

Rodgers, Marie

From: Ventimiglia, Frank <frankv@ipswich-ma.gov>
Sent: Friday, August 24, 2018 10:28 AM
To: 'Rodgers, Marie'; 'Tony'; 'BOARD of SELECTPERSONS'; 'Glenn'; 'Ethan'; 'Fuller, David'; 'David'; 'Fermon, Colleen'; 'Colleen'; 'Paul Nikas'; 'Halmen, Vicki'; 'Vicki'; 'Blair, Jon'; 'Jon'; 'Jack'; 'PUBLIC WORKS'
Subject: RE: ZBA Comprehensive Permit Review for property at 25 Pleasant Street ~ Independence Village

Good Morning Marie,

DPW still has concerns over the width of the proposed driveway opening on Blaisdell Terrace which will still displace approx. 3 on street parking spaces one of which appears to be for access to a dumpster. This is not at all consistent with surrounding properties openings on the street and not something DPW generally would approve in Town. Below are the original comments from DPW on the previous review with additional comments in red to address some of the changes that were made.

I just wanted to follow up with an email on concerns from the DPW pertaining to the plans that were submitted. I reviewed the existing and proposed plans with Rick and we both feel the existing driveway opening on Pleasant St is 12' wide and approx. 50' from the Blaisdell Terrace right of way. The proposed plan looks to have a driveway opening on Pleasant St that is approx. 50-60' wide (there is no scale and I am estimating 10'-15' on either side of the opening). This concerns us for several reasons, the first being the close proximity of the new proposed driveway opening to the intersection of Blaisdell Terrace and Pleasant St. On top of that there appears to be a retaining wall for the driveway and we are not sure if the retaining wall will impede the sight line pulling out of Blaisdell Terrace looking southwest to Brownville Ave. The DPW would not support such a wide opening on Pleasant St and would recommend a 20' opening at the center of the parking area off Pleasant Street. There is also a sidewalk on Pleasant St that is not shown on the proposed plan and having such a wide driveway opening makes it more dangerous for pedestrians walking along the sidewalk by the property.

They are also showing on the plan a second curb cut for the lot off of Blaisdell Terrace that I estimate is approx. 60' wide which would take away 3 on street parking spaces for the neighborhood, this appears unchanged. This would also not be supported by the DPW as a driveway option particularly not a second driveway opening. Again the typical opening is no more than 20' wide; part of the 60' opening is approx. 10' for a dumpster that we feel should be kept somewhere else on the property and not require a curb cut with no on street parking in front of it so it can be serviced, location didn't change and they show no curb cut in front of the dumpster on one of the plans (page 12 of 12) and have it within the curb cut on another plan (page 10 of 12) either way if a car is parked on the street or in the first spot the dumpster will not be able to be serviced.

DPW would also like to see a 20' opening on Blaisdell Terrace to retain as much on street parking as possible and stay consistent with what would normally be approved throughout Town.

Please let me know if you have any questions pertaining to the concerns of the DPW with the proposed plans.

If you have any follow up questions pertaining the my comments please let me know.

Sincerely,
Frank Ventimiglia
Town of Ipswich
Public Works
p. 978-356-6612

Rodgers, Marie

From: Halmen, Vicki <vhalmen@ipswichutilities.org>
sent: Thursday, August 23, 2018 3:28 PM
To: 'Rodgers, Marie'
Subject: RE: ZBA Comprehensive Permit Review for property at 25 Pleasant Street ~ Independence Village

Marie,

I have reviewed the plans for this project and have no significant concerns.

I support a single domestic water service, single fire service and sewer service to the proposed building.

Should you require any further information please feel free to contact me. Also, if the plans change significantly from this version, please send them along for another review.

Best,

Vicki Halmen
Water & Wastewater Director
Town of Ipswich
978-356-6635 ext. 2108

August 22, 2018

Re: 25 Pleasant St. "Independence Village"

Concerns:

The building will need to be handicap accessible, meaning they are going to need an elevator to access all three floors per the Architectural Access Board of Massachusetts. Making the ground floor units accessible is not sufficient. The notion of aging in place only works if all units are accessible. If the ground floor units are occupied, how does someone with accessibility issues enjoy the same features on the 2nd & 3rd floor? How does the affordable component work for the rest of the building, if one unit is both AAB compliant and affordable? The developer can seek a variance from the AAB if they wish to pursue.

The stairwells should be enclosed for fire control purposes from the ground floor to the top level with fire rated doors at each floor. The enclosure will provide a smoke control chamber in the event of a fire.

The property is vacant due to a fire years ago. Are there any contaminants in the soils from the residue of the burnt contents?

It would appear that the calculations for average mean grade may not have taken the stretch of property along Blaisdell Terrace into consideration at the -6'6" elevation depicted on page A801 of the plans, thus increasing the height of the building. Would suggest a certified height document be submitted.

Respectfully submitted

David Fuller Building Commissioner/Zoning Enforcement

email dated 9/23/18



TOWN OF IPSWICH

IPSWICH, MASSACHUSETTS 01938

DEPARTMENT
OF PLANNING
AND DEVELOPMENT
978-356-6607

August 6, 2018

Subject: 25 Pleasant Street Comprehensive Permit Application

Chairman Gambale and Members of the Zoning Board of Appeals,

I am writing in response to your request for comments from the Planning Division of the Department of Planning and Development relative to the Comprehensive Permit Application for the project at 25 Pleasant Street. As you may be aware the Department of Planning and Development assisted the Select Board with drafting the Board's response to the Massachusetts Housing Finance Agency relative to the applicant's Project Eligibility Application. While the content of that letter was related to the Eligibility Application, I hereby reiterate those comments as in my opinion they are germane to your review of the subject Comprehensive Permit Application.

The subject property is 11,346 square feet. It is located within the Intown Residence (IR) Zoning District, which allows a variety of housing types, including multi-family dwelling units, subject to lot size minimums. In the IR District single-family houses require a minimum of 10,000 sq. ft. and two-family houses require a minimum of 12,000 sq. ft. Multi-family dwellings generally require a minimum lot size of 19,000 sq. ft., though there is a density bonus provision which allows for more multi-family units on certain lots that have at least 12,000 sq. ft. in area.

The proposed Pleasant Street Condominiums project would have eight times as many dwelling units as would be permitted under the Zoning Bylaw. To achieve that level of density, the developer is proposing a scale of development that overwhelms the site and is problematic in more than one respect, including:

Lack of sufficient buffers, landscaping and open space

To accommodate the proposed units, driveways and parking areas, the site plan excludes components that would help mitigate the project's impacts. For example, the building and parking layout consumes most of the site, leaving little room for a buffer between the development and the abutting properties, which are modest sized single-family homes. There is no proposed landscape screening on the north side and an insufficient amount and type on the westerly side to achieve effective screening. There is also no meaningful vegetation within the large expanse of surface parking to soften the development's visual impact, and virtually no open space to provide playgrounds, gathering areas, and areas for outdoor seating or activities. At a minimum the northern and western sides of the property should be fenced and there should be taller vegetation that will effectively screen the massing of the proposed building and ensure the privacy of immediate abutters.

Inadequate integration of proposed development into existing development pattern

The properties abutting the subject property are exclusively single-family homes and historically the site was improved with a single-family home. While there is multifamily housing in the vicinity of the subject property, those developments are integrated into the neighborhood by being sited on streets that function like subdivisions, such as Caroline Avenue, or they are on larger lots with lower density, such as the fifteen units in two buildings on a 1.1 acre lot at 31-33 Mt. Pleasant. The proposed project would have a density of thirty units per acre. The single-family homes in the immediate neighborhood were generally built in the late 19th and early 20th centuries. In general, the size and massing of these houses are appropriate for the lots upon which they are built. The proposed building has approximately 8,500 sq. ft. of floor area and a roof ridge that extends 75 feet. The application does not appear to show the average height of the proposed building, however it should be noted that the Blaisdell Terrace elevation is more than 40 feet tall.

Poorly laid out vehicular access and circulation

The project proposes an excessively wide curb cut on Blaisdell Terrace, with a dumpster close to the street and vehicle parking that requires motorists to maneuver within the street. The proposed Pleasant Street access drive may be too close to the intersection with Blaisdell Terrace. The ZBA should consider seeking the independent review of a civil or transportation engineer to confirm that its siting and dimensions are acceptable.

In addition to requiring the applicant to address the comments above, the Planning Division recommends the ZBA consider requiring the following information early in its deliberations:

- Independent review of the traffic analysis that addresses, among other things, the sufficiency of the sight distance, appropriateness of the siting and design of the access drives on Blaisdell Terrace and Pleasant Street, and any potential impacts to immediate abutters in terms of continued sight distances, safety and convenient use of their driveways.
- A site plan that identifies snow storage areas on the property as well as a snow management plan.
- A stormwater management plan, including drainage calculations, and independent review of this information to ensure that stormwater is managed properly.
- A photometric plan of proposed site lighting with specifications on proposed lighting fixtures.
- A description of the proposed energy sources, keeping in mind that the Town strongly encourages the use of clean energy, including electric and solar.

Please let me know if I may be of further assistance,

Ethan Parsons

Ethan Parsons, AICP
Senior Planner

Rodgers, Marie

From: Terry Anderson <terrya@ipswich-ma.gov>
Sent: Tuesday, July 24, 2018 1:19 PM
To: Rodgers, Marie
Cc: Gibbs, Glenn; Parsons, Ethan; 'Don Greenough'; 'Jim Warner'
Subject: 25 Pleasant St feedback

Marie,
I reviewed the 40B application and have two comments.

First, the proposal states that the two affordable units will be sold to "low and moderate-income" people. It would be helpful to the debate about this project if the specific income-limit requirement would be identified as 'household income at or below 80% of the Area Median Income as determined by HUD.'" More specifically, it would be helpful if the applicant would include the income chart that specifies the dollar amount of these limits for the different household sizes.

Second, the applicant should designate which units will the restricted ones. From our point of view, it would be preferable to have two of the two-bedroom units restricted. This is required, in fact, unless the Comprehensive Permit waives this requirement. Further, the affordable units should be disbursed throughout the building.

Hope this helps.
Terry

Terry Anderson
Housing Coordinator
Town of Ipswich
Dept. of Planning and Development
25 Green Street
Ipswich, MA 01938

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978-886-8262 mobile
terrya@ipswich-ma.gov

Rodgers, Marie

From: Fermon, Colleen <colleenf@ipswich-ma.gov>
Sent: Monday, July 23, 2018 12:06 PM
To: Rodgers, Marie
Subject: RE: ZBA Comprehensive Permit Review for property at 25 Pleasant Street ~ Independence Village

Marie,

I don't have any concerns or comments to share on the Comprehensive Permit Application for 25 Pleasant Street.

Colleen E. Fermon
Director of Public Health
Public Health Department
Town Hall
25 Green Street
Ipswich, MA 01938