

Ethan Parsons

From: Joanne Delaney <joannemdelaney@gmail.com>
Sent: Friday, April 22, 2022 7:13 AM
To: Ethan Parsons
Subject: Letter re-55 Waldingfield Road special permit application

April 22, 2022

Dear Mr. Parsons, Chairwoman Britt, and Members of the Ipswich Planning Board,

I have been closely following the application by Ora, Inc. for a special permit to build a collaboration center at 55 Waldingfield Road. I continue to support this project and ask that you do the same.

Ora, Inc. has presented a reasonable, balanced, and environmentally-responsible proposal from which the town would accrue numerous benefits for open space conservation, public access, and historical preservation. The project would increase tax revenue with minimal burden on town services. Importantly, this project obviates the very real risk that the property is sold to a developer who could build 12 or more private homes by right, without special permits.

Ora, Inc. has modified plans time and time again to specifically address the concerns of the Board and community. I am confident that with the Board's expertise and ability to condition any special permit to mitigate for potential future, long-term concerns, that a positive conclusion can be found where this project could proceed and we can all begin to realize the aforementioned benefits.

Lastly, I urge you to not be distracted by opponents of the project, who are advertising their singular, alternative "solution" of buying and conserving 55 Waldingfield Road. It is regrettable that instead of attempting to work with the applicant to address their concerns, they are sharing misinformation and misrepresenting what Ora, Inc. has openly proposed to the Board. There are very significant assumptions in the opponents' logic that seriously call into question whether their purported "solution" could ever be realized. Further, there are no guarantees that the opponents' end result for the property or the community would be preferential in the long-term for all but a few adjacent neighbors.

Thank you for the considerable time, effort, and experience you have devoted to this project.

Sincerely,

Joanne Delaney
12 Kinsman Ct., Ipswich