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June 6, 2022

OF COUNSEL

JAMES W. MURPHY
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Via Email & 1st Class Mail

Carolyn Britt, Chair
Planning Board
Town of Ipswich
25 Green Street
Ipswich, MA 01938

Re: Ora, Inc., 55 Waldingfield Road, Ipswich, MA; Response to Friends of Waldingfield Counsel

Dear Chair Britt and Members of the Planning Board:

This office represents Ora, Inc. with respect to its proposed Special Permit and Site Plan approval for the project at 55 Waldingfield Road. We hereby respond to a letter dated May 20, 2022 from Friends of Waldingfield (FOW) counsel regarding my representations as to the size of the Project and the amount of “space” at the May 19, 2022 Planning Board meeting. I watched the Planning Board meeting rerun on ICAM to be clear as to what I said that evening.

FOW counsel states in his letter that I declared emphatically that Ora has “never” proposed 125,000 square feet of space at 55 Waldingfield. He then points to the October 20, 2021 summary prepared by Ora of 124,999 square feet suggesting my “confusion”. Counsel misquoted me from the May 19, 2022 meeting and is in error. I did not say Ora has never proposed 125,000 square feet of space; I said Ora has never proposed 124,000 square feet of commercial space. Given the variety of buildings and uses proposed, I have never used the general term of “space”. I have stated throughout this process that Ora has never proposed 125,000 square feet of new commercial space and has never proposed 125,000 square feet of commercial office space. Both statements are true. I have not used the term “space” without qualifying it. The May 19, 2022 Planning Board meeting confirms that I did not use the term “space”; rather I referenced “commercial space” which does not include residential space, the barn, the guest house, the farm house, the cottage, or the pool house.

While FOW continues to reference plans 8 months old, the Planning Board is aware that the total amount of proposed new commercial office space is less than 30,000 square feet. Ora is not confused and has been consistent; FOW is upset and are using this as a distraction because they are aware that Ora’s Project is not consistent with their message. Their full-page ad this spring asked to Save Waldingfield “from 125,000 square feet of commercial office space”, knowing that to not be

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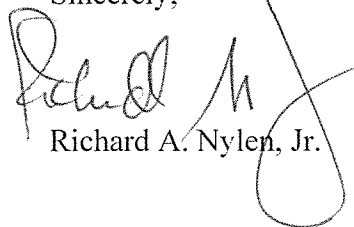
true. The October 2021 filing referenced by counsel lays out the square footage of individual uses 8 months ago. FOW representatives have been at all Planning Board meetings and are well aware of that proposal was revised many months ago. I have attached a summary of the uses and space presented to the Board during the past five (5) months.

Second, at the Planning Board's request, we have provided documentation to Town Counsel that there is an existing Purchase and Sale Agreement and that Ora, Inc. has authority to be the Applicant for the Special Permit and Site Plan approval. If the Planning Board requires additional information, please let us know.

Third, Counsel suggested at the May 19, 2022 meeting that Ora should stop and submit a new application and start the Special Permit process again. He stepped back from that in his May 20, 2022 letter because, as the Board stated, such a recommendation is counterproductive. The purpose of the Special Permit application process is to present a project and work through the features to address the Bylaw. This has been an iterative process and information has been submitted to respond directly to questions of the Board and residents. Plans have been revised to reduce and mitigate potential impacts. Ora has presented a detailed summary of the material presented to the Planning Board during the past 12 months that supports the issuance of a Special Permit and Site Plan approval for the Project.

We remain available to answer any questions.

Sincerely,



Richard A. Nylen, Jr.

RAN/kad

Enclosure: Figure 1

cc: Stuart Abelson, Ora, Inc.
Jennifer Williams, Director, Special Projects/Ora, Inc.
John Harden, AIA LEED AP – Principal/Olson Lewis + Architects
Charles E. Wear, III, PE/Hancock Associates



FIGURE 1

Area and Phasing Summary

Phasing	Existing	1A	1B	2	3
Buildings					
Mansion	13,970	13,970	13,970	13,970	13,970
Carriage House	2,134	1,067*	1,067	1,067	1,067
School House	919	919	919	919	919
Pool House	756	756	756	756	756
Farm House	4,615	4,615	0**	0	0
Barn	8,506	8,506	8,506	8,506	8,506
Proposed					
1A- Addition		2,000	2,000	2,000	2,000
1B- Guest House			16,000	16,000	16,000
1B- Barn Extension			5,000	5,000	5,000
2- Wellness and Innovation Center				15-20,000	15-20,000
3- Collaboration Center					10,000
Total	30,900	31,833	46,218	65,000	75,000
Parking	12	40	70	90	90

* Existing apartment on second floor to be removed during Phase 1A

** Existing Farmhouse to be incorporated as part of new Guest House