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Ipswich Planning Board
c/o Planning Department
25 Green Street
Ipswich, MA 01938

To the Board:

Here are my comments on my first pass of the contents included in the Project Summary package dated June 2, 2022. I'm sure I will see others as we continue our review.

1. A waiver needs to be requested and granted for encroachment in the front yard setback for the Farm House if, as discussed, we consider it new construction and not reconstruction.
2. Item C, page 15, paragraph 6, Ora notes they have requested a waiver for parking. This needs to be acknowledged and included in the decision. However, an overall parking tabulation for each phase and totals should be included and confirmed. Required, proposed, and waiver requests for each phase should be clarified.
3. Should we consider a condition to restrict development in the paddock area north of the barn/farmstead? The applicant has been vague on how they will donate this to a third party conservation group that will then allow them to gain tax benefits from donating the land and not allowing future development here.
4. Even though the special permit runs with the property, should there be a condition that a change of use or a change of ownership require approval from the PB to ensure promises about traffic flow and land use will be maintained by future owners? Should those be the only items that should be up for board review for future boards?
5. Item B6, paragraph c, traffic. I would recommend we consider a condition the traffic mitigation plan be reviewed and modified as follows. Details as to how can be worked out.
 - a. On a regular 3 year basis
 - b. before the start of phases 2 and 3.
 - c. Sale of the property or a change of use.
6. Should we consider a condition that all guests in the farmstead hotel be employees or guests of Ora, and that the rooms not be rented out to outside personnel? In a similar vein, should events on the property be limited to company functions only and no outside events such as weddings be allowed?
7. Item C, page 7, footnote 6 references a condition the board should include regarding requirements for construction of additional space. We need to think about how this condition will be worded and what we will allow and not allow. This same footnote makes reference to right of first refusal, but some additional explanation is needed as to what this means.
8. Should there be any conditions on the length of time between phases and if additional special permit or site plan review is needed if the time frame is exceeded.
9. Item B4, paragraph g, reference is made to the O&M plan. This plan should be included as an appendix to this package. Among other items that should be included in the package are the storm water report, traffic reports and peer review comments and reports on each; there might be others.

10. What is the status of Bob Puff's review? Have all open items been resolved? Do any open items need to be included as conditions?
11. Item B6, paragraph a, reference is made to Ora's support of the community's vision impairment services. Is his the first we've heard of this, or does it really matter?
12. Item C, page 10, paragraph V (b) puts words in our mouth "in the SPGA's opinion." His need to be rewritten in their document. We can include our decision, but they can't.
13. Have we seen their solar / PV utilization study? Is it required?
14. Exhibit 7b shows a greenhouse. I could not find this on any floor plans or site plans. This element might also be over the septic system. This needs to be clarified.
15. Exhibit 9, site plan sheet 3, no EV's are shown for Phase 1A. No parking counts are shown.
16. Exhibit 10, site plan sheet 4, no EV's are shown for Phase 1B. No parking counts are shown.
 - a. Same sheet, 12 dwelling units are shown in the farmhouse, but the architectural drawings show 21. This need to be clarified.
17. Exhibit 11, site plan sheet 4, the parking tabulations call out EV's required, but then says no EV's are provided. Also, the parking count indicated as provided doesn't match what is shown on the drawings.
18. Exhibit 12a, the plans around each group of buildings needs to be enlarged, as they are very difficult to understand. Also, it appears there might be a planting of trees above the phase 1b septic system.
19. Exhibit 12a, phase 2&3 parking areas needs to be reviewed for compliance with the parking landscaping requirements.
20. Exhibit 12a needs to be updated to show landscaping that will occur with each phase of the work. This shows the completed project, but it is not known the time frame between phases.
21. Appendix 2, written exhibit 4, the square footage chart doesn't match the numbers at the end of Item C, figure 1.

Thank you for your consideration of my comments. If you need any clarification on these matters, please call me or email directly without copying anyone else on the board in order to maintain Open Meeting Law regulations.

Thanks, Mitch

Sincerely yours,

A handwritten signature in black ink, appearing to read "ML", with a stylized, flowing script.

Mitchell H. Lowe