



TOWN OF IPSWICH

IPSWICH, MASSACHUSETTS 01938

DEPARTMENT
OF PLANNING
AND DEVELOPMENT
978-356-6607

November 14, 2005

John Bruni, Jr.
Southern Cross Realty Trust
36 Essex Road
Ipswich, MA 01938

Re: Identification of Potentially Suitable Sites for Affordable Housing Development

Dear Mr. Bruni:

The Town of Ipswich has recently prepared a draft affordable housing plan pursuant to the State's Planned Production Plan regulations. This plan, once approved by the State, gives the Town greater flexibility to defer affordable housing projects developed under the 40B (comprehensive permit) statute, provided that a certain number of affordable units are created in a given year. This letter informs you that property you own is described in the Plan as potentially suitable for development as affordable housing.

One element of the plan is the identification of sites that are **potentially** appropriate for developments containing an affordable housing component. There are several characteristics that make a particular land parcel more suitable than another for such development. One consideration is whether the development would be compatible with the Town's Community Development Plan (available at the Town's website, www.town.ipswich.ma.us). Another factor is convenience of the site to public amenities such as schools, libraries, parks and public transit. Housing developments which include affordable units are typically of higher density, and thus are best located in areas with existing infrastructure and complementary land use. The size of the parcel is an important factor as well, as it must be large enough to accommodate at least a duplex building. Finally, apparent under-use of the property is another factor for many sites.

The purpose of this letter is to let you know that the property you own at 36 Essex Road is one of about 20 sites that have been identified as potentially suitable for affordable housing development. What are the implications of this designation for your property? Primarily, the designation informs the development community that your property may be suitable for development that includes affordable housing. The designation does not affect what you can do with your property or the amount of taxes you pay. Nor does the designation grant any special rights to develop the property or insure local or state approval of an affordable housing development on your property.

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Following a public hearing last month, the Town's Department of Planning & Development, in conjunction with the Housing Partnership, has been working on a revised draft of the plan that incorporates comments made from the public. Once the Selectmen have approved the final draft, the Plan will be submitted to the State Department of Housing and Community Development for its review and approval. Until then, there is still time for comment. If you have any questions about the draft affordable housing plan, or concerns about the designation of your property as a potentially suitable site for affordable housing development, please call Glenn Gibbs, the Town's Director of Planning & Development, at 356-6607.

Sincerely,

A handwritten signature in blue ink that reads "Michael Schaaf". The signature is fluid and cursive, with the first name "Michael" and last name "Schaaf" clearly legible.

Michael Schaaf, Chairman
Ipswich Housing Partnership