



Seaport West
155 Seaport Boulevard
Boston, MA 02210-2600

617 832 1000 *main*
617 832 7000 *fax*

July 7, 2022

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

Dear Ms. Britt and Members of the Board:

The Friends of Waldingfield are over 350 residents of Ipswich and surrounding communities — listed publicly at SaveWaldingfield.com — concerned about the impact of corporate development on the historic, scenic, and narrow Waldingfield Road.

For months, a small group of the Friends — the Preservation Group — has articulated a viable and straightforward alternative to Ora's corporate development of the property. If 55 Waldingfield Road becomes available, they have committed their own funds to purchase the property and do three things: 1) place a permanent conservation restriction on all existing open spaces on the property (not just 50%), 2) guarantee public access, and 3) maintain the property until a permanent owner committed to an appropriate residential and conservation use of the property is identified. Preliminary discussions with The Trustees of Reservations has confirmed their interest in partnering with the Preservation Group on this effort, if the property becomes available.

Unfortunately, because the Preservation Group's sincerity and motivation has been challenged repeatedly in public forums, recent newspaper stories, and social media, it is crucial to clarify a few facts and correct certain misleading statements.

First, skeptics assert the Preservation Group individuals are not serious because they have not been named publicly. This is wrong. The Preservation Group is comprised of your neighbors, including Ipswich residents and active Friends. They are hesitant to make their names public at this time because, frankly, they are concerned Ora might sue them simply for trying to save Waldingfield.

Second, skeptics assert that the Preservation Group has never tried to make an offer for the property. This is wrong. Since last November, on multiple occasions they have attempted through counsel to discuss this proposal with both the owner of 55 Waldingfield (Don Curiale) and Ora. These efforts have been repeatedly and aggressively rejected.

Third, skeptics assert that the Preservation Group doesn't have the money. This is wrong. Although Ora redacted nearly every term in the copy of its "purchase and sale" agreement submitted to the Planning Board, including the purchase price, the Preservation Group has assembled sufficient funds and funding commitments to purchase the property at a fair market value.

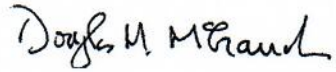
I trust this statement helps clarify the serious, good faith intentions behind the Preservation Group's funded and viable alternative plan to acquire and truly preserve 55 Waldingfield Road, in partnership

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with The Trustees of Reservations. I am available at any time to discuss this alternative plan with you or other members of the Planning Board or with Mr. Abelson, Ora, and their attorneys.

Sincerely,

A handwritten signature in black ink that reads "Douglas M. McGarrah". The signature is written in a cursive style with a large, prominent "D" at the beginning.

Douglas M. McGarrah