

Lynnette C. Fallon
38 Goodhue Street
S. Hamilton, MA 01982

April 4, 2022

Town of Ipswich Planning Board

Carolyn Britt, Chair, Helen Weatherall,
Mitchell Lowe, Jeff Anderson, Toni Mooradd
and Laurie Paskavitz, Associate
c/o Ethan Parsons at ethanp@ipswichma.gov

Re: Proposed Development of 55 Waldingfield Road, Ipswich, MA

Dear Ipswich Planning Board:

I have owned an historic property on Goodhue Street in Hamilton for almost 25 years. The end of Goodhue Street intersects with Waldingfield Road. I regularly drive and walk past 55 Waldingfield Road. I have also been a guest in the house and have walked the Julia Bird Estate. As you address the application of Ora, Inc. under the Ipswich Great Estate bylaw, I encourage you to be conscious of your obligations under the Ipswich Scenic Roads bylaw and the Massachusetts Scenic Roads Act of 1973. These protective laws suggest public interest in qualities that are the antithesis of a large corporate development; qualities that, once lost, can never be recovered.

Waldingfield Road was one of the first roads designated as a scenic road by the Commonwealth under the Scenic Roads Act of 1973 (Chapter 40, Section 15C), in 1974. This fact alone stands as an important reminder of the road's extreme beauty and special nature not just for Ipswich, but for all of the North Shore and the Commonwealth. In 2001, the Town of Ipswich adopted a Scenic Roads bylaw, [Chapter 185, Scenic Roads](#), in which the Town confirmed that the roads, including Waldingfield, that were already designated as scenic roads by the Massachusetts Scenic Roads Act would retain their status as scenic for the purpose of the Ipswich Scenic Road bylaw. The Town of Ipswich state that ***"the purpose of this bylaw is to maintain the rural, natural, historic and scenic character of the Town's roadways."***

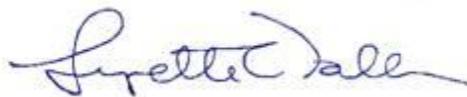
There is nothing rural, natural, historic or scenic about a corporate headquarters with hundreds of cars entering, parking and leaving throughout the day and into the evening. The Town of Ipswich empowered the Planning Board to enforce the Scenic Roads bylaw. The bylaw outlines the criteria to be considered by the Planning Board in designating Scenic Roads, which serves as good list for on-going consideration of the appropriateness of any development activity on a Scenic Road. This list includes many topics which have been raised to the Planning Board as concerns regarding the 55 Waldingfield development by Ora:

- Contribution of trees and/or stonewalls to scenic beauty;
- Age and historic significance of roads, trees and stone walls;
- Features of the road, such as surface, pavement width and bridges;
- Public safety;
- Local residential traffic patterns and overall traffic volume and congestion;
- Additional evidence contributed by abutters, Town agencies and other interested parties;
- Recreational uses of the road;
- Preservation of natural resources and historic resources;
- Scenic and aesthetic characteristics;
- Environmental values; and
- Other planning information.

Accordingly, it is incumbent on the Planning Board not only to assess the proposed development at 55 Waldingfield under the Great Estates Bylaw, but also under the Scenic Roads Bylaw. This is a critical task for the Planning Board and its importance should not be lost as you deal with the minutia of this process. I, along with many others, feel it is obvious that ***the Ora Inc. development does not contribute or support in any way, and in fact will actively harm, the rural, natural, historic and scenic character of Waldingfield Road.***

You, as the current Ipswich Planning Board, ***have an affirmative duty to the Town, the broader community and the Commonwealth of Massachusetts -- who first awarded scenic road protection to Waldingfield almost 50 years ago -- to enforce the implied protections of the state law and Town bylaw.*** Please do not let us down.

Thank you very much for reading this letter. Sincerely,



Lynnette C. Fallon