

Susanna Colloredo Mansfeld
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South Hamilton, MA 01923
Telephone: 978-468-3310

Carolyn Britt
Ipswich Planning Board

August 26, 2022

Dear Carolyn,

I regret that I have not met you in person but I have taken part in multiple Zoom and in person planning board meetings about the Waldingfield Road Ora application. I have seen you trying to make sense of it all and the serious opposition to the application. I am grateful for the time you have spent on this extremely critical issue, not only because of the specifics of this Waldingfield Road application, but also because of the precedent it sets for future applications.

I have spent my lifetime as a resident of Hamilton, living only minutes from Waldingfield Road on Winthrop Street. I have focused my energies on local land issues with my long-time involvement with the Hamilton Conservation Commission and the Open Space Committee. In addition, I am the co-founder of the Essex County Trail Association and have volunteered for many committees of the Essex County Greenbelt and the Trustees (Appleton Farm).

I believe the Great Estate by-law is an excellent one but I am troubled by some of its key elements being altered to fit the Ora situation. These alterations will set a precedent for other like projects and will have a detrimental impact on the area. Specifically, Waldingfield property didn't have sufficient open land acreage (39 acres) to qualify for the required 60 acres so the spring town meeting approved adding already conserved land (30 acres) for it to meet the requirement. I feel strongly that this action not only sets a precedent but it weakens the intent of the By-law.

Another troubling key factor is that the square footage in the existing historic buildings to qualify. I encourage this measurement to be done properly because when I was last in the cellar (ground floor) of the barn it could not be accurately done.

If there are photos or drawings or solid information on future phases of this project, I have not seen them. But my concern is that phases # 3 and #4 will consume the rest of the acreage. If that is the case, the impact on traffic and congestion in the area will be significant. Waldingfield Road is a scenic rural road and what is being proposed here is a

commercial operation which may well bring in tax money to the town but it will have a devastating impact on the rural nature of the area.

Another significant question relates to the 250-foot setback for new development in relationship to the yellow laundry cottage next to the barn. My understanding is that there are plans to alter the cottage to a multi-floor building to be used as dorm-like facility.

Candidly, Carolyn, I am concerned that your colleagues do not seem to react to the new information that might bring a halt to this application. I am supportive of asking questions and gathering as much information as possible for informed decision making so I applaud Helen Weatherall for doing just that. But in all situations like this, people need to evaluate the total situation.

In closing, I want to thank you for taking the time to read this letter and allowing me to share my concerns. I would be happy to have a one-on-one meeting with you soon to expand on my comments and explore other concerns regarding this application.

Sincerely

A handwritten signature in black ink that reads "Susanna Colloredo-Mansfeld". The signature is written in a cursive, flowing style.

Susanna Colloredo-Mansfeld