

## Andrea Bates

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**From:** Ethan Parsons  
**Sent:** Thursday, September 29, 2022 12:00 PM  
**To:** Andrea Bates  
**Subject:** FW: Ora project feedback

**From:** CarolineG <carolgregs@protonmail.com>  
**Sent:** Thursday, September 29, 2022 11:06 AM  
**To:** Ethan Parsons <ethanp@ipswichma.gov>  
**Subject:** Ora project feedback

Dear Mr Parsons

My husband and I reside at 9 Upland Lane in Ipswich. We frequently enjoy the trails and polo field surrounding 55 Waldingfield with our horses. We oppose the project based on the following two facts:

### **The traffic study is incomplete:**

1. It inadequately accounts for the safety of non-vehicular traffic. The road is already dangerous at its current traffic levels. While riding our horses, we have personally experienced drivers on Waldingfield road that are going too fast and too close to our horses putting our safety at risk.
2. It doesn't include the **aggregate traffic increase** including the BioLabs expansion. The planning board should be looking at the total impact of all town projects on a given road when considering if a higher traffic flow is feasible. We strongly believe the BioLabs traffic impact study should be included in the town's overall traffic impact to the area.

### **The gross floor area does not qualify per the Protective Zoning Bylaw**

1. As residents, we rely on the board to uphold the bylaws to the letter. It's fact that there has been no independent calculation of the Gross Floor Area by the town and the planning board is relying on Ora's calculations.
2. There are 6,557 of GFA measurements from basement space. In 1997 the Protective Zoning Bylaw clearly stated that "cellars, basements, garages" (space not designed for human occupation) should not be counted as GFA. We believe an **independent calculation that followed the bylaw** would show the property doesn't reach the required 30,000 GFA.

We think Ora's project would be a great addition to the town, but in a different location that is better suited to commercial zoning and higher traffic flows.

Sincerely

Caroline and Thomas Gregory  
9 Upland Lane, Ipswich

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