

## Ethan Parsons

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**From:** KATHLEEN MOORE <katzmotz@comcast.net>  
**Sent:** Thursday, September 9, 2021 9:59 PM  
**To:** Ethan Parsons  
**Subject:** Re: 5-11 Washington Street Proposal

Hello again, the planning board has just concluded this part of its 9-9 meeting. I heard all the comments and presentation from the developer.

Please share these observations with the Board as well:

1. the existing expanse of driveway at the car wash is NOT enhanced by cut-ins of his project. Up to 32 cars (16 units x 2, sans guests) could turn in/out frequently; if the car wash had that many customers, I doubt we would be talking now.
2. traffic continues to be a paramount concern. The idea of a traffic study is on point; it doesn't have to be expensive....hire some high school students to stagger observation times for one week (or more) to get a sense/ talk to the police department to see if they have concerns
3. you can call the design three stories if you like but pictures depict four levels. (Plus a roof to oversee the railroad, I guess)
4. as for keeping up to date with revisions, comments, etc. the *Ipswich Local News*, print and online, plus the town's website is key. The next meeting, however, needs to have a lot more time allotted so that we all might speak. After all, once whatever is built is finished, we are the ones to live with it. The crux of the matter is how a project intersects with the town's interests in neighborhood health and vitality and safety.

Thank you all for the work you do.

Kathy Moore  
7 Mt Pleasant Ave

On 09/03/2021 2:59 PM KATHLEEN MOORE <katzmotz@comcast.net> wrote:

*Kindly share this to all members of the Planning Board as well. Thank you.*

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Dear Planning Board:

I write to ask you to strongly consider significant modifications to this project as outlined in *Ipswich Chronicle* 9/1. My primary objections follow:

- height. This height is completely out of character with the surrounding neighborhood. It feels more like a hotel in a mostly residential area.
- density. Current zoning is for nine units. The applicant is asking for almost double that amount, cramming 16 into this parcel.

- **safety.** This is, by far, the most important worry.
  - On one side of the proposed development is Mineral Street, a one-way road. On the other border -- Washington Street -- I count seven direct entrances/exits to a roadway that links the Linebrook Road area to downtown.
  - Children walk down from Brownville Avenue on Mount Pleasant to cross here and go on to Winthrop School.
  - Mount Pleasant is directly opposite the existing car wash that will be replaced; it is often used as a shortcut between Washington Street and Topsfield Road.
  - This project would add a possible 32 cars (16 units x 2) plus guest parking.

This is a dense, mostly residential neighborhood, with various housing components and small businesses just outside the downtown area. It should not have to face outscaled buildings with greatly increased and unsafe traffic patterns that would make constant noise and safety problems for its current residents.

I appreciate your thoughtful consideration on this matter.

Yours,

Kathy Moore  
7 Mount Pleasant Avenue

Kathy