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Sent: Tuesday, February 15, 2022 8:14 AM

To: cbritt@communityinvestment.net; Kristen Grubbs <kristeng@ipswichma.gov>; Ethan Parsons <ethanp@ipswichma.gov>

Subject: Washington St Car wash

To the Planning board members

I have watched all the meetings and I have to say I am still against this project, the size just does not fit the lot size even 9 units would be way too much.

I do have some concerns that have not come up where is all the snow going to go? Even with a winter as mild as the one we are currently having there is no way they could store snow on the site. I have looked the plans over and I don't even see any location of where they intend to put it. I hope they are not planning on having the homeowners association pay to have it hauled out after every storm to a cost of the home owners.

Not once has it been mentioned about trash and recycling collection. Is the developer proposing that each unit would put out one trash barrel and one recycling barrel on the sidewalk along Washington St making up to 26 barrels on the sidewalk? How would anyone be able to use the sidewalks and would all those barrels end up on Washington St on a windy day?

The developer supplied vehicle turning and parking simulations. The problem with what they supplied they used a compact size car and looks like a lot of turning to get in and out of the spaces. What would it look like if they used a full size Suv or pick-up truck like many drive today. Even the Market St project they used a full size Expedition for their simulation.

Where is the simulation of the fire trucks pulling in and out, not sure the fire truck could make the swing to units G, H and I it seems like a huge safety concern.

I realize the Planning board has many large projects in front of them and time is limited. I urge all members to go back and reread all letters from town residents on this project. Please reject this project until it comes down to a reasonable number and the town gets more than one affordable unit. His tactics of yelling at the board should not be tolerated.

John Andrews