



600 Unicorn Park Drive • Woburn, MA 01801

Phone: 781-932-3201 • Fax: 781-932-3413

MEMORANDUM

TO: Mr. John Bruni

FROM: Bree D. Sullivan, P.E.

DATE: March 12, 2019

RE: Essex Pastures - Site Plan Revisions
Essex Road, Ipswich, MA

This memorandum has been prepared to identify the site plan changes and related adjustments since the design was last presented to the Zoning Board of Appeals at the January 17, 2019 hearing. These changes are as follows:

1. Replaced four 4-story buildings with two 3-story buildings which resulted in a significantly reduced building height. This change has also resulted in the number of proposed residential units to change from 192 units originally proposed, and then adjusted to 200 units when a portion of the existing commercial space was transitioned to a mixed use building, to a total residential unit count of 172 units for the project. We also note that as a result of the removal of the 2 existing commercial buildings as a part of the project redesign, three (3) residential units, which were not a part of the originally proposed project, would be removed.
2. Reconfigured the circulation roadways to provide a much larger contiguous green space in the center of the property. The redesign results in the creation of a centrally located open space area of approximately 57,969 square feet (or over 1.3 acres) which includes a gazebo and other improvements to be discussed. The reconfiguration of internal roadways also included increasing the corner radii from 25 to 30 feet in order to accommodate the turning radius of the largest fire apparatus operated by the Ipswich Fire Department, which is the Department's ladder truck, in excess of the state and local access regulations. This provides an additional measure of safety for emergency vehicle maneuverability.



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3. Reconfigured the parking to include a total of 326 spaces (3 van accessible spaces and 8 standard accessible spaces), including a total of 22 spaces for the ground floor commercial use to be contained within the mixed use building. As a result, a total of 304 parking spaces, or over an average of 1.77 spaces per residential unit, are provided at the site which is well in excess of the 1.5 spaces per multifamily residential units required under the zoning bylaw. This parking space count includes driveway parking spaces of the townhouse units.
4. Relocated the northwest townhouses and site entrance to allow for more "front yard" and driveway length.
5. Added the proposed "tot lot" to the plan which is located behind the clubhouse building.
6. Added a sewer pump control and generator building.
7. Added a school bus stop shelter at the clubhouse building.
8. Added a total of six (6) Electric Vehicle Charging (EVSE) stations adjacent to the garages.
9. The distance between the site property line and the closest part of home located at 28 Heartbreak Road is now approximately 93 feet, and the distance between the closest corner of any project building (which is now 3 stories) and that house and garage is approximately 188 feet.
10. The distance between the site property line and the closest part of the house at 31 Heartbreak Road is now approximately 206 feet, and the distance between the closest corner of any project building (which is now 3 stories) and that house and garage is approximately 358 feet.