



COMMONWEALTH OF MASSACHUSETTS
THE GENERAL COURT

STATE HOUSE, BOSTON 02133-1053

July 25, 2019

Gregory Watson
Manager of Comprehensive Permit Program
Massachusetts Housing Finance Agency
One Beacon Street
Boston, MA 02108

RE: Perkins Landing, Topsfield, MA; MH ID No. 1005

Dear Mr. Watson:

Thank you for the opportunity to submit this letter regarding the proposed Chapter 40B Project by Perkins Landing, LLC for the property at 57 Perkins Row, Topsfield.

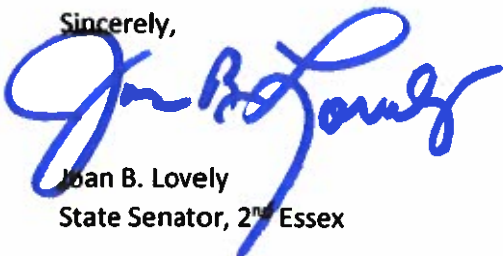
We were contacted by the Town of Topsfield relative to the Modification of Project Eligibility Application of Perkins Landing, LLC dated April 24, 2019. After speaking with residents and town officials and visiting the site, we share many of the Town's concerns regarding the appropriateness of this particular site for the proposed project.

Topsfield has a strong record of supporting affordable housing developments. The Town is currently home to two 40B projects: Little Brook Village, a 100% affordable project administered by the Housing Authority, and Amberwood, a Local Initiative Project. As state elected officials, we are acutely aware of the need for more affordable housing for low- and middle-income families. However, the project proposed by Perkins Landing, LLC, even conceptually, is not appropriate for the parcel located at 57 Perkins Row.

The Town of Topsfield has raised several concerns regarding this project. First, the site plan is currently incomplete and does not comply with Mass Housing Rules. Second, there is a concern regarding the environmental resources on and adjacent to the property. The Ipswich River Area, which abuts the property, has not been properly delineated. As a result, it is not clear that the proposed number of units, or anything close to it, would be feasible for this piece of land. The location of the river also raises concerns regarding drainage from snow storage and storm water. In addition, a certifiable vernal pool and additional wetlands adjacent to the driveway would inhibit the creation of a two-way road on the property sufficient to accommodate the units' residents.

We share the concerns raised by the Town of Topsfield and its residents. We do not believe that the concept proposed by Perkins Landing, LLC is appropriate for the site at 57 Perkins Row. We therefore submit this letter in opposition to the approval of this project's eligibility.

Sincerely,


Joan B. Lovely
State Senator, 2nd Essex


Brad Hill
State Representative, 4th Essex