



Town of Topsfield
Fire Headquarters

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JENIFER COLLINS-BROWN
Chief of the Department

Martha A Morrison, Chair
Topsfield Planning Board
8 West Common St.
Topsfield, MA 01983

May 1, 2019

Thank you for the opportunity to offer feedback on this important project. The plans and maps included in the application do not provide me with enough information to make informed decisions or to be able to offer complete recommendations. I look forward to engineered plans containing detailed information.

My feedback on the application as submitted, with limited available factual information is that the road width of twenty feet is not wide enough to support a piece of fire apparatus and any other traffic. Assuming no on street parking at all, the road is still too narrow and snow will compound the access issue. This packet shows roads that are twenty-two feet wide, with no specifics and stating that a traffic study will be done and that there will be further engineering reports.

In addition to the road width, it is unclear whether our Truck One would be able to safely and successfully complete the turns in the complex, in particular the turn between buildings 7 and 13 and 9 and 16. Again, that is assuming no on street parking. I would need more information to determine if that critical piece of fire suppression equipment would be able to navigate the property.

There is no information on the size of the water mains or the water flow, the packet states that that information will be provided after further engineering studies are done. I would need this information to determine if there was enough flow to provide for fire suppression activities from the hydrant system.

I look forward to adding more input as the project progresses.

Sincerely,

Jenifer Collins-Brown, MS
Chief of the Department

Cc: Donna Rich



MEMORANDUM

TO: BOARD OF SELECTMEN: MARK LYONS, CHAIR; LYNNE BERMUDEZ, CLERK;
BOYD JACKSON, JOHN SPENCER, DICK GANDT.
KELLIE HEBERT, TOWN ADMINISTRATOR

FROM: HEIDI GAFFNEY, ADMINISTRATOR, TOPSFIELD CONSERVATION
COMMISSION

SUBJECT: 57 PERKINS ROW, PERKINS LANDING, MODIFICATION OF INITIAL
APPLICATION FOR NOTICE OF FILING OF PROJECT ELIGIBILITY
APPLICATION – PRELIMINARY COMMENTS

DATE: MAY 28, 2019

CC: TOPSFIELD CONSERVATION COMMISSION

For the Conservation Commission, I submit the following comments regarding the modified application:

- The application and plans provided continue to lack accurate or adequate information. As such, only preliminary comments are provided.
- In the applicant's letter dated April 17, 2019 submitted with the modification application, the statement under the heading "Wetland Resource:" states: "The order of conditions for the road under the wetlands protection act was extended by the commissioners until December 18, 2021 which has been duly recorded at the registry of deeds...". It is unclear why this statement is included. The roadway proposed on the plans submitted to MassHousing **would require a new Notice of Intent under the Wetlands Protection Act,** as would other work shown on the plans.
- Critical information remains missing:
 - **Wetland resource areas including Riverfront Area are not accurately depicted and are misleading as currently shown. Resource areas should be properly delineated, reviewed and accurately shown and resubmitted to MassHousing.**

- Riverfront Area as shown on the plan is inaccurate - Mean Annual High Water under the MA Wetlands Protection Act has never been flagged, reviewed or confirmed.
 - Additional resource areas exist off property to the east and west which impact the subject property and are not shown on the plans.
 - The Order of Resource Area Delineation (MA DEP File #307-0720) issued on 5/4/2015 has expired and **only verified certain resource areas.**
 - The delineation shown on the plan is incomplete. Wetlands continue beyond (west of) WF #A20, as well as #C1 and #B13 and additional resource areas exist off-site to the east and west as commented above.
 - A likely Certifiable Vernal Pool exists within the B/C series wetland ponded area west of the existing driveway. Another likely Certifiable Vernal Pool exists just off-site along the common property line with land known as 43 Perkins Row.
- Submitted plans do not appear to comply with the requirements of section 3.1 (page 11 of the application), only one plan is included with the modified application and none of the plans included in the initial application show the required “proposed site grading” or accurately represent the required “Wetland and other restricted area boundaries and buffer zones”. The plan titled “Grading & Drainage Plan” submitted with the initial application shows only existing grades.
- The application states on page 6 that Conservation land and recreational facilities exist 0.1 miles from the site. Presumably this refers to the Ipswich River as a recreational facility and the Ipswich River Wildlife Sanctuary as Conservation land. Reaching the Conservation land would require crossing the Ipswich River. Access through the Riverfront Area and along the presently undisturbed Bank for use as a recreational facility on the river would likely result in disturbance that could constitute a violation of the WPA and Bylaw.
- **The Modification Application fails to address any of the previous conservation comments submitted.**
- The Sustainable Development Criteria Scorecard and several other portions of the application should be resubmitted after plans showing accurately represented resource areas are completed.
- It is not clear if/how the proposed plan would comply with the MassDEP Stormwater Management Standards.
- The proposed project preserves virtually no open space.
- Although it does not have a regulatory purpose, it is worth noting that the entire property is mapped within BioMap2 - Core Habitat and a portion is mapped within BioMap2 - Critical Natural Landscape.

Donna Rich

From: Sue Winslow
Sent: Wednesday, May 29, 2019 8:59 AM
To: Donna Rich
Subject: BOH Comments on 57 Perkins Row
Attachments: 57 Perkins Row Comment on Proposed 40B.docx

Good Morning Donna,

The Board of Health has directed me to share with you that on page 6 of the 40B Document, the information stating, "up to 10,000 gallon private septic system" is incorrect (please see screen shot attached). Board of Health files indicate a 4-bedroom home at 57 Perkins Row, but there is no septic design plan on file indicating a private septic system of this size.

Susan

Sr. Administrative Assistant to the Board of Health and Conservation Commission
8 West Common Street, Topsfield, MA 01983
978-887-1520; www.topsfield-ma.gov

BOTH

To the best of your knowledge, has this site ever been rejected for project eligibility/site approval by another subsidizing agency or authority? NO

Existing Utilities and Infrastructure	Yes/No	Description
Wastewater- private wastewater treatment	Yes	Up to 10,000 Gallon Private Septic System
Wastewater - public sewer	No	
Storm Sewer		
Water-public water	Yes	
Water-private well	Yes	For lawn irrigation
Natural Gas	No	
Electricity	Yes	National Grid
Roadway Access to Site	Yes	
Sidewalk Access to Site	No	
Other		

Describe surrounding land use(s):

Surrounding land consists of residential single family homes. The property abuts the Mass Audubon's Ipswich River Wildlife Sanctuary and the Ipswich River.



**Topsfield Highway Department
279 Boston Street
Topsfield, MA 01983**

May 31, 2019

Planning Board Members,

I have reviewed the modified application for Perkins Landing. Once again, the plan provided lacks adequate information to review. My original comments and concerns remain and further comments are as follows:

- While the applicant has increased the roadway width 2 feet, the proposed width is still too narrow. Snow removal, snow storage, on street parking, and navigation of emergency vehicles will be extremely problematic and unsafe. The increased number of dwelling units compounds this problem.
- The pedestrian facilities shown are inadequate and appear to be on the wrong side of the roadway opposite the majority of the units.
- The stormwater collection system still appears to be inadequate and does not comply with the Topsfield Stormwater and Erosion Control Bylaw.
- A detailed Traffic Impact Study is needed. The doubling of the number of units raises a host of issues including the increased traffic on Perkins Row and the adjacent streets.
- The modified application has less parking available than the original application.

David M. Bond
Highway Superintendent
Tree Warden
Stormwater Coordinator
Planning Board Agent