

February 15, 2022

Via [email: ethanp@ipswichma.gov](mailto:ethanp@ipswichma.gov)

Carolyn Britt, Chair
Planning Board
25 Green Street
Ipswich, MA 10938

Re: GFA Calculations Need Review and Approval by Planning Board

Dear Chair Britt:

Since November 2021, the singular message of my public correspondence with Ethan Parsons and the Planning Board has been to urge a Town Official to inspect the Barn at 55 Waldingfield for the purpose of independently verifying the Applicant's GFA calculations.

To my knowledge, no Town Official has done that important inspection and verified the GFA calculations submitted by the Applicant. This is of significant concern, for several reasons.

First, the Applicant has implied that its GFA calculations have been independently verified by the Town, and certain Planning Board members have presumed that this is the case. This is factually untrue.

At the December 2, 2021 Planning Board meeting, the Applicant presented a slide comparing its GFA calculations to the "Town's calculations" — implying that a Town Official (presumably the Town Assessor) had been engaged to verify GFA calculations. This slide led to a discussion by Planning Board members (and even an article in the local paper) presuming that the Town Assessor had done her own official GFA calculations and that the Planning Board could rely on those GFA calculations.

Yet as Ethan Parsons subsequently confirmed to me by email on December 6 (included in the public record found on the Town's 55 Waldingfield "Current Project" file):

["neither the Assessor nor the Board of Assessors have any role on a GEPD project unless the Planning Board requests information. The Planning Board hasn't done that to date."](#)

The disingenuous slide presented by the Applicant nonetheless had the effect of generating a misinformed discussion, and spreading public misinformation regarding alleged GFA calculations. Indeed, although the Applicant reluctantly *amended* its original GFA calculations on January 4, 2022 (after questions were raised about the earthen cavity under the Barn), the Applicant had insisted during earlier public meetings that the Planning Board accept the Applicant's *original* GFA calculations without an independent site inspection.

Second, there remain serious unanswered objective questions about how much GFA the Barn actually contains within its structure. To this day, the Barn *does not even appear on the Town Assessor's Card for 55 Waldingfield* (see attached). As a factual matter, there is currently no official Town verification of the Barn's square footage nor number of stories, nor any official position on the modern apartment attached thereto and when it, or other elements of the Barn, were built (pre or post 1997?). These basic factual questions must be answered in order to properly apply the governing GEPD Bylaw provisions regarding gross floor area minimum requirements for structures built before 1997.

Third, I have repeatedly raised questions about how a single-story Barn could have *three stories* for GFA calculation purposes. I was recently driving by the Barn and noticed the front doors were open to reveal a horse inside with light coming from above. I know that usually an 11-foot clearance is needed for horses. With that in mind, and with the light coming from the roof above, it appears the second floor is not fully built out within the Barn, as asserted by the

Applicant and its architects. This is yet another reason by a field inspection should be scheduled, as soon as possible, to put such questions related to the Barn to rest.

When I served on the Ipswich Historical Commission (two terms), we often went into the field to inspect properties when we had questions as a Commission that we knew could be resolved via a simple site visit. This is not an unusual ask, and I encourage you or any Planning Board Member, or an Authorized Agent of your choice to inspect all the Barn at a minimum to resolve questions, but also to inspect all buildings and structures, and to not rely on the Applicant's assertions. An inspection by any member of the Planning Board, or its agent, could resolve the outstanding questions about **dirt floors** (which should not be counted), **open air lean-to** partially abutting the Barn and having no exterior wall, no foundation, and a dirt floor (which should not be counted), and **potentially a non-existent full second story** to the Barn (since if any part is open to the ground floor, that portion of the "second story" cannot not be counted in GFA).

Finally, notwithstanding the above, I would implore you at minimum to consider the request by your fellow Town board — the **Ipswich Historical Commission** — that the Planning Board review and confirm that the GFA of the Barn and other significant structures complies with the GEPD Bylaw threshold. As the IHC stated in their October 5th letter to the Planning Board:

"The Commission understands that the square footage calculations as presented by Ora, Inc. will be **reviewed and approved by the Planning Board** as a component of the Board's Special Permit." (Emphasis added.)

Thank you for your kind attention, and for allowing further discussion and due diligence to be conducted with respect to the specific GFA calculations.

Sincerely,
Bryan Townsend



PROPERTY LOCATION

No	Alt No	Direction/Street/City
55		WALDINGFIELD RD, IPSWICH

OWNERSHIP

Owner 1:	FINKELSTEIN ARTHUR J TRS
Owner 2:	THE WALDINGFIELD REAL EST TR
Owner 3:	
Street 1:	45 HENDRICKS ISLE PH-E
Street 2:	
Twn/City:	FT LAUDERDALE
St/Prov:	FL Cntry Own Occ: Y
Postal:	33301 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 39.9 ACRES of land mainly classified as MULT HS with a MANSION Building built about 1929, having primarily STUCCO Exterior and 9580 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	RRA	RRA	100	water	1	TYPCL
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
109	MULT HS		43560		SQUARE FESITE			0	11.55	1.00	EE									503,118						503,100	
109	MULT HS		38.9		ACRES EXCESS			0	15,000.	0.39	EE			EASMNT	-25	WET	-25			229,753						229,800	
109	MULT HS		1200		FRONT FEEEXPAN			0	0.	0.00	EE																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
109	39.900	1,706,200	38,300	732,900	2,477,400
Total Card					
39.900 1,706,200 38,300 732,900 2,477,400					
Total Parcel					
39.900 2,087,900 120,300 732,900 2,941,100					
Source: Market Adj Cost		Total Value per SQ unit /Card:		258.61 /Parcel: 241.86	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	109	NC	2,087,900	120300	39.9	732,900	2,941,100		Year End Roll	11/8/2021
2021	109	FV	2,059,100	116900	39.9	709,000	2,885,000	2,885,000	Year End Roll	12/22/2020
2020	109	FV	1,958,500	118000	39.9	661,000	2,737,500	2,737,500	Year End Roll	12/13/2019
2019	109	FV	1,962,900	118000	39.9	661,000	2,741,900	2,741,900	Year End Roll	1/7/2019
2018	109	FV	1,939,600	118000	39.9	643,600	2,701,200	2,701,200	Year End Roll	1/2/2018
2017	109	FV	1,918,800	118400	39.9	643,600	2,680,800	2,680,800	Year End Roll	12/12/2016
2016	109	FV	1,677,600	119500	39.9	621,800	2,418,900	2,418,900	year end	12/9/2015
2015	109	FV	1,677,600	119500	39.9	621,800	2,418,900	2,418,900	Roll Values	1/13/2015

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FINKELSTEIN, AR	14466-547		12/4/1997	CONVENIENCE		1	No	No	
	7454-181		7/2/1984				No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/18/2012	R-12-00204	GEN REPA	1,500	C	7/26/2012			RETRO PERM TO REP
10/12/2010	10687	ALTERATI	80,000	C				REMOD KITCH
8/7/2008	08480	ROOF	1,500	C				REPAIR RF
8/21/2007	07545	ALTERATI	27,000	C				REMOD 2ND FL BATH
12/3/2003	03742	ROOF	10,000	C				SECTION OF BARN RO
7/20/1998	98294	MANUAL	80,000	C				PORCH+

ACTIVITY INFORMATION

Date	Result	By	Name
7/26/2012	PERMIT VISIT	197	MIKE CASSIDY
8/5/2011	PERMIT VISIT	197	MIKE CASSIDY
7/20/2009	MEASURED	197	MIKE CASSIDY
5/14/2008	PERMIT VISIT	197	MIKE CASSIDY
7/20/2006	PERMIT VISIT	197	MIKE CASSIDY
3/31/1999	MEASURED	197	MIKE CASSIDY
2/5/1988	MAILER RETUR	500	B.O.A.

Sign: _____

EXTERIOR INFORMATION

Type:	10 - MANSION
Sty Ht:	2T - 2T
(Liv) Units:	1 Total: 3
Foundation:	3 - BRICKSTONE
Frame:	1 - WOOD
Prime Wall:	6 - STUCCO
Sec Wall:	8 - BRICK VEN 5%
Roof Struct:	2 - HIP
Roof Cover:	2 - SLATE
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	A - VERY GOOD		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	2 - PLASTER		
Sec Int Wall:			
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:			
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	5 - STEAM		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal:		% Sprinkled:	

BATH FEATURES

Full Bath:	4	Rating:	EXCELLENT
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	EXCELLENT
A Kits:		Rating:	
Frpl:	6	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	6.4%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		6.4%

CALC SUMMARY

Basic \$ / SQ:	120.00
Size Adj.:	0.7500000
Const Adj.:	1.03123748
Adj \$ / SQ:	92.811
Other Features:	140000
Grade Factor:	1.63
NBHD Inf:	1.0000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1822916
Depreciation:	116667
Depreciated Total:	1706249

COMMENTS

IA SMKB EASEMENT ESSEX CNTY GRN BLT 8.8
ACFULL DORMER REAR 100%.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RM:	8	BR:	5	Bath:	4	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

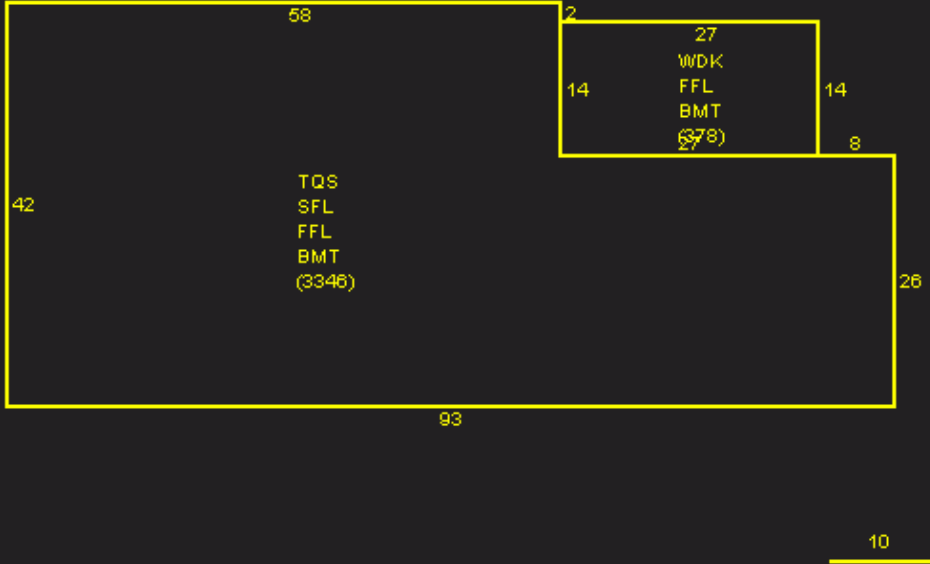
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	5	1
Totals			
1	8	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
66.3	42A 131 0		2/20/2019	1,200,000
WtAv\$/SQ: AvRate: 66.3 Ind.Val: 2729500.000				
Juris. Factor:			Before Depr:	151.28
Special Features: 0			Val/Su Net:	124.70
Final Total: 1706200			Val/Su SzAd	178.11

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	3,724	23.200	86,407	
FFL	1ST FLOOR	3,724	92.810	345,630	
SFL	2ND FLOOR	3,346	92.810	310,547	
TQS	3/4 STORY	2,510	92.810	232,910	
WDK	WOOD DECK	378	7.560	2,859	
Net Sketched Area:		13,682	Total:	978,353	
Size Ad	9579.5	Gross Area	14518	FinArea	9580

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:	Model:	Serial #	Year:	Color:
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
4	GARAGE/L	D	Y	1	43X24	G	GD	1929	29.40	T	30	109			21,200			21,200
2	POOL I-G	D	Y	1	800	A	AV	1988	19.94	T	64	109			5,700			5,700
3	GARAGE	D	Y	1	21X36	A	FR	1950	22.88	T	50	109			8,700			8,700
23	BATH HSE	D	Y	1	12X17	A	AV	1980	17.45	T	32	109			2,400			2,400
40	LEAN-TO	A	Y	1	7X9	F	FR	1980	8.80	T	40	109			300			300

More:	N	Total Yard Items:	38,300	Total Special Features:		Total:	38,300
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IMAGE

AssessPro Patriot Properties, Inc

