



# TOWN OF IPSWICH

## Select Board

25 Green Street  
IPSWICH, MASSACHUSETTS 01938

*Nishan D. Mootafian, Chair*  
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*Edward B. Rauscher*  
*Linda Alexson*

*p: (978) 356-6604*  
*f: (978) 356-6616*  
*e: [selectboard@ipswich-ma.gov](mailto:selectboard@ipswich-ma.gov)*  
*w: [www.ipswichma.gov](http://www.ipswichma.gov)*

August 28, 2018

Ipswich Zoning Board of Appeals  
25 Green Street  
Ipswich, MA 01938  
Attn: Marie Rodgers

Marie,

I reached out to the Select Board members and received back the following comments/concerns regarding the proposed 40B project at 25 Pleasant Street, tentatively named Independence Village. Please let me know if you would like one of us to attend an upcoming Zoning Board of Appeals meeting to clarify or expand on the comments/concerns listed below, thank you.

### DENSITY

- This lot is a very small corner lot at the intersection of Pleasant Street and Blaisdell Terrace, two narrow side streets in an already densely-populated neighborhood.
- Total lot size is 11,348 square feet. Under current zoning by-laws, I believe the MOST that would be permitted on this lot is a 2-family home. The developer is seeking eight units. Far too large a building for the size of this lot.

### TRAFFIC

- This project would sit at the corner of 2 narrow side streets, 1 of which is used as a “cut-through” from Brownville Avenue for vehicles avoiding downtown and the train station areas, especially before and after school.
- This neighborhood includes a lot of children and senior citizens (Caroline Avenue elderly housing nearby).
- There is a bus stop in this immediate area.
- Blaisdell Terrace is a short, narrow dead-end street, and children have always played in the street because of small yards and not a lot of concern about vehicular traffic. Adding potentially 12 more vehicles will make this area inherently dangerous for children.
- At times, residents of Pleasant Street park on both sides of the street, making it difficult for public safety vehicles, especially fire trucks, to pass in the event of an emergency.
- Where will residents park their vehicles when the lot is being plowed?

## PROJECT GENERALLY

- This project is being marketed as an “age-in-place” development, giving the mistaken impression that it is for senior citizens. However, there is no deeded age restriction (*i.e.*, 55+). Anyone is eligible to purchase 6 of the eight units, regardless of age, family size, income, etc.
- “Age-in-Place” apparently means that the units may be modified later, if needed or desired, to accommodate handicaps, and there is no elevator to access the 3<sup>rd</sup>-floor units.
- This is a for-sale project, not rentals, so only two of the eight units will be deeded “affordable” and added to the Subsidized Housing Inventory List.
- My understanding is that only the basement-level 1-bedroom units will be handicap accessible.
- Basement-level units will only have windows in the front because the back of those units are “underground.”
- 6 of the units will be 2-bedroom units, opening up the possibility of families occupying the units, versus an elderly person or couple. Again, there is no age restriction. This means:
  - The potential for more vehicles
  - Greater impact on town utilities
- No in-unit washers and dryers are currently planned, but there will be a plumbed area in the basement. No indication of how many potential washing machines, and no identified water conservation measures. This is very important as the town deals with its water shortage problems.
- Because of the size of the structure, there will be very little green space or outdoor gathering space for residents. Most of the remaining property will be asphalt to accommodate parking for 12 vehicles and a dumpster. This raises concerns about:
  - Stormwater drainage so as not to flood either Blaisdell Terrace (already has problems with flooding), Pleasant Street, or even Washington Street (as Pleasant Street runs downhill);
  - Snow removal: No place for plows to push or store the snow. Where will it go?
  - Lighting: There will have to be lights in the parking lot(s), but there is no plan to protect abutters from this
  - Parking: 12 parking spaces planned (1.5 spaces/unit) very close to property lines. Where will visitors park? On the streets?
  - Dumpster: Screening for dumpster and protection from odors, especially in such close proximity to other homes?
  - Potential impact on abutters and neighbors:
    - Noise, lighting, drainage.
    - Safety, as indicated above.
    - Screening to hide large building and dumpster.
    - Parking spaces so close to lot lines.
    - Snow removal.
    - Valuation of existing neighboring homes.
    - Effects on the character of the neighborhood and quality of life for residents.

Thank you for reaching out about this proposed project.

Sincerely,



Anthony Marino  
Ipswich Town Manager

