

March 24, 2022

Planning Board
Ipswich, MA

Re: Washington Street proposal

Dear Chairwoman and Members:

This letter is to the hard working members of the Board from a long time neighbor to the property in question. I want to address some of the subjects raised by either neighbors, townspeople or the developer.

- Whether the car wash is/is not a visual asset to the community is not a stand-alone reason to grant development; it clearly is not a visual treat but it does serve a real purpose to the entire town, as one of two car wash options that I know of.
- It is true that the train station is within walking distance should anyone have work along that rail line. It is nonetheless also true that anyone would use/need a car to transport kids, grocery shop, execute errands and go to work (and most do not work along that route). Looking around, you will note that most households of two persons have two cars. And, if a person has near driving age kids or those currently with a license, that number increases.
 - and here is where the proposed MA law "MBTA" factors in. Downtown housing is already pretty dense and getting more so. The essential problem, IMHO, is once something is built, any unresolved issues come to the fore and are then more difficult to solve, particularly traffic. On my street alone, the cut through from Washington to Rte 1A by way of Mount Pleasant is substantial and usually well past the 25mph postings. Parking is always dense with only one side of the street available – backing out of a driveway, trying to see around the cars/trucks is a challenge, daily/multiple times daily.
- The notion that because you live near downtown, you will frequent downtown businesses is possible, but not a given. Most likely, the businesses visited would be eateries and banks.

I'd like to also address the assertion some have made that not granting some permits means you are anti-business. A complete red herring. The recent letter explaining what the ZBA does is helpful. To me, a town board is there to balance a proposal (where one is entitled to a fair hearing) with the existing zoning regulations and if it is skewed, it needs to be to the town's benefit. That's why no one is compensated. So grouching about the length of time and/or concerns a Board has is unprofessional.

The Washington Street proposal of 13 units is still more than 9, the number allotted to this zoning space and designation. To me, affordable housing is something of a red herring in this case. What kind of price tag are we talking to purchase? What costs go along with that – water, electricity, HOA, etc?

Let's make sure this has more benefit to the town and neighborhood than not.

Sincerely Yours,

Kathleen Moore
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