentially on a daily basis.

In closing I ask that the Planning Board not be short sighted, take a pause and to project long term the DELETERIOUS effects of this project and in the words of Joni Mitchell, "Don't it always seem to go, that you don't know what you have got till it's gone, they paved paradise and put up a parking lot! For 120 cars and growing....

Thank you for your time and listening to other members of the community,

Sincerely,

Dr. Corine Barone

Dr. Michael J. Cognata