

Topsfield Online Open House: Feedback

Topsfield Downtown Revitalization Project

Demographics and Housing Stock: What Surprises You Most About This Data?

What Surprises You Most About This Data?

The statistic about condo price vs. single family home is surprising, so much so, that I don't believe it.

Nothing..it's what I assumed it would be..but u should give a tax break on seniors.

So many younger families but we have old schools and little recreational activities for kids

Nothing

Nothing

Low number of households with children under 18

That only 42% demographic are families with children.

Pricing of condo properties

I was surprised by the breakdown of small families, large families, elderly non families, and elderly families. Growing up I always thought Topsfield was mostly families with children and then older couples.

The prices for condos, but I forget that the 55+ is sooooo out of whack.

Condo price vs house price

Condo prices, they must be for small number of condos that are high priced.

No surprises! We talked about this issue 15 years ago when the EHD bylaw was debated

A decline in the number of children over time and increase in number of retirees over time.

No surprises

aging demographics

Nothing

I feel as though the graphs are "leading" in their data representation. The Household demographic chart doesn't have specific data defining, large family qty, small family quantity, how old is elderly? Etc. Also skewing the Population by age graph is the horizontal 'axis' of years...if they were Consistently spaced ie, the graph would ACCURATELY show that the "working Professionals aged 20-54 have stayed consistent.

T

What Surprises You Most About This Data?

Not surprised.

Nothing-exactly what I thought

Aging population. during my tenure on our street, there have been two cycles of young couples with kids moving in, replacing older couples whose kids are grown and have moved out.

Nothing really. Confirms what I had thought.

Condo pricing is so high that aging families in theory are not able/willing to sell their single family homes to stay in the area. This is not allowing new families to move into town.

None of the demographic and housing information surprised me.

That condos are more expensive than SFHs.

The average residents age.

Nothing

The absence of the 20 - 35 demographic. It is obvious that no one in that age range can afford a home in Topsfield. I may also reflect that that age group finds the suburbs boring and uninteresting.

Define the data! Perhaps the parameters are no longer relevant for modern families who have to struggle to send their children to college and beyond. Can people aged 20 -34 afford homes that soon after college/graduate school at a time when people are getting married later in life? Please define: other homes, elder families, and elder non-families

The amount and the cost of condos in Topsfield.

I am aware of this.

The alleged value of single family homes. Topsfield houses go for WAY MORE than the price listed as the median.

Nothing really!

Nothing

Fewer younger families than I thought - more older people than I thought.

The price of condos

62% increase of 55 and older - overrides for schools will end

Condo prices and elderly

The aging population of Topsfield given how attractive the school system is. Should be bringing in a younger population.

The cost of condos

What Surprises You Most About This Data?

The median housing price for condos. I assume that figure is strongly influenced by English Commons on Rt. 1 near the Danvers line.

Surprised that the number of households with children is less than 50%. I thought families were moving to Topsfield because of the school system, so assumed there would be more families with children here.

The percentage of aging population.

that the mean age of residents is rising, it seems like there are so many new families each year and that the class size numbers are going up. Also, that the mean income is very high and that it may mean that our residents are spending their free cash in other towns, because there is virtually little business here in town.

That the town isn't attracting young professionals

Nothing

Not much. It's pretty much what has been reported in previous years.

Condo pricing

The median price of a condo in Topsfield seems quite high at 741k. It seems like that number is a bit skewed and might not be accurate. Maybe some very high priced condos were sold around the time of the study? I would double check those numbers.

Demographics and Housing Stock: What Do You Think Is Important?

What Do You Think Is Important?

More affordable housing, but NO buildings over 3 stories DOWNTOWN, and NO medical/rehab units that will create light and noise pollution and complicate and already messy five corners intersection on Main St, High St, S Common St.

Even though I'm single & no kids education, but .. a nice little pub with just beer & wine & good food

I don't

Affordable housing for seniors

Allow a balance of housing that's affordable to young families allowing them to build enough equity to afford the more expensive housing in town if the key is to allow families to grow thru the years. Also, accessibility to downtown is important. There are areas in Topsfield that is hard to get to downtown by foot or bike. (crossing Rt 1

There definitely needs to be more affordable housing.

We need more housing options somehow to add to the mix of the town

I think we need to limit the apartment housing. It will change the town. It's not why people live here. They want the small town feel.

If you want more young people buying SF homes, you must make it economically viable for old folks to move to condos. It makes no sense to take out a mortgage to downsize!

Reverse the trend on declining number of children over time, and reverse the trend on increasing number of retirees over time.

Lack of younger people staying in Topsfield Aging population may have difficulty financially going forward

town is dying

More options for rental units and small (<2000 sq.ft.) condos.

Lack of young adults starting families.

It is important to realize that life in a small town does evolve...large homes in amazing communities are meant to be "inherited" by new young families...this is what I have seen in my 20+ years here. This keeps a town vital and dynamic. As many people my age are downsizing, they are grateful for time spent here but ready to move on giving young families an opportunity to enjoy as they had. Significantly altering our downtown with development is a permanent decision and one that really might not be needed for many reasons.

Keeping the school system at a top level. A top school district attracts families. A few more places to eat downtown would help but we are never going to attract an anchor store or Supermarket with Stop& Shop 3 miles from the Center.

Denser housing, which is condos and apartments, could be more affordable, which is OK. But, we do not want to force the town to invest in a sewer plant downtown, and we need to be careful about water usage. We already have Spring to Fall water use limitations. The areas with the largest blocks of land for housing on a larger, scale is Route 1.

Can we provide rentals for the working class who work in the area and want to get started....apartments likely? And then lower cost housing for younger workers/families who want to get started in the housing/investment market?

there are limited affordable options for older citizens or young first time homeowners to move to town.

The number of residents aged 20-34

Creating or allowing for more rental and small 2-3 unit) multi family homes to attract younger residents.

Affordable housing, especially for fixed income seniors.

Affordable properties for hard working lower wage earners who want to live here and will be great residents. RENTAL properties

I would like to see a little more in the downtown to draw in a wider demographic like nice restaurant, a coffee shop, maybe a nice upscale tavern.

It is important to support a diverse population and various types of housing. All population ages and may or may not desire transitional housing. I see many grandparents dropping off and picking up children in support of their families. That has to be valued and recognized as a norm in the economy.

1. The increase in median income. 2. The increase in aging population.

This is a huge problem. More young people should be able to buy homes in town.

Not enough housing to accommodate and encourage growth of population of people ages 20-34.

Having a balance between younger and older households and having some affordable housing.

Maintaining a high rate of home ownership

This town is no longer affordable for young families with all the 55 and older homes being built

Families

I think that an influx of younger professionals into the town is important. Adding a fun pub or restaurant/bar to the downtown area could provide a place for adults to hang out. I've lived in Topsfield and Ipswich and Topsfield is severely lacking anything for adults to do at night, whereas Ipswich has things like the Choate Pub and Ipswich Ale Brewery that drive people to the town and attracts a younger population to the town. This is key for long term growth, success, and economic sustainability.

I assume it presupposes (and perhaps skews the resultant averages) to indicate a more affluent community than the numbers might suggest.

That we keep our taxes for businesses and households reasonable so that we can attract both. That we are fiscally prudent, that the town is not governed by self-interested committee's, that we not burden our small businesses with unreasonable restrictions (for example when the beer/wine license was approved some residents thought the site of a beer delivery truck would harm the school children looking out the windows at Proctor School - I kid you not).

More downtown businesses, restaurants, etc.

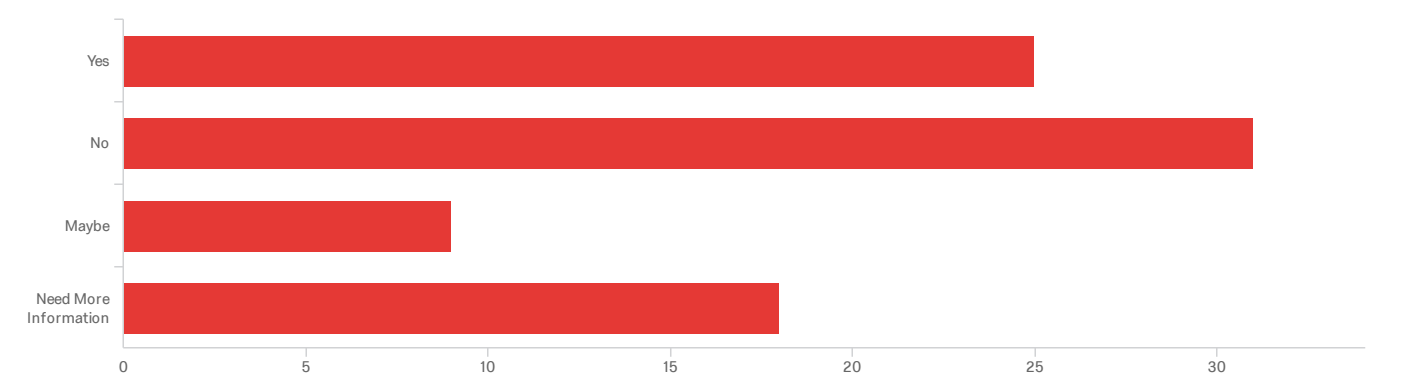
Housing costs are crazy, but that is not isolated to Topsfield. We are a community in close proximity to major highways, Boston and New Hampshire.

To maintain the single family and home ownership. Ideally, neighborhoods like Boxford's Andrews Farm, would be a nice option for younger families to move into town.

I think it is important to help younger people stay in or move back to town and to encourage older residents to remain, by encouraging a number of different types of housing in Topsfield. As town we need to be creative but also mindful.

Demographics and Housing Stock:

Should the Town Seek to Include Housing in the Downtown Area? Why or Why Not?



#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	Should the Town Seek to Include Housing in the Downtown Area? Why or Why Not? - Selected Choice	1.00	4.00	2.24	1.10	1.22	83

#	Field	Choice Count
1	Yes	30.12% 25
2	No	37.35% 31
3	Maybe	10.84% 9
4	Need More Information	21.69% 18

83

Showing rows 1 - 5 of 5

Q15_1_TEXT - Yes

Yes

Don't why already?

Aging population benefits from living within walking distance of shopping and services.

It already does

Yes

Downtown Topsfield could absolutely support higher density housing. With only 5% renter occupied units there is a clear barrier to entry in Topsfield. You have to be able to afford a mortgage to live in Topsfield. If there were more apartments or smaller houses for rent we could make Topsfield a more equitable and accessible place to live. More density downtown would also be a huge help to the small businesses in Topsfield and would help keep our community more alive.

If we are rebuilding the shopping center, we should allow for taller heights and have above business rentals or condos available

People living downtown will put more demand on restaurants and other retailers and help to increase a "buzz" associated with a revitalized downtown. If you build it, they will come.

it might increase the very limited rentals

55+ will not want to be on a second floor. Small families will want green space. So options are limited for location/availability of land or above retail.

Apartments to replace the village shopping center (not assisted living - we need young people starting families). We should also look at possible apartments on route one south of fairgrounds.

Near transportation and hopefully folks who will support the local businesses.

It could provide opportunities for individuals to move to Topsfield who can't afford the high cost of single family homes, it would provide additional customers for downtown businesses

Walk ability and smaller, denser units could be a nice draw for younger residents, and for businesses.

Easy access to our limited services

I'd love to be able to afford to live in the town I work in but there is no way, with no apartments in town. Availability of that style of housing is so low.

I think apartments or condos above businesses would be fine.

Definitely! Housing in Downtown will make it more alive, especially after 6 PM.

Why not condos? Newburyport has a ton and young professionals want to live there

we need rentals/young people

I don't see this as taking away from our town. BUT we need to plan so that we have the resources to support such housing.

Q15_2_TEXT - No

No

no viable parking option

The downtown needs more local businesses so that we don't travel to other towns first before we need housing.

Plenty of housing elsewhere

No

Not needed

limited places for housing

Its 98% developed

What will minimal downtown housing do to mitigate the larger problem

Traffic and character will be negatively impacted. This will likely create a need for sewerage, to which I am adamantly opposed.

Downtown already has housing.

Need businesses to offset our insanely high property taxes

We should add more businesses- a restaurant, a coffee shop(with drive through) a pharmacy like cvs

The demographic is fine the way it is

Worried about number of kids in the schools.

I do not support housing increases downtown. If there are places along Rte 1 that could be developed, I would support that. Downtown has too much congestion already for such a small town, with the school, churches and library. The intersection of Main and 97 cannot take more traffic.

Keep downtown for shops, possible restaurant, and outdoor gathering areas,

Q15_3_TEXT - Maybe

Maybe

But only if limited to two story w retail on first floor and residence on second. And always keeping w the style of the town.

Depends upon what type of affordable housing and how many units

I am conflicted if this is the best use of space downtown. This town has a rural feel and I would like to maintain this. However I realize to widen the demographics, middle income housing will be needed and down to is the place for higher density housing.

More people living downtown may frequent the stores and support other businesses moving to the town center. I would want there to be ample parking if housing was added.

If there's room for it, why not? Might be very convenient for senior to be able to walk downtown and shop.

Q15_4_TEXT - Need More Information

Need More Information

What is the ultimate goal for Topsfield? Is it to make it more urban like for downtown? Are we keeping it residential feel and downtown is purely for gathering?

If it is possible to have some affordable 55+ condo or single level 2 bedroom units I think it would be great.

The business village district is surrounded by residential homes. Where would there be available open space to build more housing?

Nothing huge but maybe. It could help.

There is not enough information here to determine a response.

You are not describing what type of housing would be planned in the Downtown area.

How would it affect traffic in the am, what would be affected by housing developments? Maintaining quality of life/personal feeling of community investment in behavior and involvement if "passing through" with rental short term commitments.

I would like to see what is planned first. Some housing does exist downtown.

Demographics and Housing Stock:

What do you think the town will need for downtown housing in 10 years?

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I don't think the town needs downtown housing now or in 10 years.

I'm 70 now & in ten years I'll be 80 so I won't care

?

Depends as to what the downtown would offer in 10 years

More one and two bedroom single story units with handicap accessibility.

Maybe for the older population where DT is accessible to them on foot or short bus ride as they drive less

Small apartment buildings with rental units available that could be affordable to young families and families that would otherwise be unable to live in Topsfield due to the high homeownership costs.

We will need more housing for people on fixed incomes.

Don't build housing it will change the town.

None

Should be like Hamilton. Small shops only

None needed.

No housing in downtown is needed.

no need for housing, there are a lot of houses in neighborhoods close to downtown

More accommodation for seniors who wish to stay in town - that doesn't cost \$800,000 and more

I would like to see the strip mall downtown replaced with a larger structure, with 2nd floor representing condos and downstairs representing retail, food and other commercial stores. No more over 55 units please...trends are going in the wrong direction and these voters will ultimately seek to turn down 2.5 overrides on the schools.

More rentals. increased parking area.

Why is this the question?

Affordable units for young couples/families. But not much because this demographic do not want to be stuck in the burbs! Over 55? Again, smaller options but not a walk-up. .

Don't know.

Not sure I am on board with significant housing added to our historical downtown area

What do you think the town will need for downtown housing in 10 years?

About the same as what it is now.

I do not believe there will be any change in NEED. People will choose to live here or not based on our housing and whether or not it meets their needs. The more pressing point is that I fear the State will force us to add housing, because politicians want more stock overall, that is not desired by residents or consistent with our existing stock.

I don't think the word "need" is appropriate. It really is what we want. Housing does not have to be downtown. I could be anywhere

There will be demand for whatever is built with quality construction techniques. The question is, What do we want?

This all depends on the vision for downtown and transportation/commuting options to Boston. If we build out more stores and affordable housing for younger folks, then that dictates one business vision; if we remain more quaint and small for business/retail, then likely just some incremental housing needs.

More housing (multi-family) within walking distance of downtown (0.5 to 1 mile)

Too soon to say, but adding a few dozen units wouldn't spoil the quaint charm.

2+ bedrooms for 55+ community

Tentals

I think the downtown could benefit from modest increase in higher density housing like condos.

Until there is something in the downtown like a grocery store and restaurant I don't see how housing downtown has any appeal

More and varied housing options, just like every other small town in the northeast! We are so fortunate to be here!

Anything built will be filled, but there is little (or no) consideration for the lack of a water resource or provisions for waste treatment.

Apartments and condos as people continue to downsize but remain in town in retirement.

Uncertain

Nothing. Bring in more big business.

Housing for younger couples who cannot yet afford to buy homes.

Who knows. It depends on the economy and how many houses open for sales.

Get downtown area cleaned up before you figure out housing

Good downtown area with amenities

I think the downtown housing, combined with more entertainment, could help revitalize the downtown into something more like an Ipswich downtown with a pub and things.

Apartment rentals and condos on and behind Main St. and on a few of the side streets.

What do you think the town will need for downtown housing in 10 years?

Not sure. I could use some examples. I don't think we should swap businesses for housing. Businesses is what will attract people to come downtown. Businesses and the Library, Town Hall, etc.

No

None Let them live somewhere else more suited to low income

A stoplight or two!

There is no reason at this time for downtown housing, and I do not see a need in the next 10 years. People who would want to live downtown would only do so if there are stores where they can go without getting into a car. The downtown is suited to boutique type stores, not grocery or pharmacy.

We need to keep downtown just that, not condos or housing apartment, you build housing downtown you loose that small town feel we all love about Topsfield.

restaurants and a main street of viable retail with groceries

I don't think downtown housing is a priority in Topsfield. If Topsfield were a larger town with more of a business district it might be a priority but I think Topsfield is a sleepy commuter town where people sleep and raise their kids but commute out of town for work. I don't think many people are looking to move to Topsfield to downsize, retire, and find a place to live in the downtown

Condominium units, senior living and apartments

Topsfield Business Composition: What Surprises You Most About This Data?

What Surprises You Most About This Data?

nothing

Very little food service businesses

There are so few businesses in Topsfield and alot close by.

No surprises! The past restrictive business zoning has had consequences. We've liberalized zoning bylaws, but now cost is a big driver. Business locating here can't live on local clientele alone

Nothing - data comes in as expected.

not much

How many commute into topsfield.

Nothing. Most important data is that we are surrounded by thousands of businesses.

I am OK DRIVING 10-15 minutes from Topsfield to get to choices that town does not offer

I am not surprised, I am very familiar with the makeup of Topsfield business. The only point I question is the number that commute OUT of Topsfield. I don't think the telecommute and outbound commute numbers really add up to the number of employed individuals.

The amount of people actually working in Topsfield

How small the business area is, 0.3 SqM. How many businesses are here despite that. Does this include Route 1 businesses and business land areas?

Number of businesses within 15 minutes.

In my opinion, most people live here because they enjoy the open space and do not have to contend with businesses and traffic related to commuters in town.

The number of people who commute into Topsfield

No real surprises, beyond the modest net workers coming into town.

More people commute into Topsfield to work than I thought.

Nothing

The incomes of the residents.

3000 people work here with a population barely of 6,000

I am surprised by the lack of detail to analyze. I would like to be able to review the source data.

What Surprises You Most About This Data?

The amount of people who commute into the town, but there is no breakdown of this number. Are you including landscape maintenance as well as in home services in this number?

This is what I expected.

How many businesses there are in town

The few people that commute out of Topsfield to work. I expected a higher number.

Number of outside of town center businesses

It doesn't include home based businesses, artists, craftsmen, or farmers as individual components.

No businesses around

I think it's surprising that Topsfield has no bar.

The size of the downtown district compared to the other areas.

No real surprises; it's easy to see what's there.

That the number of people coming in to Topsfield to work is greater than going out of town. Is that because of schools and town governments?

The number of businesses within a 10-15 minute drive

that there is not much here to attract people to the downtown

There is over a 1400 people that commute to topsfield for work? and only 1000 that commute out of topsfield???

Zero accomodations

Not much.

shocked at how many people commute into Topsfield

that there's even as much business as there is

The amount of people coming from outside and those of us leaving to go elsewhere.

The number of people who commute in to Topsfield (~1400) compared to the number of people who commute out of Topsfield (~1000). These numbers seem inaccurate. It's hard to believe that many people commute in to Topsfield to work. Almost all residents that I know work outside of Topsfield.

Topsfield Business Composition: What Do You Think is Important?

What Do You Think is Important?

Topsfield needs

A place for Small businesses to thrive

The downtown shopping center and Route one corridor are a disgrace and do not have an environment that encourages local residents to patronize local businesses.

More commercial development in the Boston St. business zones

We need more commercial business in Topsfield to diversify the tax base. Redo the downtown strip mall into something that has condos on 2nd floor and commercial stores on first floor. I would especially like to see the Fairgrounds completely redone into a Lynnfield Common type of project. Can't we put pressure on the Fairgrounds to move out of Topsfield? There are lots of benefits with that land being along Route 1, the rail trail, and Ipswich River. Currently, the Fairgrounds are completely underutilized and the people of the town get no benefit (other than the Police officers). Go visit Stowe Vermont to see what could be accomplished with the rail trail and restaurants abutting their rail trail. We could have that, plus patrons floating by on the Ipswich River. Make an ecological/environmental awareness area along the river to please Con Com. Let's have multiple developers compete on a redesign of the Fairgrounds.

Increased public transportation for commuters

limited space for tax paying businesses

We need to focus on more affordable housing to attract the people who work at these businesses.

Variety in town(we have enough banks!) Supporting those business that we do have!

I think it is essential to allow the businesses along Rt. 1, which are our larger employers, to continue to operate with as little problem as possible.

Maintaining the rural character of the Town

Historic nature of architecture.

Support services are ideal but will the residents use them...or focus on the large number of people coming into work in town...a surprising number.

A better mix is important, but ideal to use space on Rt 1 and not downtown. Fairgrounds could become an ideal location for grocery, restaurants and retail.

The number of service businesses

Improving that tatty and tired shopping plaza.

You can get to anything within 15 minutes so there is no need to make the town any more congested. I love that this is a nice, quiet residential town.

To provide commuters with accomodations.

A good restaurant in town that serves a nice dinner with wine!!!

What Do You Think is Important?

The downtown looks very tired and rundown for such a high income demographic. I am a little concerned that people that could afford to live here might be turned away by the appearance of the downtown.

There are many working people who are in Topsfield throughout the day, having an attractive downtown center to bring a business lunch to would be a bonus. Making the downtown center more attractive and welcoming would be great. It's really dated now, I don't think it represents the demographics of the town.

Even with 0 growth in business zoning area over the past 40 years, we employ many people

I would like to be able to understand the who, what, when, where of the information. Were surveys taken?

Need a better breakdown of which professionals commute 10-15 minutes from Topsfield.

This shows people have to leave town to frequent businesses.

Quality and variety of retail businesses in downtown and possibly on Route 1

To make the downtown attractive after 6 pm. It turns into a ghost town. Make it attractive for younger people/ families.

Having some businesses that build community by bringing people together - restaurant, grocery store, florist, ice cream store - places in town that townspeople can hopefully support.

To included a better breakdown of businesses

Business for tax revenue

To attract and sustain a variety of businesses for residents.

For me, the visibility is pretty good and there don't seem to be many "hidden" businesses that would be of interest to me anyway.

That small businesses are not unduly taxed to make up revenue for the town.

More traffic for retail stores & services

A vibrant local downtown areal

Strong support for local Topsfield business. A downtown that is more physically appealing.

We have several amazing wedding function venues in town. We should have some sort of accomodations to support them.

Balancing small town feel while increasing our tax base.

why would a business come here since there's no food/retail to support employees

That we increase our community's ability to meet its own community's needs.

Topsfield Business Composition:

What Types of Businesses Do You Want to See in Topsfield?

What Types of Businesses Do You Want to See in Topsfield?

Grocery store, pharmacy, restaurant, bar

More retail and restaurants. And businesses that generate taxes.

food market

Fish market, healthy food options, smoothies,

Love to see small and family business restaurants. Unique and diverse cuisines

bistro, cafe, boutique goods/gift store, arts and crafts store, ice creamery

Drs offices

Small, professional services.

Small food store. Light industry Technical and electronic manufacturing High Tech business Financial businesses

There are no full service restaurants in Topsfield. In other towns there are many restaurants that allow residents to be able to see one another and socialize.

Restaurants, food stores such as Ipswich's Atlantic grocer or Crosby's, a return of a Dawson's store, a real green grocer such as Middleton's Farmer Brown

food store, gourmet prepared foods,

Restaurants (bagel store, coffee, a small restaurant or two that is not a pizza stop). Small bar or anyplace I could take my wife to a nice dinner:)! Art studios, music studios. Places that could provide employment for local teenagers to make a wage during summers, nights or weekends.

Those that require digital and financial expertise

Businesses that cater to younger families

Service businesses, i.e. nails, hair, banks, real estate, coffee, GROCERY, PUB. Retail will not cut it bc of size of town, nearby malls, and internet.

Regarding downtown, once we have more young working people living here in apartments businesses will follow e.g. restaurants. For route one I would like to also see apartments and a shopping plaza south of the fairgrounds.

A nice small bistro or pub would be great

Restaurants with a liquor license.

Services including restaurants and retail

What Types of Businesses Do You Want to See in Topsfield?

I am very interested in having a hardware store return. I miss Center Super, but our ability to support a store like that is justifiably questioned. Otherwise, my service and retail needs are met within the bounds of Topsfield.

Downtown need an eatin pub or cafe w table service and liquor license open evenings and weekends. Not another pizza place or sub shop. Maybe recreational focused bike and/or canoe rental to highlight Topsfield rail trail and location on Ipswich river.

I would like to see a restaurant with table service and a bar. Upscale-I think it could do very well downtown.

Depends: Topsfield center shopping area: Restaurant, grocery, retail, professional service, financial services. Route 1, larger grocery, small industrial, prof'l services, larger medical, medical-residential and restaurant.

Grocery store; restaurant

Food market, restaurant, bar

Sit down restaurant, medical offices, grocery market (the town may not be able to support a full service grocery store but it would be nice to be able to purchase fruits, veggies, and meats) (this isn't as critical as The Butchery isn't too far away), brewery, fitness business, doggie daycare

Nice restaurant with liquor license

Any business that is sustainable (profitable in the longer term) and doesn't detract from the quality of life of residents.

None

Grocery store with fresh produce. A family restaurant with real food.

Above. Would love a family owned and Run pharmacy

I would like to see a nice restaurant, besides the typical pizza/fried food places, possibly a nice tavern. Some upscale boutique type stores would improve the feel of the downtown. Hamilton is a good model of how I think Topsfield could look. We also need some basic needs type establishments like a grocery store or a replacement for the hardware store.

A nice sit down restaurant that is open for dinner serving alcohol with a menu that would entice diners to come from out of town for a nice dinner out. A grocery store to buy fresh vegetables.a retail store that gift items.

Service companies as we do not have enough land for manufacturing

Grocery store, hardware store, a couple of restaurants that have been granted liquor licenses, professional offices

1. Hardware store 2. non-chain pharmacy such as Eaton's

Restaurants, shops, athletic facilities (barre studios, etc.)

More food options with expanded hours. More small boutique style shopping locations.

Gathering places such as coffee shops, cafes, and businesses that appeal to the hopefully growing younger population (farmers markets, wellness-focuses businesses, health food/natural grocers, healthy cafes/restaurants, etc)

A balance of retail and restaurants

What Types of Businesses Do You Want to See in Topsfield?

More restaurants

A sit down restaurant/pub

Retail and food service

Definitely a restaurant that serves dinner with a liquor license, a good bakery - which we have, maybe a B and B, a gift shop, a place for breakfast, and Gil's, for sure!

Gallery/craftsman shop, food store, breakfast spot

Mix of high end chain shops and local owned business - business 101

Small local shops with food options

restaurants that are nicer (not chain restaurants), wine bar/tapas, fast casual

- Coffee / Ice Cream / Soda Fountain shop open 'til 8 PM (later in the summer). Live music on the weekends. For a solid example: Zumi's in Ipswich. The closer to the Rail Trail, the better. - A smaller version of Henry's Market (Beverly) - Deli / Sandwich Shop - Pre-packaged meals shop (example: Century House Epicurean Shoppe Rt. 114, Peabody)

A restaurant, a bar. I think it would be ok to sell hard alcohol. A clothing store.

Full service sit down restaurant

Restaurants, high end bars, pharmacy

Restaurants and retail, more like Hamilton or Danvers.

A general store with provisions, a higher quality restaurant or 2, a tavern or pub

Restaurant.

Full service Restaurant, Gourmet premade food shop, ice cream shop, any thing that generates revenue

Restaurants, cafes, local food shops/boutiques, pharmacy, bookstore

A gathering place for families / such as a family friendly pub

Restaurants, small retail, small businesses. I would like the larger corporations isolated to Rte 1.

restaurant/bar similar to what Hamilton has downtown

A restaurant with a BAR, preferably on Route 1, so that it could survive

companies that attract young people/workers

Family restaurants, healthy eating options, youth friendly and safe for families.

Restaurant/pub with full bar. A place where you can go out to dinner, grab a drink, and watch the game.

I'd like to encourage more business that serves the local population. While our existing businesses are great, I would encourage businesses that provide services outside of the box. I'd love to encourage a different type of fast food restaurant (other than pizza/subs), a gift shop, a small market that provides pre-made meals, maybe a work space. I'd like us to encourage businesses to relocate to Topsfield on the Route 1 Corridor.

Topsfield Business Composition: What Types of Businesses Do You Not Want to See in Topsfield?

What Types of Businesses Do You Not Want to See in Topsfield?

Do NOT want an assisted living, nursing home, rehab facility. We already have one and don't need another.

Another bank, realtor, insurance

I don't know

full liquor retail, marijuana retail

No more pizza

Commercial business

massage parlors, antique stores

Large residential enterprises (Assisted Living, Affordable Housing)

Large commercial

More convenience stores selling cheap beer and junk food, nor do we need more fast food outlets

full liquor stores, marijuana

Banks, investment money managers, real estate firms, and especially the Topsfield Fair.

Tradical Manufacturing

Businesses that cater to the elderly

Pot shops, CVS, big box (on rte. 1),

Assisted living because it will contribute very little to the overall vitality of the town but it will stress our resources and traffic.

Large developers building multi story buildings, squeezed into lots and spaces in our rural, quiet town....increasing traffic and congestion which is already horrible (and out of our control)for 2 extended periods of the day!

Any type of business that takes away the small town charm of Topsfield (for example, a large assisted living complex on Emerson Field).

Healthcare facilities

I do not wish to force existing businesses to leave, but would not encourage more activities like the painting that goes on in Topsfield Woodworking. We should never, ever add another pizza shop. In the interests of existing businesses, we should not encourage another convenience store to open. Our behaviors have harmed some longtime businesses, and if we create an environment in which businesses can't make a go of it, others won't come in to take the place of those that fail, a la Center Super to Henry's to Star Pantry to.... nothing.

What Types of Businesses Do You Not Want to See in Topsfield?

In downtown and public common area do not want Assisted living or nursing homes. Already have senior housing and nursing facilities in other locations around town. No pot shops. If business needs a new building should blend in w town's rural quaint style not distract fr it.

Pot Shops/CBD Shops/ A Bar (as opposed to a restaurant that serves alcohol)/ mining/rock crushing etc.

Chemical plant, nuclear plant, large smokestack or heavy industry. Do not want large commercial, operational buildings in the Historic Commons area or Emerson.

No more banks.

Hospital, elder care facility (like Masco Health care) due to strain in resources with limited contribution to town.

National pharmacy store (although it would be great to have a pharmacy in Topsfield, I wouldn't want it to put the downtown convenience stores out of business), package store, bar, National coffee store (Dunkin, Starbucks),

No more banks, no more fast food

More Banks

Chan stores, including pharmacies or restaurants.

A pizza shop.

Another bank!!

No more fast food, Alex's and THoP are adequate. Dive bars. Big box and chains.

We already have too many fast food restaurants and is like to not see commercial outlets like the Cumberland/country market- it's an eyesore. We mostly have realtor offices and banks which do not bring people to the downtown

No Amazon stores, no tattoo parlors, no ax throwing bars, no massage parlors, please. We have enough banks, insurance agents, convenience stores, and beauty salons, thank you.

Chain stores or restaurants, i.e. CVS, McDonald's, Taco Bell, etc.

More banks and pizza.

????

Pot dispensaries

Large chain stores

No more banks or convenience stores

No vaping, not crazy about a Cumberland Farms or Richdales - would prefer a nicer grocery specialty store,

Box stores, chains, fast food, dollar stores, churches, phone stores,

Banks

Anything that has to do with Manufacturing or chemicals

recreational marijuana, walmart, big box stores

- Medical or Recreational Pot Shop - No more pizza shops (3 is plenty) - Gambling / Lotto / Off-track betting - Starbucks

No fast food chain restaurants please, not in the downtown area. I think we have enough banks and realtors. We have more than enough Mom & Pop convenient stores.

More convenience stores or financial institutions

Low income housing or more housing for the elderly.

Chains Destination businesses (casino water park) Supermarkets Department stores Malls

More banks.

I'm open to just about anything that falls in line with the wonderful quaintness of this beautiful town

We DO NOT need another bank.

Pizza place or convenience store

Pot shops, big box stores

Large or chain stores (Other than ones like the new Dawson's, which is now an Ace franchise).

strip mall on Route 1

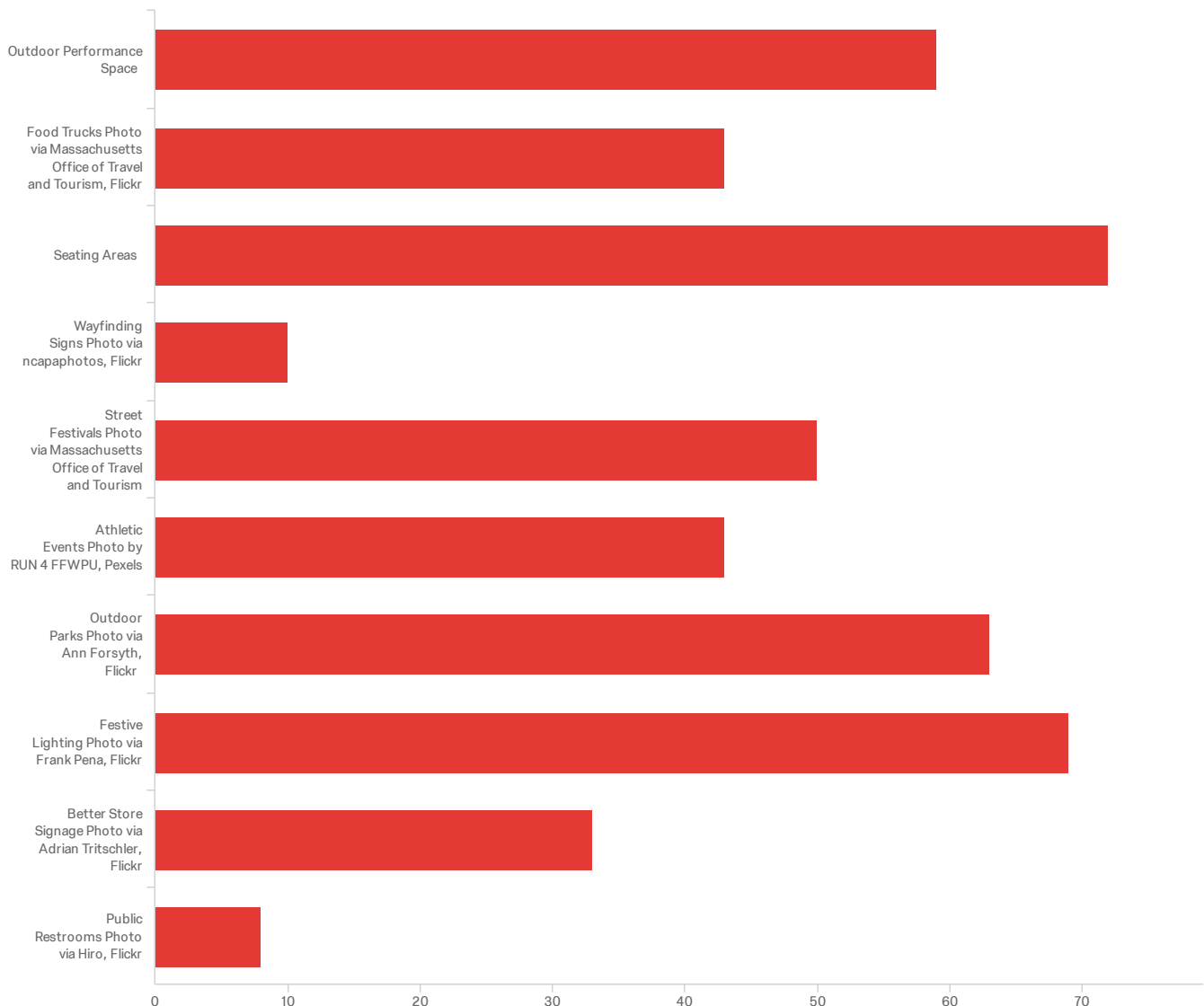
any thing that puts our already fragile water at more risk

No smoke shops, check cashing, dollar stores or liquor stores. No unhealthy fast food chains.

We are inundated with banks and convenience stores

Public Space Vision:

What kinds of public spaces would you like to see in Downtown Topsfield?



#	Field	Choice Count
1	Outdoor Performance Space	13.11% 59
2	Food Trucks Photo via Massachusetts Office of Travel and Tourism, Flickr	9.56% 43
3	Seating Areas	16.00% 72
4	Wayfinding Signs Photo via ncapaphotos, Flickr	2.22% 10
5	Street Festivals Photo via Massachusetts Office of Travel and Tourism	11.11% 50
6	Athletic Events Photo by RUN 4 FFWPU, Pexels	9.56% 43
7	Outdoor Parks Photo via Ann Forsyth, Flickr	14.00% 63
8	Festive Lighting Photo via Frank Pena, Flickr	15.33% 69

#	Field	Choice Count
9	Better Store Signage Photo via Adrian Tritschler, Flickr	7.33% 33
10	Public Restrooms Photo via Hiro, Flickr	1.78% 8

450

Showing rows 1 - 11 of 11

Public Space Vision:

What other uses would you want to see in public spaces in Topsfield, such around the Commons and Town Hall?

What other uses would you want to see in public spaces in Topsfield, such a...

Swim pool

Dog park.

Open space

More craft fairs and other events that would encourage people to come to Topsfield businesses.

The examples require lots of public real estate which is at a premium downtown. The Bake shop trotter is well used as was the defunct deli at 17-19 Main St. A more hospitable arrangement at the Depot for outdoor use?

Historic signs covering Topsfield's rich history

We are surrounded by lots of open space and recreation opportunities. Our historic town common offers space for outdoor performances, the library has rest rooms, we have lights in trees, we have athletic events (fall foliage race), and food trucks - no way. A Bier Garden! Temporary sculpture

We don't have people walking around town. So none of the things listed above are needed (beyond what we already have like our wonderful common).

I feel as though most of these activities and events CAN AND HAVE happened on the Common....if the Common is developed further, where will parking be and how is traffic controlled and changed...it is RIDICULOUS now without any changes.

Outdoor seating.

I like what you have above to make our town vibrant and a destination

Like it as it is, all above options are already available.

Don't want any building higher than 2 stories. Maybe develop area including Emerson Fields w attractive seating and public gathering spaces maybe a fountain but NO high density housing that will devalue surrounding home values or the rural and quaint look of town common. And cause additional strain on traffic flow. Our town common is a real asset and should be treasured not exploited by over development of adjoining lands.

No other uses. Historic and natural. Commercial should be in existing Topsfield shopping area, Route 1, and the old Highway Garage area.

Farmer's Market

Given average age of residents, several outdoor tables incorporating chess/checker boards, and perhaps other games (bocce, etc). Along with a small children's area to encourage multigenerational interaction.

Easier community use

Park benches

What other uses would you want to see in public spaces in Topsfield, such a...

I would like to see us start with improving the look and feel of the downtown commercial area. That should be a draw but is more of a repellent. I would like to see more festivals in the common but not street festivals per se just because our main drag (97) is a major thoroughfare and I don't want that blocked off. Maybe street festivals south of that.

I would like to see a decent central parking lot without Jersey barriers, they are hostile and not in keeping with my view of the town at all. I would like to support a grocery store, a hardware store, and couple of restaurants that have been granted a liquor license. I would like to see a farmers' market in season.

None of the above.

Bike shares

Pickle ball courts

More trash cans

Any activities that bring people together and build community - maybe a walking labyrinth, a small meditation garden?

Keep them open

Shops and food cafes

A town 5k would be fun! Also, I think there should be some types of competitions on the town green... we're a historically agricultural town that has only the Fair. Why not hold more for just the town?

A weekend farmer's market

1. We have outdoor performance space (the main common) BUT the relatively new gazebo has broken lighting that could easily be fixed and become more "attractive" for early evening events. 2. "Off-the-Grid" food truck events can draw lots of people BUT would need to be held in the parking lot of the Fairgrounds. That won't draw anyone Downtown. 3. A few more "seating areas" rather than somewhat randomly placed benches and picnic tables would help establish dedicated areas for communal meeting. 4. No need for wayfinding signs. The town is too small and there are usually enough friendly people around to ask. 5. We have one (The Holiday Walk) which is always well attended. So is the Topsfield Fair Parade. One or two more in nicer weather (late spring) would be fun. 6. We have a number of athletic events and charity runs and outdoor parks. Not a priority. 7. I fear festival lighting would be quickly neglected. First, let's fix what we already have that used to be great: gazebo lighting on the common | replace the 1000 watt American Flag light on the main common (that burns energy literally 24/7) with updated on-at-dusk-off-at dawn warm LED lighting | Fix the street light in front of the Emerson Center | fix the lights on the Civil War Memorial on the Veteran's Common | fix the outdoor lighting on the Library so all the colors match; when it was first done, it was gorgeous, now it's a mishmash of colors) 8. The current bylaws for signage seem reasonable, limiting anything garish. 9. Public restrooms a couple places along the Rail Trail would be appreciated.

Near the Commons, we already have areas for outdoor concerts, festivals, events; there's room for food trucks during an event, there are athletic fields nearby. I can't think of anything else the town might need for these outdoor spaces.

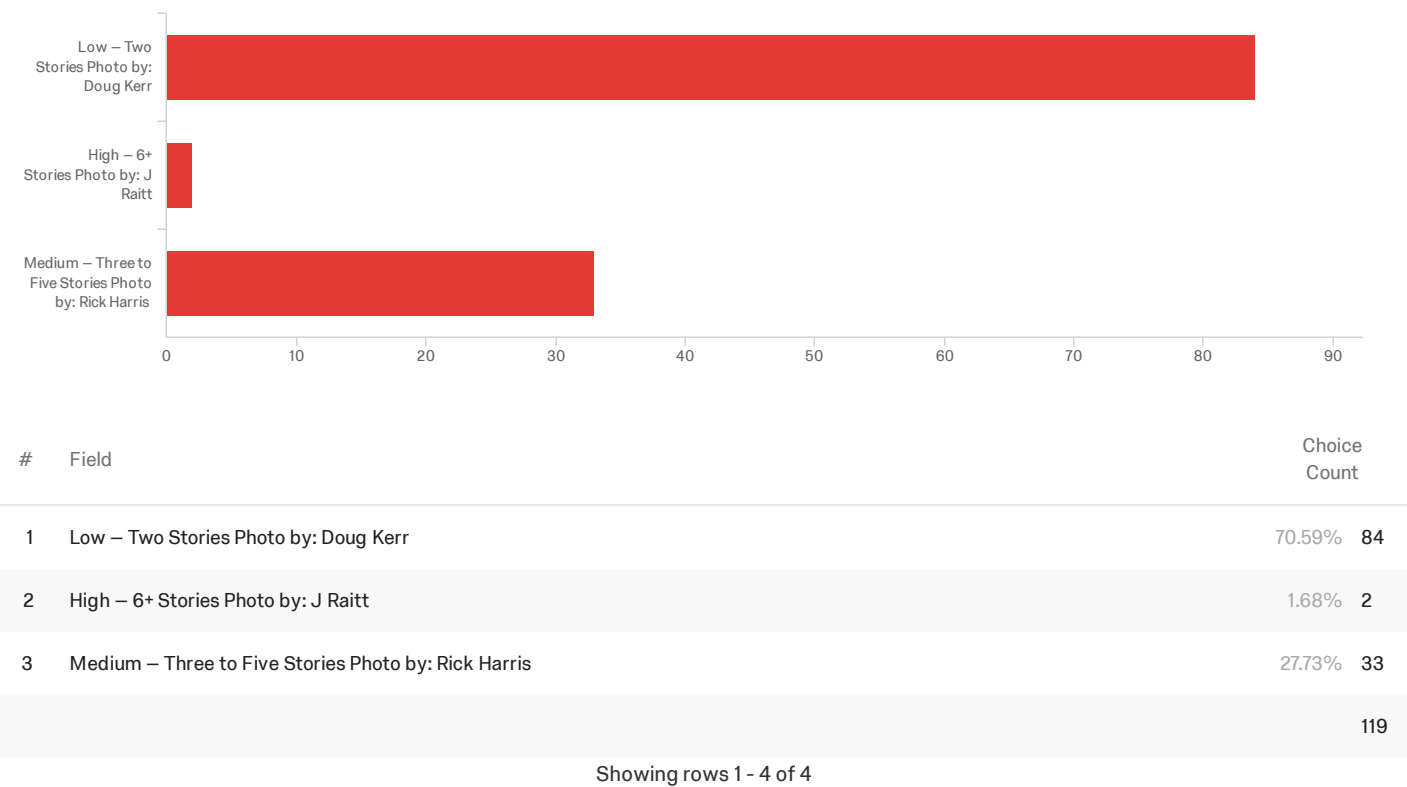
Maker spaces

more seating.

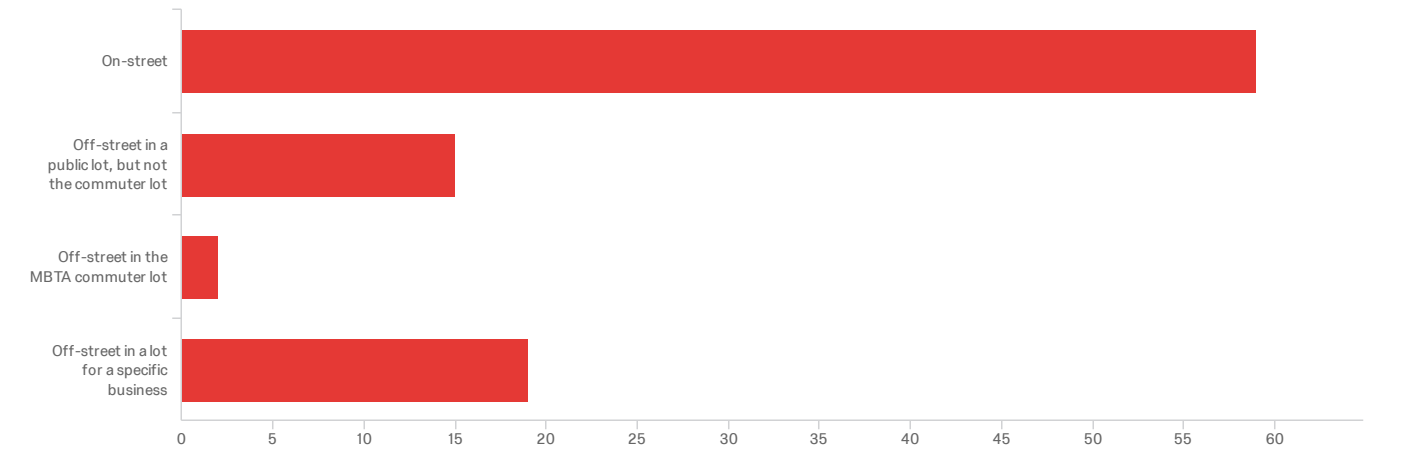
Ongoing, year round community and family engagement. A youth park program in the summer is vital and occurs in the two other towns in our tritown district.

Housing Vision:

Topsfield pursued mixed-use housing downtown, what density would you like to see?



Parking Vision: Where do you typically park when you come downtown?



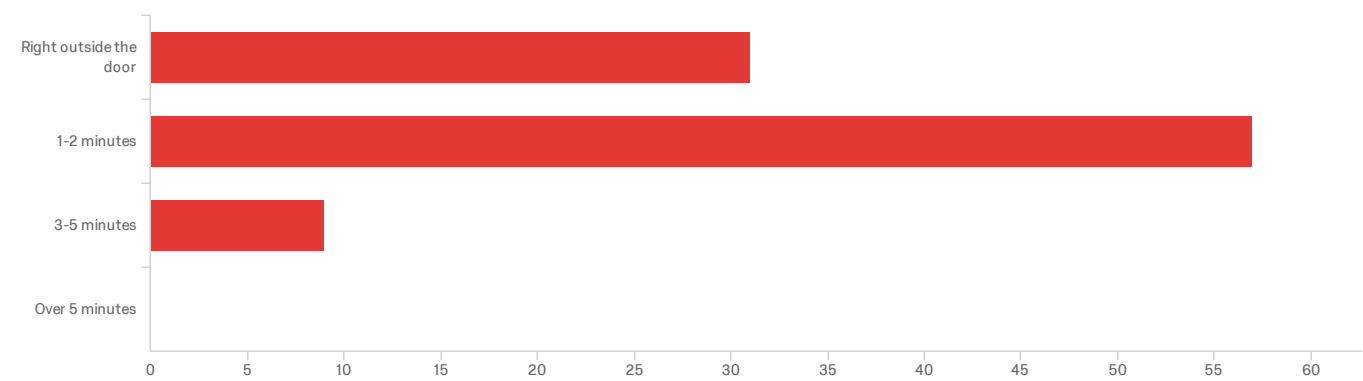
#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	Where do you typically park when you come downtown?	1.00	4.00	1.80	1.18	1.40	95

#	Field	Choice Count
1	On-street	62.11% 59
2	Off-street in a public lot, but not the commuter lot	15.79% 15
3	Off-street in the MBTA commuter lot	2.11% 2
4	Off-street in a lot for a specific business	20.00% 19

95

Showing rows 1 - 5 of 5

Parking Vision:
After you park, how far is the typical walk to your destination?



#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	After you park, how far is the typical walk to your destination?	1.00	3.00	1.77	0.60	0.36	97

#	Field	Choice Count
1	Right outside the door	31.96% 31
2	1-2 minutes	58.76% 57
3	3-5 minutes	9.28% 9
4	Over 5 minutes	0.00% 0

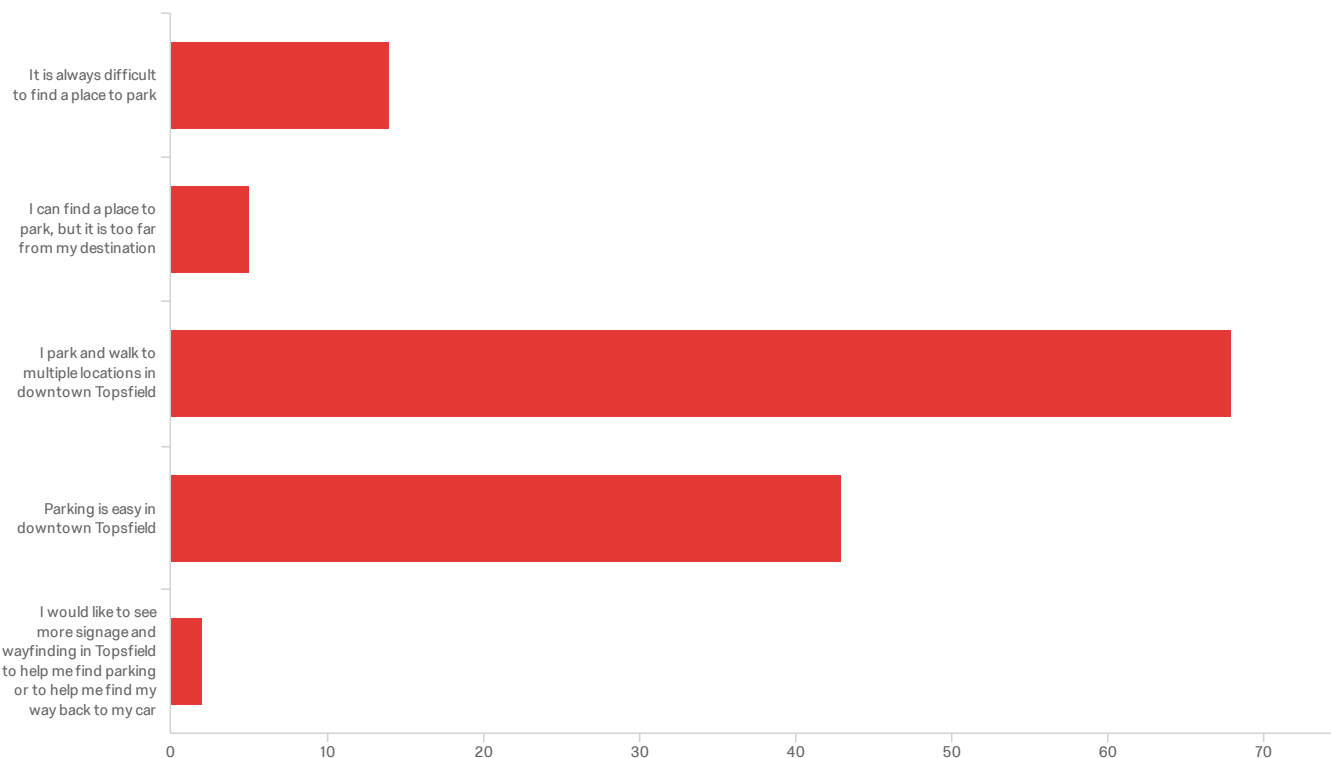
97

Showing rows 1 - 5 of 5

Parking Vision:

Which of the following statements about parking applies to downtown Topsfield?

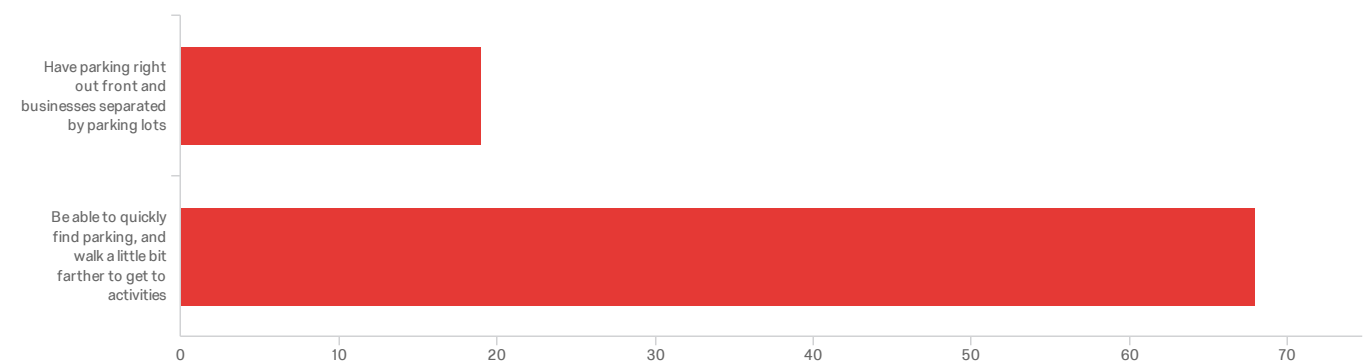
Check all that apply:



#	Field	Choice Count
1	It is always difficult to find a place to park	10.61% 14
2	I can find a place to park, but it is too far from my destination	3.79% 5
3	I park and walk to multiple locations in downtown Topsfield	51.52% 68
4	Parking is easy in downtown Topsfield	32.58% 43
5	I would like to see more signage and wayfinding in Topsfield to help me find parking or to help me find my way back to my car	1.52% 2
		132

Showing rows 1 - 6 of 6

Parking Vision:
Would you rather:



#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	Would you rather:	1.00	2.00	1.78	0.41	0.17	87

#	Field	Choice Count
1	Have parking right out front and businesses separated by parking lots	21.84% 19
2	Be able to quickly find parking, and walk a little bit farther to get to activities	78.16% 68
		87

Showing rows 1 - 3 of 3

Vision:

My Vision for Downtown Topsfield:

My Vision for Downtown Topsfield:

I would love to see a nice restaurant (not another pizza place). A supermarket like Henry's would be nice also.

Hometown feel. More businesses, but really keeping with being a small town. Nice restaurants.

Restaurants, gift stores, grocery or brand name pharmacy

Main St. should be one hour parking - many of the people that work in the businesses park all day on Main St. People that work in the businesses should be allowed to park close by. Also, you can eliminate much of the congestion around the Post Office simply by getting the PO to put a drive-up box someplace - I see many people drive up just to mail a letter.

Heathy options, bake shop is great! More of that kind of set up. Used to have a grocery store and then Henry's which was great, but have to be reasonably priced or business won't survive. There is condo on market right downtown for \$340,000 where is this \$700,000 coming from for a condo? Crazy! Place for kids

More stores. More restaurants or food options; including liquor. Family friendly. Keep the quiet feel though....do not want it as built up as Middleton.

Love the Luxe building, the train station building... and some of the antique buildings in town... they add to Topsfield's charm. Adding quaint shops and a rustic restaurant/pub or two sure would add to our Mayberry-esque community. And bring in tax revenue too. The parking lot and associated shops could use a face lift. Perfect Cut has done a nice job to spruce up that area a bit. Love Gil's... but, it doesn't have that 'country store' feel.

I would love to see a restaurant/bar as well as some unity / cohesiveness to the look of downtown. Would be nice to see a smaller grocery store like a Crosby's or Trader Joes.

Small food market with fresh veggies and fruit. Pharmacy.

A revitalized downtown plaza that is welcoming. We'd love a local tavern/restaurant. Some type of clothing store would be nice to supplement what we already have in town. Planters. Benches and parking would be nice.

Bucolic beauty

Rural character

I do NOT want downtown Topsfield to become like Danvers, Peabody, or Boston. We are a SMALL town!

A quaint community center

Rural community

Small town feel

I would like to see the storefronts cleaned up and more businesses in town. The shopping center is a terrible as is the route 1 corridor. New life in town is needed there is no hardware store or grocery store both are needed.

A diverse business community in an environment that encourages Topsfield residents to shop and meet and enjoy community life - something akin the Hamilton downtown shopping mall

Something that capitalizes on the rail trail, using this as a mechanism for people to come to town stores, restaurants, coffee shops by bike rather than driving. Condos downtown, new stores that offer part time jobs for local teenagers. A completely new development at the Fairgrounds - this is out best location to do something big and bold.

Maintain its present ambience. Bring the downtown retail and parking up to the standard found in Hamilton- Wenham and Georgetown which put ours to shame

an upgraded shopping center

1.A rebuilt Village Shopping Center, from scratch. It's the elephant in the downtown no matter how much lipstick we put on a pig (sorry, an analogy). Look at Hamilton, Ipswich, Georgetown, these "strip malls" are attractive and doable with an anchor grocery, adjacent retail, and perhaps even housing above. 2. Uniform signage. Size, materials, lettering, "cute" 3. Bury utility lines 4. Erect attractive light poles like Middleton, Danvers, with hanging plants 5. Roundabout/rotary at the intersection of Rte. 97 and Main Street (e.g. N. Andover). Study was done in 1990's something and it would be traffic calming and modifying.

Affordable apartments replacing the village shopping plaza leading to more young working people living here. This will revitalize our town.

A vibrant,creative small town vibe, a few more walkable spots to enjoy, quality over quantity. Less CRAZY, distracted, hurried drivers flying through our town creating very dangerous conditions for young and old alike. Hopefully development that is thoroughly thought through, not "overdone" for the needs of a constantly evolving demographic...make it "just enough"

Quality restaurants that serve more than pizza and subs.

Controlled growth in retail and food service

It's notable that the housing question offered no option for not wanting mixed use in the downtown. If the state or those appointed intend to jam mixed use housing down our throats, two-story structures that will have a more reasonable impact on the character and traffic of downtown is preferred. But NO mixed use is better, and you reveal a great deal by not asking if that is our preference. I actually think downtown is fine. Yes, Mr. Flomp's property is unattractive. Things like a full-service restaurant will require new septic or other and I absolutely, positively and categorically oppose any sewerage in Topsfield. For decades, people in Topsfield have gone elsewhere for most of their shopping. Making that parking lot nicer will not change it. Unlike other towns that are cited as models, Topsfield residents have very short rides to get to large groceries and other retail establishments, and so they do not generally shop in Topsfield. They are unlikely to change their habits, a reality that is demonstrated by decades of data. If you want to effect change, hold Mr. Flomp to our bylaws and regulations each time a leaseholder changes. That will do more than anything else to encourage constructive investment in the property. We should ask and instruct our ZBA to more strictly enforce our regulations, unlike in the situation with the Luxe building and the Bake Shop, which have complicated traffic and parking because they are retail that has only street parking, which is limited, very close to them.

I would like to see the Plaza fixed up. Less vacant. A restaurant downtown would be nice. I do not want a Downtown like Middleton/Danvers or Ipswich. A little more would be nice but it is an easy drive to all of those locations

Town Common Areas stays historic and natural, (trees and grass) The Common stays grassy, Emerson Field stays grass and woods.

A small rural community

Revitalization of the plaza, making it town friendly and not just patron friendly to the few businesses within the plaza. A grocery, market, restaurant with table service and bar.

I'd like there to be more businesses in Downtown (especially filling the empty stores in the Shopping Center) and more people able to live closer to downtown but I don't want so many businesses and vehicular traffic that it endangers the ability to the children in town to safely walk and ride their bikes. It would be amazing if you could walk or drive to downtown and do most of your shopping, enjoy some recreation, and a bit to eat. Another thought would be more bike racks so that people who aren't within walking distance but who bike would be attracted to bike into downtown. I see a lot of people biking who might stop near the end of their ride for a bit to eat and cup of coffee. I don't know if it would draw enough customers but a weekly farmers market on the common would also be fantastic. Either a weekday with mostly food items or a Saturday one that also has vendors.

A restaurant(s), a brewery, possibly an inn or b&b

My Vision for Downtown Topsfield:

There is one minor touch that can give anyone the real feeling of being "downtown". We used to have one on Main Street, out in front of one of the businesses from past years. The item I refer to is a prominently displayed digital clock with the date and temperature.

Slightly higher density of businesses and mixed use buildings, giving downtown a livelier feel without losing any of its charm.

I would love to never have to leave you're for food and drink. It's love the main thing we are missing. Fresh food and family entertainment.

Rec center for kids after school. A safe and fun environment for our best assets in Topsfield to get together after school to do homework and play.

More activities to draw people downtown.

I would like to see a welcoming and attractive downtown similar in feel to the Hamilton downtown. They have a great restaurant, nice retail clothing stores, dry cleaner, grocery store etc. it's appealing and attractive.

A new owner of the downtown plaza not named Flomp that really cares about the well being of Topsfield

A vibrant and pleasant downtown, without Jersey barriers, that supports many varied businesses. I would like the town to grant a few liquor licences. I would like to support a grocery store, hardware store, a drugstore, and have a restaurant or two that have liquor licenses. It would be nice to go downtown and have a nice lunch or dinner. Think: Hamilton.

Based on the fact that the population continues to get older, there will not be the demand for more businesses in downtown Topsfield unless service businesses are introduced.

I would love to see more restaurants and shops.

CVS or Walgreens for pharmacy and personal items

More businesses and food options, more housing and attempts to engage people ages 20-34 in moving to Topsfield. More apartments. I love this town but can't afford to live in it, and I work here!

Return the downtown retail offerings to those of the late eighties and early nineties. Would we have moved here if the town looked as it does today. I don't think so. Quality small grocery store (Crosby's?), pharmacy (CVS would be OK), shops to purchase gifts, clothing, children's items, a birthday card????....Keep retail dollars local. More food offerings especially full-service restaurants with a liquor license. Wasn't that what we voted for years ago???? Look how popular the Whoopie Pie shop is and how wonderful to see so many gathering there! We can support a downtown similar to Hamilton/Wenham. Topsfield is a wonderful town, with great people, awesome schools, recreational spaces.....Just missing the downtown we once had. Thank you all for your efforts with this project!!!!

I'm not sure if parking is the best area to address this concern but I do feel like it has an impact. I live on Perkins Row and would love to see some efforts to make Topsfield a safer walkable town. My kids and I use the rail trail which is wonderful but I think there could be some improvement either with a side walk on 97 connecting Juniper, Hickory, Perkins Row, Morningside, etc. which would require a crosswalk at Rt 1 and 97, a bike/walk path through the "island" of 1-2 Perkins Row and a lighted crosswalk to the fair entrance as an access to the rail trail (I believe is private property so may be impossible), or at the very least a crosswalk with flashing lights across 97 at Perkins Row and Central.

Time restriction for parking spots on Main Street. Some cars are parked there all day. Should be more for running into the bank or go to a shop. 1-2 hrs should be enough for that.

More life! A bookstore, a coffee shop, a toy store....

Thriving shops that townspeople support, nicely paved parking lot, restaurant(s), specialty food store, a florist would be wonderful, a place for us to shop and connect.

Support locally owned businesses. Fill the need gap : food (grocer/farmers market) shelter (home supply) and then support the entrepreneurs. We can want coffee shops or restaurants, but if you can't find someone to assume the risk, that's all pipe dreaming. I'd like to know what kind of support can be offered to risk takers. Low interest or forgiveness loans? Start up grants? Landlord negotiation assistance? Incentives?

Anything different from today Septic Businesses Someplace residents can go and consume goods and services Small restaurant

More businesses, maybe a billiards/ dart / game room Grocery store

A bustling and useful downtown area with options that are unique enough for outsiders to make it a destination but easy and convenient enough for locals !

I'm hoping for a downtown that will draw people and new businesses. I would love to see something similar to Ipswich or Newburyport. A place people want to visit.

Topsfield needs a pub/bar to keep residents engaged in the community and provide a place for residents to enjoy the town at night, much like the old Daybreak Cafe did in the past. Topsfield needs to find a partner for something like this and make it happen.

I would like to see the downtown shopping center without vacancies. I would really love to have multiple restaurants to go out to eat at (and order delivery from). Fix the parking lot at the downtown shopping center and remove the jersey barriers.

Stockbridge, MA is the look and feel of my vision. Maybe a little of Stowe, VT thrown in.

I don't think parking is a huge issue, unless businesses are saying that people park in front of their stores and walk elsewhere. The elephant in the room is the privately owned Village Shopping area. The town can't really afford to use their attorney's to pressure the owner to do anything, he could at least pave the parking lot and properly plow it in the winter. Those jersey barriers are so sad. He should sell off those spaces, but to whom! I noticed that one of the business representatives on the committee states that he owns Lela's - well he sold that business. If he lives in Topsfield, fine to have him on the committee, if not what's the point. Not sure if they still own Alex's Roast Beef.

More businesses that draw the community and contribute to the vibrancy of town life like the Creative Co-op.

A small locals target bar/eatery w live music A full service liquor store Not too much that would make it a destination for out of towners

More restaurants, shops, and places to gather. Our downtown feel very cold as it's overwhelming filled with banks.

I would like to see the town plaza be renovated to include nice shops, restaurants, pharmacy, farm stand,. I still very much value the close-knit feel of the community; I want my kids to be able to walk and bike in town and I would like to limit traffic. But there are many times when I am downtown on a weeknight or weekend and the town is deserted. A nice looking plaza with a handful of weekend businesses would be exactly what is needed.

I would like to open up a general store with a butcher counter and various provisions

A place where people are out and about - social places to gather.

More businesses, restaurants, condos, a pharmacy. There are a lot of folks spending their money in surrounding towns because there aren't any options for them in Topsfield.

My name is Sean Flynn and I have owned a business (Commonwealth Financial) in town for 17 years. In my view there are two major problems that need to be addressed in downtown Topsfield: 1) The owners of Topsfield Crossing (the Flomp Family I believe) have to be held accountable for the way they handle their property. It is a disgrace for such a nice town to have, essentially, a slum lord running the centerpiece of the downtown. 2) downtown Topsfield needs to attract and retain businesses that will bring people into town. With that said, I believe a good restaurant or two would be a nice addition and would attract people from Topsfield and Boxford at a minimum. This can never happen though until Topsfield lightens up on the ridiculous and Puritanical restrictions on alcohol! No reasonable restaurant owner will open a good spot without a full service liquor license!!!

My Vision for Downtown Topsfield:

Stay with small-town feel, but look at traffic flow, ease of access, and making it a welcoming space. I would like to see space for a full-service restaurant available. I'd love to see the parking lot downtown better maintained and without the chain fencing! Thank you for engaging us in the process!!

A place for the locals to gather and shop while keeping the small town feel.

Someone to renovate the Shopping Center - that would solve just about everything!

The ugly and totally un-welcoming mall near the post office must be improved. We almost chose not to buy a house in Topsfield because of the curb appeal of this downtown area.

Family restaurants, a juice bar; somewhere safe and healthy for families and youth to eat. Places where families can remain in town instead of driving to Danvers or Peabody.

I would like the downtown mirror the efforts of Hamilton and Wenham. This includes updating and renovating the facade of the shopping center and local business to be uniform and much nicer looking on the eyes. Topsfield Station and the Luxe building are great examples of how I would like downtown Topsfield to look. I would really like to see a few restaurants/pub options in the downtown as local gathering places similar to the Black Cow and 15 Walnut in Hamilton. More green space to congregate and seating/tables to eat would be nice. I would love to see another park space with a play ground that residents can use freely because the playgrounds in town are all used by the schools Monday-Friday during recess.

A clean welcoming space. Perhaps with a few more small businesses but also with a pledge for residents to keep it local and patronize any businesses we have in the downtown area as well as keep the town looking clean and welcoming.

Downtown Topsfield should be the central hub to inhibit residents from having to go to Ipswich, Newburyport, Hamilton etc for restaurants and shops. Residents of Topsfield seek a town center with restaurants with full liquor licenses, boutiques, children's stores etc. The current building plaa is extremely run down, and quite frankly, embarrassing. Restaurants like 15 Walnut, Black Cow in Hamilton would do extremely well. A neighborhood grocer where young families can pick up premade dinners, sandwiches, salads etc would also be an incredible asset.

Final Comments/Feedback:

Do you have any final comments or feedback?

Do you have any final comments or feedback?

No thank you

3+ story buildings downtown would be inappropriate

Force owner of Topsfield Plaza to repair parking lot and improve buildings. The place is a dump and has a major negative impact to the appearance of the downtown.

The Topsfield Fair is under utilized and an eyesore to people coming into town. It has a rusted chainlink fence with barbed wire on top. It should be a resource for the town and not a liability. The shopping center is disgusting and does not do anything to draw people businesses in town. The town needs to encourage people into downtown by making it easier to park and the downtown should be cleaned up.

The real obstacle to the downtown vitality is this 1950's throwback of the Topsfield village with its moldy appearance, inefficient utilization of land, wasteland parking area, and stores (other than Gillie's and Dawson's) that are more or less irrelevant. I recall when we had a real food-store there and a real drugstore as well. The recent jersey barriers and chains do not encourage shoppers to come there unless they know what they need. It is a commercial wasteland.

Keep up the good work. Keep the rural character of our town. Don't spoil it by building five story buildings

maintaining high quality schools is probably the single most important consideration for attracting young families to the town

Yes, this study needs to include the imminent sale and development by the Congregational Church of Emerson Field adjacent to the town common and behind Emerson Center. It's a 12 acre property juxtaposed to the town's almost 375 year old common that so far is proposed for an assisted living facility. This would be a travesty! A commercial enterprise should not be situated in the heart of our historic district. Small affordable units? Possibly more acceptable but this predominantly wetland and swampy parcel should be left as open space.

Without a train station providing convenient access to Boston (like Beverly and Salem) we will need to leverage our easy access to Rt 1 and 95 to grow our tax base. That is why I would like to see apartments developed on rt 1. We will not be able to pull people into Topsfield to shop or dine. There are too many other choices easily and quickly available. So we need to focus on more affordable housing to attract young working people to live here. Our local businesses will then have a larger base of local consumers.

Thanks to all of you who are involved in the downtown business district revitalization project. As you move forward, please consider doing a traffic study at the five-way intersection in the center of town. Studies from five years ago estimated approximately 10,000 cars a day pass through that intersection. It is not uncommon to see High Street backed up past Towne Lane in the afternoon as commuters head north on Route 97.

I know that some of Topsfield's leadership and most of our State leadership has an interest in certain outcomes for downtown Topsfield, especially new housing, especially if it is "affordable." I caution those with stars in their eyes about "revitalizing" downtown that it is very easy to bring about change that fundamentally shifts our town. Once those changes are effected, it is very difficult to undo them. I anticipate that we might be told at our next Town Meeting that we should vote in changes to our Zoning Bylaw or there may be other types of changes made that do not require legislative action by the voters. You'll promise us that it will make our town better. I suspect that your definition of paradise and mine diverge, but I'm even more concerned about the avalanche of unintended consequences we will have unleashed. I think the questions of why we should make changes will be well-investigated, but I'd bet my bottom dollar that very little will go into truly vetting the reasons we SHOULDN'T make changes. Look at Saugus 40 years ago.

Change is scary. But I do think that what has attracted most of the residents to Topsfield is the small town rural feel we have. My wife and I call it "Pleasantville". Really the ultimate Bedroom Community. Noting but Mini-vans and Suv's loaded with kids going through town late afternoon on their way to different playing fields. There is no real hardship to shop, go out to eat, find things to do etc.. We may not have much in town but we are surrounded by communities that do. Its only 20 miles to Boston. Cleaning up and making a few tweaks to the Town is OK. A complete Commercial Overhaul changes it irreparably

Do you have any final comments or feedback?

Biggest challenge and opportunity to commercial Topsfield? 1) How to use old highway garage. 2) Flomp shopping center degradation. 3) how to get better, more interactive businesses on Route 1. 4) Fairgrounds massive use of land, with very limited use., especially factoring in the land they use exclusively for parking.

I moved here in 1989 and the down town shopping area has been in demise since. Losing Henry's, Gift Horse and now Dawson's. We went from pot holes to Jersey barriers to cemented poles with linked chains. How inviting. The owners of the Topsfield shopping area are killing the town. That and high Taxes. I am widowed and can't afford to live in Topsfield anymore. It is a pity when I look at how Georgetown and Hamilton improved their down towns but Topsfield has gone backwards. I will be moving out of Topsfield in 2020. Losing Emerson Fields will be a killer! Good Luck.

Thank you to the entire committee for tackling this nagging issue. We are indebted to you!

The Topsfield Fair offers little resources for the town and uses valuable space that could help create a full redevelopment including housing and retail and dining. Similar to a Lynnfield Market place mixed use location.

I viewed the presentations that have been prepared to date and am very impressed with the quality as well as how quickly the plan is coming together. Having just moved to downtown, I'm really excited to see what the final plan looks like. Thanks!

I did not know what to expect, but I was impressed by the excellent analysis, thought, and work that has gone into creating this survey. Thank you all very much.

Thank you all so much for taking the time to do this.

Has anyone looked at whether Emerson field could be used for a rec center? Seems like perfect in town location.

Congratulations for takings this on and go team!!

I'm glad that there is a committee to help navigate these needed changes. Topsfield 's lack of taxable businesses leads the residents to have to pay high taxes for the great schools and services that are provided here. I'd like to see the steward of our downtown shopping center care more about our downtown so it can become a thriving, attractive and successful town. The common, library and town hall are the spaces that visually give Topsfield its charm. If we could get the look and feel of businesses like Luxe in the "shopping center" then I think we could attract more people to conduct business, shop and socialize in the downtown. Young people don't want to move to towns that can't offer these things. They won't be able to afford it if we don't find ways to show a better side.and get businesses to help offset the tax burden. I don't agree with the talk of putting up multiple housing units in the Emerson fields where young and old come to play in the ball fields. It would be a huge mistake to take that away from the community.

Thank you for the opportunity to provide feedback. I think we need not look too far for an excellent example, Hamilton. Topsfield needs to support a pleasant downtown area, void of all the terrible Jersey barriers and anger over the unkempt village. We need to work together to support a grocery store, a hardware store, and a few restaurants that have at least a beer and wine license to serve their patrons. We have more than enough banks, insurance agencies, and terrific sub/sandwich shops. Thank you for listening!

The town is tapped out financially so all growth must be privately funded. The town is also tapped out for water resources and any businesses must understand the this restriction. Many of us who have lived in Topsfield for awhile enjoy the emphasis on a rural environment. Parks such as Palmer State Park, Ipswich River Wildlife Sanctuary, Emerson Park, Klock Park, etc. are gems and we appreciate them The quiet as well as the natural environment including animals and fauna are irreplaceable and should not be compromised.

Thanks for doing this!

THANK YOU!!!!!!

The town needs better signs on route 1 to show the retail businesses in town to attract more customers. The town does not look attractive for a stop when driving along route 1. A better planning is needed to have mixed businesses and not 4 banks and 3 convenience stores. Small businesses like a shoemaker/repair store would be good as well. Does not have to be retail alone. Medical offices are totally missing. A general practitioner or even pediatrician (with the growing population of young families) would be great to have close by. A small branch like Lahey or harvard vanguard would even be ok like Ipswich has. A place to socialize and stay longer in town, like a pub is missing.

Do you have any final comments or feedback?

I appreciate the clarity of the questions in this survey. I appreciate the efforts of folks who are gathering this information in order to build a better downtown area for Topsfield. We can do so much better than what we have. Thank you.

It boils down to how this all affects the quality of life we all bought into when we moved here. I'm Leary of development because I've lived in communities where the developments started with beautiful open communication then fell into the hands of outside developers who hurt local businesses and ended up NOT doing what they originally planned to do. While I see the need for affordable housing, I don't see many developers who are worth their salt developing for affordable housing. Absolutely opposed to Mayo or Hall company developments.

Nothing will happen downtown until the current owner sells - old news. We have zero chances of any changes if this doesn't happen. Is this a real poll or are you folks bored

I think it is imperative that the town look to attract young professionals to the town and improve the number of events that are local. In addition, adding some kind of pub (like the Choate Pub in Ipswich) or another venue that serves alcohol at night would be great for attracting younger people to the town and would add an option to do things at night. Unless your child has a baseball event in the town or the fair is around, there is nothing to do in Topsfield past 6pm. It would make Topsfield more of a destination and fun place to live instead of being a drive-through town.

Perhaps signage could be improved. I liked the idea of burying the electrical wires if its not cost prohibitive. Perhaps encouraging businesses to keep longer hours.

THANK YOU for allowing us this opportunity to share our thoughts and vision for a town we love. The turnout for the visioning session and the effort put into this project by both the state and the Strategic Planning Working Group exceeded everyone's expectations. There was a small handful of naysayers in attendance who flipped 180° after seeing the turnout, the data, and especially the passion of the team's involvement. Betsy and her colleagues have done outstanding work; their expertise and dedication are quite evident. Looking forward to "what's next"!

I think there are folks in town that have ideas that involve additional burdens on the business community. Everyone wants to see lovely stores, a nice parking lot, no neon signs, everyone has an opinion but none of these folks own a business in town and don't always frequent the stores. When the beer/wine license first came out, the Selectman made it a competition when all along we could have had multiple licenses. They thought a fancy wine & cheese store would revitalize the downtown and awarded the one license to a store that didn't exist for another 8 - 12 months. My point, committee's are difficult because people on them have their own agenda and often want change that is costly and improbable for the business owners. While you consider planning for the town's future, please keep in mind reasonable and appropriate recommendations. (I hope it doesn't get voted to spend thousands to move power lines underground as a way to revitalize downtown, that might be "nice" to have but not "need" to have) No one wants our taxes to increase, it causes people to move out of town as soon as their children are out of the school system and with that, we lose a sense of community and permanency and are no better than a transient town. Phew, that was a quite a rant..... Thanks for reading.

Good luck!!!!!!

I think it is great that the town is willing to make changes to improve the downtown experience. However, count me as a skeptic that anything meaningful can happen until the Flomps are "out" and full service liquor licenses are "in".

Please do consider the increased need for youth park programming during the summer, as well as ongoing, yearly family engagement opportunities in common areas. Restaurants would be welcomed by folks in town, and healthy options are ideal.

I think it would be a good idea to have an open forum where residents can get up and speak and present their ideas for downtown revitalization of Topsfield.

End of Report

