

Donna Rich

From: Kim Sherwood <kmsherwood@comcast.net>
Sent: Saturday, March 16, 2019 2:26 PM
To: Planning Department; 'Martha Morrison'
Subject: Public Hearing Notice Not Readable- Please assist

Dear Chairman Morrison and Donna,

There seems to be a problem with the readability of the public hearing notice for the March 19, 2019 Planning Board hearing.

I was not able to purchase a copy of the March 4 and March 11 newspaper editions to see how it printed out. When I searched for it online today, it showed up in a very confusing format. See below.

Would it be possible to *post a readable version of the notice*, even at this late date, on the town website?

Also, I remind you that *the Agenda for the evening actually falls short of the legal requirements for agenda postings*. According to the MA. gov open meeting materials, agendas must have sufficient detail so someone can understand the topics to be discussed. See excerpt below.

<https://www.topsfield-ma.gov/sites/topsfieldma/files/agendas/planning03132019.pdf>

You may wish to consult with Town Counsel as to whether you should proceed with the public hearing on March 19, 2019 or reschedule to a later date.

Kim Sherwood

How specific must the listing of topics be in the meeting notice?

The listing of topics must contain enough specificity to give the public an understanding of each topic that will be discussed. It is not sufficient to list broad topic categories, such as "Old Business." For example, when the Chair of a Board of Selectmen reasonably anticipates a discussion about on-going traffic improvement projects in town at the next Board meeting, it would be appropriate for the Chair to list that topic in the notice as: "Discussion of Traffic

Improvement Projects at the intersection of Main and Pleasant Streets; and at the intersection of Elm and Oak Streets." In some instances, there may be overlap in the posting requirements of the Open Meeting Law and other statutes. In most cases, the information required by the controlling statute will satisfy the Open Meeting Law meeting notice requirements, however for specific questions please contact the Division of Open Government.

Source	Salem News
Category	Legal Notices
Published Date	March 4, 2019

Notice Details

PLANNING BOARD TOWN OF TOPSFIELD Notice is hereby given that the Topsfield Planning Board will hold a public hearing in the Topsfield Town Hall on Tuesday, March 19, 2019, at 7:30 P.M., to discuss the following proposed amendments to the Topsfield Zoning Bylaw for the May 7, 2019 Annual Town Meeting: 1) Amend certain sections of the Town Zoning By-Laws, Article I, Definitions as follows, with the provisions to be added shown in bold under line: 1.95 Special Permit Granting Authority. The Planning Board, Town of Topsfield, Massachusetts, unless otherwise defined herein. 2) Amend certain sections of the Town Zoning By-Laws, Article V, Administration and Enforcement as follows, with the provisions to be deleted shown in strikethrough and the provisions to be added shown in bold under line: 5.02 Permit Granting Authority and Special Permit Granting Authority. A. Permit Granting Authority. The Zoning Board of Appeals, hereinafter called "The Board" shall be the Permit Granting Authority pursuant to the Zoning Act

Donna Rich

From: Greenaway, Paul D. <Paul.Greenaway@ledvance.com>
Sent: Tuesday, March 19, 2019 11:04 AM
To: Planning Department; Greenaway, Paul D.
Subject: Proposal to build assisted living buildings on Emerson Field and second egress through Deer Run Cul de Sac

Dear Planning Board,

It has come to my attention recently that the Congregational Church has proposed building a very large complex for assisted living on Emerson Field.

It has also come to my attention that the Town of Topsfield is looking into a second egress into this proposed unit by destroying our Deer Run Cul de Sac by building a road bridge over the current stream.

I have lived in Topsfield since 1989 and have lived on Deer Run for last 24 years. I bought in this Towne Lane / Deer Run combo Cul de Sac because of its safe environment and low motorized traffic as a safe quiet street to raise my family. We used to cross over the stream at the Cul de Sac and really enjoy the majestic open view of Emerson field. Myself and all of my children enjoyed peaceful fun playing pick up and planned sports there. Since I have lived in Topsfield I have seen the demise of the down town shopping plaza and this ridiculous proposal would just add to the town's demise.

First this type of building has been proposed in the past by the Congregational Church and I believe only around 1/2 to 1/3 of Emerson was deemed buildable because rest of the land closest to the stream at the end of Deer Run did not perk to allowable building standards and has a high water table as well. I have seen this area flood over first hand several times a year over the last 24 years where the water comes close to flooding the Deer Run Cul de Sac and completely saturates around 1/3 of Emerson field.

There are several already existing Assisted Living and Nursing Home facilities in and around Topsfield already to meet our community needs.

Just the loss of the open space down town would be a sin. Would you build this assisted living building on the Common area? I think not!

Secondly the ridiculous intrusive nature of ruining our safe quiet Cul de Sac and putting in a heavy vehicle bridge to this Emerson proposed complex would be a major financial blow and an insult to every resident of Towne Lane and especially Deer Run.

I can guarantee you that if the Town tries an intrusive stunt like this there will be several law suits directed at the town that will last for years.

A very concerned and upset resident of Topsfield and Deer Run.

Paul D Greenaway
2 Deer Run
Topsfield, MA 01983
1995 to present.

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