



TOWN OF IPSWICH

IPSWICH, MASSACHUSETTS 01938

Design Review Board

Ken Savoie, Chairman
Linda Riley
Laura Gresh
Rue Sherwood
John Sarni

**APPLICANT: ORA, INC.
55 WALDINGFIELD ROAD
SPECIAL PERMIT AND SITE PLAN REVIEW FOR GREAT ESTATE PRESERVATION
DEVELOPMENT**

DESIGN REVIEW BOARD RECOMMENDATION

May 16, 2022

The Design Review Board met on Monday, May 16, 2022, at a public meeting and voted unanimously (5-0) to recommend the Planning Board approve the landscape and lighting plans listed below for the Great Estate Preservation Development project proposed at 55 Waldingfield Road, subject to four conditions:

- 1) The Board requests an opportunity to review and make a recommendation to the Planning Board relative to the proposed “moon lighting” along the alley before the Planning Board considers allowing its installation. The Board is particularly interested in the lighting effect during winter months.
- 2) The Board requests an opportunity to review and make a recommendation to the Planning Board before the Planning Board considers allowing the installation of the light fixtures shown on the lighting plan listed below. The DRB supports the lighting design approach but would like to review final details including but not necessarily limited to hours of illumination, color temperature, and what fixtures, if any, will be motion detecting.
- 3) The Board recommends Ora shift the ten parking spaces proposed in front of the existing single family house to the southwest in such a manner as to create a continuous alley from Waldingfield Road to the mansion, avoiding the effect of having to move through what could feel like a parking lot.
- 4) The Board recommends Ora explore relocating as many of the proposed parking spaces from in front of the mansion elsewhere in order to preserve the mansion’s façade appearance.

Plans reviewed May 16, 2022

*Waldingfield Planting Plan, prepared 5/4/22 by Laura Gibson, A.S.L.A (sheet L2)
Site Lighting Plan, prepared 5/12/2022*