Health

Storm water infiltration system allowed under pavement is a faulty design. It is guaranteed to fail over time and cannot be adequately inspected or maintained. This design is being employed due to the overbuilt nature of the site-which is a self-created hardship. When it fails, it will not only impact the site, but will impact neighboring wells, private septic systems, our water supply, Ipswich River, the local marshes, and private property with polluted water and displaced run-off.

The excessive density, paving and parking areas will raise the water table in the local area. Heartbreak Rd. and other areas with marsh and low lying areas, will see increased flooding as well. Rising water tables will cause private septic systems to fail.

306 additional cars will cause excess air, noise and ground pollution. This will impact the residents of this development and all surrounding neighbors.

Safety

Traffic will increase. The consultants say it is minimal. The consultants are only concerned with intersections and travel time. Not Safety. 10% increase is still a 10% increase. ANY increase will have impact on Heartbreak and Lakeman's Lane. These are designated Scenic Roads. Both roads are narrow and barely allow for two cars to pass. They are both heavily used by pedestrians, bicyclists, bird watchers, artists and children. Recent development in the area has increased the use of these roads as a cut thru to avoid traffic, creating safety issues. Any increase will exacerbate this issue. My daughter was almost run over by a cut thru driver. How can we take more chances when this is preventable?

On Essex Road, there will be 8 egresses within 930-950 feet of each other with a large curve. This will not be a safe stretch of road. Cars, delivery vehicles, trucks and potentially busses will be turning in and out on a heavily traveled highway, where it is acknowledged the speed limit is not adhered to.

Narrow, one-way common driveways, are not safe for a development of this size. Egress and access by fire and safety vehicles will be limited. A minor accident will block access of safety and fire vehicles.

The applicant complained about water pressure in 2006. Has the main been replaced since then and was it of an adequate size for 194 units? If not, what happens if there is a fire?

Environmental

This development will be sited on top of an aquifer which is hydrologically connected to the area marshes, the Saltonstall Watershed, the Great Marsh, the Ipswich River and the Ipswich River Watershed Basin. It also has wetlands on the site. Even 10% pollution will impact the area's water supply, the ecological balance of the area and our fisheries. The area surrounding the site is environmentally sensitive. Dense development and increases of impervious surfaces are proven to have impact on surrounding areas. Our marshes will cease functioning as water cleaners and absorption mechanisms. Our wildlife will be displaced and disrupted.

Design

There is no development this large and dense in Ipswich. It is not in keeping with a small rural town. It is not in keeping with the surrounding area. It belongs in Lynn, Middleton, Everett, Haverhill, Melrose etc. No four story buildings exists in visible areas or Gateways to Ipswich. Affordable housing should be seamless and blend into a community. This town has diverse architecture, is known for its historical

houses, but no part of this design embodies anything Ipswich offers. There is no character in the placement of any of the buildings, parking or open space (or lack of).

Open Space

The site, as planned, offers little open space for its residents and will go against the open space Ipswich is renowned for. Both the Community Development Plan and the Green Ring Report emphasize the need to keep this stretch of a "gateway" to Ipswich as open as possible. Instead, it will look like 114. This is also part of the Essex Heritage Highway. Keeping open space, while balancing new development, is part of the Corridor Management Plan.
https://essexheritage.org/sites/default/files/ecsb_report_summary.pdf

Planning

As above, over development of this site has never been part of the Ipswich Planning Boards, Committees and Studies. Yes, the site was identified in 2006 as being a good location for affordable housing, but even the author of the letter states this plan is too dense and the amount of units was not the intention of that letter. This development abuts RRA zoned properties. It abuts single family homes. There are no adequate buffers. I project this dense does not belong here.

Other Local Concerns

Our Water Supply is in jeopardy. This development is estimated to use 18-20 million gallons of water per year. Ipswich currently uses about 18 million gallons per water during a Winter Month. What percent increase will this development create? Per the Water Department Response, if this use stands, it will move us 5% closer to our cap of our permit level- to 93% total authorization. This development seriously jeopardizes every current resident of Ipswich. We live through mandatory water bans every year. What will we do when there is no water? Why should current residents bear the cost of Seasonal Increases due to the use of this development? Why should current residents worry about water pressure should there be a fire? How can current residents be expected to conserve even more to subsidize this development?

Our Sewer system will also be seriously jeopardized. Sewer flow is estimated at 15 million gallons per year. What is the percentage increase? Further, per Wastewater Department Response: "There are concerns over potential impacts to the sewer system, and specifically the Town's ability to adequately transport the added sewer flows. All sewage from customers south of the Ipswich River, including this development, flows through a single (siphon) pipe across the river. This pipe is 60+ years old, recently discovered to be exposed in the river bed and has a history of blockages." What expense will be incurred by present ratepayers to subsidize improvements? What happens if this singular pipe fails? The environmental impact would be catastrophic.