

Ethan Parsons

From: Mike Maginn <mike.maginn@gmail.com>
Sent: Thursday, August 4, 2022 10:03 AM
To: Ethan Parsons; Ethan Parsons
Subject: Equestrian Use Of Waldingfield Details Missing

Dear Ipswich Planning Board:

I believe there are some glaring omissions in the Draft Special Permit Decision (72022) that must be addressed before a final decision is made. These concern the equestrian use of the property. In all the discussions and analysis which I have followed since the beginning of the permitting process, I can't recall a discussion on how the following questions would be answered.

1. The Draft Special Permit says that "Rental use of the property is not allowed." (General Conditions, #18, page 11). Then, whose horses will be stabled at the barn? Not renters, as per this condition. The barn is currently filled with 10 or 11 horses under a rental agreement with the owner by a barn manager. Obviously that has to change.
2. Who will manage the barn? If no rentals are allowed, will an Ora employee be the manager of Ora horses?
3. What equestrian uses of the property will take place? Will horse shows and events be open to the public? Will the public have access to lessons? Trail riding?
4. Has the board considered the impact on water use by the equestrian facility? A single horse typically requires at least two five-gallon buckets of water to be available in the morning and evening plus additional water in tanks in the turn out field. With 10 horses on the property, that's 100 gallons plus of water every day. This is probably a vast underestimate, given the need for increased water in hot summer weather. Has the Board considered adding that amount to the estimated daily use per employee?
5. How many horses will be stabled in the renovated barn? Will the number go up from the current capacity? What will be the impact of additional water consumed by more horses?
6. Finally, when the renovations to the barn and farm house are underway, where will the horses go?

I realize it is late in the process but these issues need to be clarified, however belatedly. There is simply no plan that I can see regarding how the equestrian facility will be operated and managed. Given the many open items that need resolution and the current water crisis we are facing, it seems imperative to put the equestrian use of the property on the table as a priority.

Michael D. Maginn
112 Goodhue Street

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Michael D. Maginn
508 932 2324