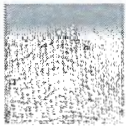


Marchionda



& Associates, L.P.

Engineering and
Planning Consultants

November 29, 2017

By Hand

Martha A Morrison, Chairman
Topsfield Planning Board
Topsfield Town Hall
8 West Common Street
Topsfield, MA 01983

RE: Definitive Subdivision Application
293 Boston Street, Assessors Map 34, Parcel 78
Request for Waivers

Dear Chairman Morrison:

On behalf of Green Acres Realty, Inc. we have submitted a Definitive Plan for the subdivision of the property located at 293 Boston Street in order to create one buildable lot. Attached please find a copy of the receipt of submission made to the Town Clerk, Board of Health, Conservation Commission and Water Department for your file. In addition to the submission of the required documentation we are hereby requesting the Board to grant the following waivers from the "Topsfield Planning Board Rules and Regulations Governing the Subdivision of Land in the Town of Topsfield (Rev. April 7, 2009)" (the "Rules").

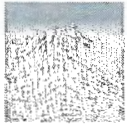
The Definitive Plan complies with the applicable provisions of the Rules except for the proposed deviations mentioned below. Pursuant to G.L. c. 41, § 81R, and Section 6.2 of the Rules, the Applicant hereby requests that the Board waive the requirement of strict compliance with the following provisions of the Rules:

1. Submittal Requirements -- Environmental Impact Statement. Section 4.3.2.j.
Requirement: An Environmental Impact Statement providing the information shown in Appendix A to the Rules is to be submitted with the Definitive Plan.
Waiver Request: To eliminate the filing of an Environmental Impact Statement with the Definitive Plan.
2. Design and Construction Standards -- Sidewalks. Section 5.4.
Requirement: Sidewalks are to be installed in accordance with the requirements of Section 5.4
Waiver Request: Waive the requirement to construct sidewalks, and in its place, install grass strips as provided under Section 5.4.2.



3. Design and Construction Standards – Section 5.1.3 -- Alignment, Grade, Dead End, and Intersections. - Table 1 Geometric Design Standards. Dead End Streets, Subsection e.(1)
Requirement: Cul-de-sac with island, (1) Minimum pavement radius, outer edge, feet 110 for a Minor Street
Waiver Request: Waiver to allow the reduction of the diameter of the outside edge of the cul-de-sac pavement from 110 feet to 90 feet.
4. Design and Construction Standards – Section 5.1.3 -- Alignment, Grade, Dead End, and Intersections. - Table 1 Geometric Design Standards. Dead End Streets, Subsection e.(3)
Requirement: Minimum height of island above surrounding pavement - 16 inches
Waiver Request: - We are requesting the Board to waive the 16-inch height of the island surrounded by the pavement to allow the island to be depressed in order to provide for stormwater treatment.
5. Design and Construction Standards – Section 5.1.3 -- Alignment, Grade, Dead End, and Intersections. - Table 1 Geometric Design Standards. Right-of-Way Width.
Requirement: Minimum right-of way width of 50 feet for Minor Street
Waiver Request: Allow a 40-foot-wide Right-of-Way in lieu of a 50-foot-wide Right-of-Way for entire length of proposed roadway extending from Perkins Row layout to cul-de-sac.
6. Design and Construction Standards – Section 5.1.3 -- Alignment, Grade, Dead End, and Intersections. - Table 1 Geometric Design Standards. Right-of-Way Pavement Width.
Requirement: Minimum pavement width is 26 feet.
Waiver Request: To allow a pavement width of 20 feet in lieu of a pavement width of 26 feet.
7. Design and Construction Standards – Section 5.1.3 -- Alignment, Grade, Dead End, and Intersections. - Table 1 Geometric Design Standards. Grade Percent Requirement:
Maximum grade 8%
Waiver Request: To allow a maximum grade of 10.1% for the existing constructed and paved portion of proposed Martina Way which currently provides access to #142 and #146 Perkins Row.
8. Design and Construction Standards – Section 5.12.3.e – Utilities, Drainage
Waiver Request: to allow 8-inch HDPE drain pipe under the roadway in lieu of 12-inch RCP from CB 3 to DMH 2 and to allow all other drain pipe to be HDPE in lieu of RCP.

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As noted above, the Definitive Plan is proposed to create a single buildable lot. Section 6.2 of the Rules authorizes the Board to grant waivers "where such action is in the public interest and not inconsistent with the intent and purpose of the subdivision Control Law..." The majority of the waivers are designed to facilitate the configuration of the Minor Street which will serve as a single access drive to one buildable lot. The waiver of the delivery of an Environmental Impact Report is designed to reduce unnecessary and duplicative paperwork where the Board and others can comment on the other materials filed with the Board. The waivers requested under item numbers 2 through 8 are in the public interest by minimizing clearing to existing areas and facilitating maintaining the grade and design of the way as currently configured, the current configuration would serve to minimize earth movement and disturbance, and the elimination of additional off-site transport of excess fill and other earth materials while at the same time, providing for enhanced stormwater management. Accordingly, for each waiver requested, there are reasons which are in the public interest and are consistent with the intent and purpose of the Subdivision Control Law and the Rules to justify the waiver of strict compliance with the respective provisions of the Rules. The requests are consistent with the purposes of the Subdivision Control Law because the requested waivers will not impact the safety, convenience and welfare of the present and future inhabitants of Topsfield, and the proposed configuration will provide for adequate access to the lot in the subdivision by a way which, if the waivers are granted, will be safe and convenient for travel, will result in no danger to life and limb in the operation of motor vehicles nor impact safety of the access drive as a Minor Street. Moreover, the requested waivers will not impact the adequate provision for water, sewerage, drainage, underground utility service, police and fire protection and other similar improvements in a subdivision.

We than you in advance for your consideration and we look forward to working with the Board on this Definitive Subdivision Application,

Please do not hesitate to contact me if there are any questions or if any additional information is required.

Best regards,
Marchionda & Associates, L.P.

Paul A. Marchionda, PE
Managing Member

cc: Town Clerk
Green Acres Realty, Inc
John Smolak, Esq.