

April 10, 2017

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Topsfield Planning Board &  
Topsfield Conservation Commission  
Topsfield Town Hall  
461 Boston Street, Unit E-6  
Topsfield, MA 01983  
Martha A. Morrison; Chair  
Cheryl Jolley, Chair

RE: A&M Project #2165-01A  
Rolling Green Elderly Housing  
Development  
470 Boston Street  
Topsfield, MA 01983  
**A&M Response to Town  
Requests and Peer Review**

Dear Ms. Morrison:

On behalf of the applicant, Sarkis Development Company, Allen & Major Associates, Inc. (A&M), respectfully submits these final plan updates to the Topsfield Planning Board for approval at the next Hearing on April 18, as well as approval from the Topsfield Conservation Commission on Wednesday, April 12 for the Elderly Housing Development known as Rolling Green, located at 470 Boston Street, Topsfield, Massachusetts.

The following comments below were noted in the latest Topsfield Planning Board public hearing (April 4, 2017) and Topsfield Conservation Commission public hearing (March 22, 2017). Each revision is broken out by Board (or Minor Plan Updates) and is noted in bullet form below.

#### **PLANNING BOARD REQUESTS:**

- Add “No Parking” Signs in select areas - The plans have been revised to show “No Parking” signs which prohibit parking along the proposed driveway from Boston Street to the triangular island near units #5 and #29, as well as along the curve between units #22 and #27. The “No Parking” signs shall use arrows to denote the areas where parking is prohibited. A detail of the signs has also been added to the details sheets.
- Revise reserve septic area – The septic reserve system in the western corner of the project site has been slightly relocated so the footprint is entirely out of the 25’ landscape buffer area.
- Update test pits plan – The test pit plan has been updated to show data for test pit TP-17-1, which was conducted on Monday, April 3, 2017.

**CONSERVATION COMMISSION PLAN UPDATES:**

- Pet Signage & Waste Station - Per the Commission's request, a pet waste station as well as a sign noting removal of pet waste has been added to the plan. Signage noted on the Layout & Materials Plan; C-2. Sign and station details will be provided in the Construction Documents phase.

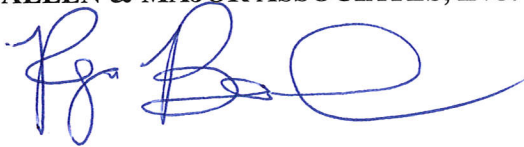
**ADDITIONAL MINOR PLAN UPDATES:**

- Update details per Beals and Thomas peer review - The control structure outlet pipe in the details sheets has been updated to match the diameter shown on the Drainage plan.
- Update Pre-Development Watershed plan - The CN for subcatchment E-2 has been updated to match the HydroCAD output, per Beals & Thomas peer review request.
- Update title block - As necessary, sign-off block for the registry of deeds has been added to the Cover and Layout sheets of the plan set, for recording of the final approved plans.

If you have any questions or comments, please do not hesitate to contact me at (781)-935-6889. We look forward to finalizing approvals of the project at the **Topsfield Planning Board public hearing on April 18, 2017** and the **Topsfield Conservation Commission public hearing on April 12th**. Please provide A&M with the time and place of those two public hearings. A&M has also emailed a link to PDF's of the plans for both the Planning Board & Conservation Commission's reference.

Very truly yours,

**ALLEN & MAJOR ASSOCIATES, INC.**



Ryan Bianchetto, LEED AP  
Project Manager

Cc: via email: Beals & Thomas, Inc.  
Sarkis Development Company  
O. Bradley Latham, Esq.; Latham Law Offices LLC

Enclosures:

- 1) Entire set of Site Plans for Over 55 Residential Development; 470 Boston Street, Topsfield, MA. Plans prepared by Allen & Major Associates, Eaglebrook Engineering & Survey LLC, Brown Sardina, Inc., & The MZO Group. Cover thru Unit C Second Floor Plan; A-12. Various Revision dates noted on plans.
- 2) Revised Pre-Development Watershed Plan, prepared by Allen & Major Associates, Inc. dated April 10, 2017.