

Ethan Parsons

From: Maryann Alberts Malarkey *15 Turkey Shore Rd. Ipswich* <albertsmalarkey@earthlink.net>
Sent: Thursday, April 28, 2022 8:19 AM
To: Ethan Parsons
Cc: Brendan Lynch
Subject: 5-7 Turkey Shore Road

Dear Planning Board,

I've lived in Ipswich for 40 years, drawn by our diversity and commitment to community, great schools, natural resources, forward thinking governance. I am especially proud of our neighborhood. We are a vibrant blend of ages, backgrounds, cultures and socio-economics. We are all makes, all kinds, inclusive and respectful.

There are so many reasons to deny Carl Gardner's request for further development of the 1/4 acre which is 5-7 Turkey Shore Road.

Being considered are a flood of layers, opinions, details and motivations.

I try to understand it in broad terms. Project. Pressure. Reality. Response.

PROJECT

The proposed development is not an ADU as per US Housing and Urban Dev. "owner of property must occupy either the ADU or primary dwelling."

It is not an ADU per Massachusetts "a self contained unit in an owner occupied, single family home or lot.."

Nationally, ADUs are single housing units on owner occupied single family properties.

The zoning was adopted to accomodate relatives to live with the property owner on site, in an accessory unit..

It was not intended as a profit opportunity for landlords. How does a fully independent rental unit comply with zoning intentions?

The project stretches the new zoning bylaw beyond acceptance.

PRESSURE

You and members of the Planning Board, Conservation Commission and the Design Review Board face incredible political, economic, environmental pressures to steer growth, to plan effectively and balance individual requests and community needs.

We rely on you to plan for the town's future well being. I respect the cost and commitment that takes.

REALITY

5-7 Turkey Shore is a geologic depression, taking on stormwater from the higher elevations of Woods Lane, Old England Road, Turkey Shore and Green Street. As we all know, it floods. All the time,. Pollutants, debris and chemicals end up in our endangered Ipswich river.

More development, more flooding. The project's stormwater management plan is inadequate. This project proposes to cram another house onto a water logged site for personal profit.

RESPONSE

I have sincere concerns about Carl's proposed house at 5-7 Turkey Shore Road.

Concerns for the existing and new residents who would be crammed onto a flooded lot.

Concerns about our neighborhood density and character. Concerns for the already stressed stormwater management problems.

And...especially, significant concerns about the precedent that profits one individual but costs the entire community.

Please deny this request, the flood gates of this project will inflict lasting hardships.

Respectfully
Maryann Malarkey