

November 11, 2015

Ms. Martha A Morrison, Chair  
Topsfield Planning Board  
c/o Ms. Roberta Knight, Purchasing and Community Development Coordinator  
Town of Topsfield Town Hall  
8 West Common Street  
Topsfield, MA 01983

**RE: Response to Peer Review Comments  
Definitive Subdivision Plan of Land  
57 Perkins Row  
Topsfield, Massachusetts**

Dear Ms. Morrison and Members of the Planning Board:

On behalf of New Meadows Development, LLC (Applicant), The Morin-Cameron Group, Inc. (MCG) has provided the following responses to comments issued by Beals and Thomas, Inc. (B+T) on November 10, 2015. The B+T comments are italicized and listed below in the same fashion as the comment letter, and the MCG responses follow each comment.

Included with this submission is the following:

- Plan set entitled "Definitive Subdivision Plan of Land in Topsfield, Massachusetts" – 57 Perkins Row prepared by MCG on June 25, 2015 and revised through November 11, 2015.

We offer the following in response to the B+T comments:

- 1. B+T Comment:** *The plan view detail on the Road Plan & Profile (Sheet 5 of 10) depicts two (2) proposed hydrants that are separated by over 650 linear feet. Section 5.12.2.d of the Regulations requires hydrant spacing to not be greater than 500 ft. Additionally, hydrants will be required along the alignment of the water main extension in Perkins Row, though none are identified. We request that the Applicant clarify the design intent of the hydrant spacing, coordinate the hydrant locations with the Topsfield Fire Department, and revise the drawings accordingly.*

**MCG Response:** A hydrant was added at station 3+00 to satisfy the standard for the new road construction. The existing main in Perkins Row ends in a hydrant approximately 800 feet from the proposed intersection. A hydrant is depicted at the end of the Perkins Row water main extension. One (1) additional hydrant will be necessary near the corner of the bend on Perkins Row approximately 400' from the proposed intersection. A schematic design of the water main extension was added to the plans. Final design documents will be provided to the Topsfield Department of Public Works prior to the start of roadway construction.

- 2. B+T Comment:** *Water service laterals to the proposed lots are not depicted on the plans. We request that the Applicant clarify the design intent of the water service laterals and identify if they will be installed during roadway construction or deferred to individual lot development.*

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**MCG Response:** The water service laterals were added to the plan and profile.

3. **B+T Comment:** *B+T acknowledges the inclusion of the Electrical Conduit Trench Detail; however, a detail for the telephone and cable conduits has not been provided. The Typical Road Cross Section on the Road Layout & Cross Sections (Sheet 6 of 10) depicts these utilities proposed in a common corridor. We request that the Applicant clarify the design intent for the telephone and cable utilities and revise the drawings as applicable.*

**MCG Response:** The detail has been revised to provide for telephone, cable and fiber optic conduits in addition to electrical conduit.

4. **B+T Comment:** *Section 5.20.1 of the Regulations requires that shade street trees be planted at a minimum of two (2) per lot. The plan view detail on the Road Plan & Profile (Sheet 5 of 10) does not depict trees on Lot 3. We request that the Applicant clarify the design intent of the shade trees to be provided and revise the drawings accordingly.*

**MCG Response:** The trees were added to Lots 2, 3 and 4 in accordance with the spacing and quantity requirements of the regulations.

5. **B+T Comment:** *The Site Plan (Sheet 4 of 10) depicts an approximate limit of clearing. Based on this limit, the assumption is that all vegetation within that limit would be removed. The Site currently contains several mature trees within the limit of clearing. We request that the Applicant evaluate the option of protecting select mature trees to remain during the site development and identify them on the plans as applicable.*

**MCG Response:** Trees are not anticipated to be preserved within the limit of work due to grading requirements and concerns of damaging root systems due to excavation or filling activities. The majority of the large trees within the limit of work consist of white pines, black locust or other trees that are in poor health or dead and should be removed. If any trees could be preserved, once exposed to wind and elements without the protection of other trees in the vicinity, become prone to falling. Nonetheless, the development will result in a significantly healthier forest ecosystem once completed for a number of reasons including:

- 22 new street trees.
- Invasive species management plan that will eliminate a number of invasive plant species including bittersweet, multi-flora rose, honeysuckle and buckthorn. The removal of these species will enable existing trees outside the limit of work to flourish.
- Planting of 9 trees within buffer zone restoration areas surrounding the wetland which will include a mix of red oak, American beech and shagbark hickory. The understory will also be replenished through the planting of low-bush blueberry, witch hazel and little bluestem.
- Wetland replication will involve a dense planting of other understory plantings including winterberry, dogwood, ferns and several others.
- The constructed stormwater wetland will feature more understory planting and trees including tupelo and red maple.

6. **B+T Comment:** *The Construction Details sheet (Sheet 8 of 10) depicts details for both Cape Cod berm and sloped granite curb; however, the site plans do not depict the limits of each type of*

*curbing. We request that the Applicant clarify the design intent of the proposed curbing and revise the drawings as applicable.*

**MCG Response:** A curb schedule was added to Sheet 5 of 10 to clarify the limits of the sloped granite curb.

- 7. B+T Comment:** *The Bituminous Concrete Sidewalk Detail depicted on the Construction Details (Sheet 8 of 10) requires a 6-in gravel base. Section 5.4.3.c of the Regulations requires an 8-in gravel base except at driveways where it shall be 12-in. The proposed driveway for Lot 1 will cross the sidewalk. We request that the Applicant clarify the design intent of the sidewalk and revise the drawings accordingly.*

**MCG Response:** The sidewalk detail has been modified to reflect the aforementioned depths.

- 8. B+T Comment:** *The erosion and sedimentation control notes on the Site Plan (Sheet 4 of 10) contain a reference to the "Middleton Conservation Commission." We request that the Applicant clarify the discrepancy and revise the drawings for clarity of the Administrative Record.*

**MCG Response:** The note was corrected to say Topsfield Conservation Commission.

We trust this information clarifies your questions on the waiver request.

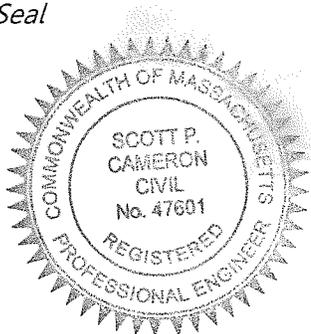
If you have any questions, please do not hesitate to contact our office at (978) 887-8586.

Very Truly Yours,

**THE MORIN-CAMERON GROUP, INC.**

Scott P. Cameron, PE  
Principal

*Professional Seal*



SPC/kmm

cc: DeRosa Environmental Consulting, LLC  
Attorney Nancy McCann  
New Meadows Development, LLC  
Topsfield Conservation Commission

Attachments

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