



---

---

## TOWN OF IPSWICH OPEN SPACE COMMITTEE

---

---

### MEMORANDUM

**TO:** Carolyn Britt, Chair, Ipswich Planning Board

**FROM:** Open Space Committee

**SUBJECT:** 55 Waldingfield Road Great Estate Preservation Development

**DATE:** March 4, 2022

**CC:** Ipswich Planning Board  
Molly Shea, Open Space Manager  
Beth O'Connor, Open Space Steward  
Ethan Parsons, Director of Planning and Development  
Kristen Grubbs, Town Planner

At its regular, monthly meeting on Monday, February 28, 2022, the Ipswich Open Space Committee (OSC) reviewed the latest proposal by Ora Inc. for protecting open space portions of 55 Waldingfield Road through a conservation restriction (CR). This plan was submitted to the Planning Board at its February 10, 2022 hearing as part of Ora's application for a special permit to develop 55 Waldingfield under the Great Estate Preservation Development (GEPD) bylaw.

The committee elected not to vote the Ora proposal up or down, but agreed to relay the full range of responses and attendant nuances by memo to the Planning Board.

- A majority of OSC members acknowledge that Ora has met the open space requirements of the GEPD bylaw. Removal of the 8.8-acre Julia Bird CR portion from the minimum 40% counted responds to the OSC's interpretation of the bylaw. (See Open Space Committee Oct. 20, 2021 memorandum to Planning Board)
- Some members said they could not support the latest proposal if its CR did not permanently protect the full complement of paddocks.
- Given the configuration of the CR proposed by ORA—situated predominantly around the perimeter of an active commercial property—before making a final decision we recommend the Planning Board seek a formal opinion on its viability from the Conservation Commission, who would administer the CR were the town to be its holder.
- The committee's preference continues to favor that the Planning Board require a CR on the eastern paddock as a condition of special permit approval, or a suitable alternative that guarantees the paddock's permanent protection.

Barring requirement of a CR for the eastern paddock, the OSC notes and expects Ora Inc. to follow through on its pledges to donate land including the unprotected paddock to a conservation organization for tax benefit or offer right of first refusal to a conservation organization in the instance Ora sells the property.

Sincerely,

Andy Brengle and Wayne Castonguay  
Co-Chairs, Open Space Committee