

Donna Rich

From: Gary Bergmann <bergmann.gary@gmail.com>
Sent: Saturday, October 20, 2018 2:06 PM
To: Planning Department
Subject: Resident Comment: 40B Notice: 57 Perkins Row

Planning Board and Board of Selectmen,

Thank you for this opportunity to comment on the proposed "Perkins Landing" project at 57 Perkins Row. I will keep this short and focused on just two areas, as my comments echo many, many of those already posted.

WETLANDS PROTECTION

To allow this construction to take place in a very fragile area of the Ipswich River watershed, just because it provides low-income housing, is a complete disservice to all of us who do everything we can to protect this most-important aspect of our environment. We have voluntary and mandatory water bans lasting 6 months every year. We have restrictions on lawn watering. We have restrictions on the simple pleasures of building seasonal ice skating rinks on our property if it comes within 100 feet of an active or formerly active stream bed. We have occasional floods where the Ipswich River rises to the point of flowing over Rt.1/Boston Road at the Fairgrounds. 57 Perkins Row is downstream from all this activity and likely will be affected by and impact the nature of the river and watershed with consequences yet to be determined. All in the name of low income housing? This is a bad idea.

"WALKABLE"

My wife and I do a lot of walking...easily 5 to 10 miles a day with our dog. Many of the streets we walk have sidewalks and even more do not. Those without sidewalks that we feel safe to walk (e.g. Howlett, Prospect, River, Kinsman, Surrey, Colrain, etc.) are relatively straight with wide curves. **One street we have completely stopped walking is Perkins Row.** It's a beautiful country road but narrow, winding, and full of blind curves. Two cars passing requires one or both to slow down to navigate safely, and any pedestrians need to step aside into the ditches to avoid an accident. To have the developer self-assess this road as "walkable" is *laughable*. The shortest route to the village center, nearest school, library, or shopping is nearly 2 miles with no sidewalks the majority of that distance. One also must cross a busy intersection (Perkins Row/Central/High St. - Rt. 97) with no crosswalk or lights and then Boston Rd. - Rt. 1 with no crosswalk or lights. Increased traffic on *unwalkable* Perkins Row as the result of 28 additional homes is not warranted. Walkable? Laughable! Perhaps the applicants "walked to town" on Google Maps, but I doubt they tried it in person. This is a bad idea.

There are numerous additional reasons why this is a bad idea for Topsfield in this location, not the least of which is how flawed to Application is. **PLEASE REJECT THIS APPLICATION.**

Thank you for investing your time to allow Topsfield to grow responsibly.

Gary and Sue Bergmann
24 Howlett St.
Topsfield, MA
Bergmann.Gary@gmail.com

Donna Rich

From: Amy Weidensaul <aweidensaul@massaudubon.org>
Sent: Monday, October 22, 2018 1:58 PM
To: Planning Department
Cc: Amy Weidensaul
Subject: 40B 57 Perkins Row
Attachments: Mass Audubon Letter 40B 57 Perkins Row.pdf

On behalf of Mass Audubon, I submit the attached comments on the proposed Perkins Landing LLC project at 57 Perkins Row. We request that these comments be considered in relation to MassHousing's review of the application of site approval and the Town of Topsfield's review for a comprehensive permit pursuant to Chapter 40B.

Regards, Amy

Amy Weidensaul
Sanctuary Director
Ipswich River Wildlife Sanctuary
Mass Audubon
87 Perkins Row
Topsfield, MA 01983
(978) 887-9264 x7701
www.massaudubon.org/ipswichriver



Join Mass Audubon today on-line at <http://www.massaudubon.org> and help Protect the Nature of Massachusetts!

Donna Rich

From: Brenda & Adam Scott <aboscott@gmail.com>
Sent: Monday, October 22, 2018 2:17 PM
To: Planning Department
Subject: 57 Perkins Row Development

I have lived on Perkins Row for over sixteen years. I fell in love with this windy, country road lined with trees and with houses set far apart immediately. It felt so quiet and rural. The reality is that Perkins Row is quite trafficked by walkers, bikers and cars alike. It's a road that must be navigated carefully regardless of your mode of transportation. There are points where it gets so narrow that cars must stop to let one another pass, and if you add someone walking a dog, pushing a stroller or riding a bike into the mix it is a safety challenge to be sure.

This is why I am against the proposed development project at 57 Perkins Row. I do not believe that Perkins Row will be able to accommodate the additional 112 cars potentially coming and going from that site. It is simply an accident waiting to happen.

Brenda Scott
122 Perkins Row

Donna Rich

From: Vella, Joe <joe.vella@veolia.com>
Sent: Tuesday, October 23, 2018 1:33 PM
To: Planning Department
Subject: 40 B proposal

Hello,

As a resident of Topsfield, I see no need for this development. We are concerned for the wildlife, septic issues and more public housing.

Thank you,

Joe Vella
37 Canterbury Hill Road

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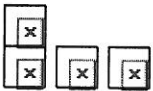
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Donna Rich

From: DARLENE VELLA <dvella72@comcast.net>
Sent: Tuesday, October 23, 2018 12:23 PM
To: Planning Department
Subject: 40 B proposal

Hello,

As a resident of Topsfield, I see no need for this development. We are concerned for the wildlife, septic issues and more public housing.

Thank you,

Darlene Vella