




RONALD P. GIOVANNACCI
Chief of the Department

Town of Topsfield
Fire Headquarters

27 High Street
Topsfield, Massachusetts 01983-1403
(978) 887-5148 • FAX (978) 887-1512
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To: Mr. John Sarkis
From: Chief Richard Harris 
CC: Ms. Martha Morrison, Mr. O. Bradley Latham, Captain Jen Collins-Brown
Date: 3/3/2017
Re: 470 Boston St., Topsfield, MA 01983

Thank you for meeting with us on Wednesday, March 1, 2017. We are in agreement and support of the letter dated February 22, 2017 by Mr. O. Bradley Latham regarding the property at 470 Boston St. We appreciate your added attention to safety by having sprinkler systems in the homes that are NFPA 13D Compliant as well as central station monitoring. The addition of lock boxes on each unit will undoubtedly provide a convenience factor for your residents should they become locked out or incapacitated and unable to reach the door. The lock box will allow us to protect property better by doing less damage when entering the units. Thank you again for your attention to the safety of our community.

Donna Rich

From: David bond <dbond@topsfeldpublicworks.org>
Sent: Monday, January 02, 2017 12:52 PM
To: 'Martha Morrison'
Cc: Donna Rich
Subject: Rolling Green Comments

Martha,

The following are my comments regarding the proposed EHD at 470 Boston Street. I have reviewed the Beals and Thomas Peer review and the Horsley Whitten document. I would like to add some additional comments to the peer review document provided by B&T. I will defer any comments regarding stormwater to them.

- **Dead End Street:** The secondary access driveway should be a requirement if the Board is going to grant a waiver for the dead end roadway in excess of 650 feet. I strongly recommend that this roadway be paved in its entirety. Paving will require little or no maintenance and will be much easier to plow in the winter. Given the fact that there are perc tests right under the proposed road (perc6), the additional stormwater could be handled in a subsurface system underneath the road way. The proposed water and gas utilities should be constructed under the roadway and not into the wetlands as currently designed. I also agree with the applicants consultant, VAI, that any dead or diseased trees along the existing roadway should be trimmed or removed to prevent potential blocking of the roadway in the future.
- **Sidewalks:** Pedestrian access should be provided to the mailbox area via a sidewalk as B&T suggests. In addition to the sidewalk suggested in front of units 1-6, I suggest the same be considered in front of units 27-30 so pedestrians in the Pavilion area can access the mailboxes without having to walk in the roadway.
- **Street Lighting:** As B&T suggests, lighting on the west side of Boston Street at the intersection should be proposed and reviewed. Additionally, some minimal lighting at the mailbox area should be required.
- **Wood Guardrail:** Request that the Applicant provide a specification that the proposed wood guardrail meets MassDOT Standards. I suggest that the Applicant consider using "Cor-ten" guardrail panels if the desired effect of a rustic appearance is the goal.
- **Pavement Detail/Cross section:** The pavement cross section for both roadways and sidewalks as shown on sheet D-3 should be changed to the standards found on Plate #1 in the Town of Topsfield, Subdivision Rules and Regulations. All of the roadways and sidewalks should be constructed to the same standard, not two different standards as shown on the plans.

General Comments

The proposed pavement markings at the intersection of the main roadway with Boston Street, specifically the crosshatched depiction of an island, should be reviewed. The existing intersection, although constructed to MassDOT standards at the time, does not meet the geometric design standards required by the Town of Topsfield, Subdivision Rules and Regulations. That standard is 90 degrees. Drivers from the south, turning left into the roadway, are essentially making a 125 degree turn. Given the proposed use of the property, that could be problematic. Understanding that this intersection is pre-existing and not subject to the Town's standards, I request a second look at the current proposed configuration. I would suggest that a slightly raised channelized

island (concrete) be considered as well as the addition of "keep right" signs on both ends of the island. The Applicant's Traffic Consultant should be able to offer some suggestions.

Please don't hesitate to contact me if you need anything further.

Dave

David M. Bond
Highway Superintendent
Tree Warden
Stormwater Coordinator
Planning Board Agent
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Topsfield, MA 01983
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Donna Rich

From: Martha Morrison <morrismh@bc.edu>
Sent: Thursday, December 29, 2016 2:20 PM
To: Rownd, Josh; Steve Hall; Martha Morrison; Donna Rich; Jeanine Cunniff; Joe Geller
Subject: Fwd: 470 Boston Street Comments

All,
Here are Greg Krom's comments relative to Rolling Green. They will be introduced at the January 3 meeting.

Martha

----- Forwarded Message -----

Subject: 470 Boston Street Comments
Date: Thu, 29 Dec 2016 14:12:54 -0500
From: Greg Krom <gkrom@topsfieldpublicworks.org>
Organization: Topsfield Water Department
To: 'Martha Morrison' <morrismh@bc.edu>

Martha,

My comments for the Rolling Green plans are:

1. Water main on the plan is 6" CLDI but a our specs require 8" CLDI. Hydrant laterals are 6" connections.
2. The water main entering the property should stay on the access road. It is currently routed through the wetland just north of the access road.
3. The existing hydrant on the property does not show on the plan. It is located along the Route 1 property boundary, on the Rolling Green side of the connection for 458 Boston Street. This hydrant was not installed properly by Mr. Conn, it does not have an isolation valve. The hydrant needs to be removed from the tee, a 6" valve attached to the tee and the hydrant reinstalled.
4. The 8" gate valve just west of the hydrant mentioned above is not shown. The developer can connect to the existing water main on the property but the pressure and bacteria testing will be conducted starting with this valve.
5. An additional hydrant should be installed along the circle, preferably on the southern side of the detention pond opposite units 12 & 13. Guideline for this is a hydrant is needed every 500'.
6. Initial discussions with the developer included extending the water main to the property line between units 18 & 19 to allow for a potential a easement through the Larson property to access North Street and the elimination of two long pipeline dead ends. The extended water lines are not shown on the plan and may not have required clearance from the reserve septic field behind unit 18.

Thanks,

Greg

Memorandum (corrected)

To: Martha Morrison, Chair, Steven Hall, Jeanine Cuniff, Joe Geller, Josh Rownd, and Donna Rich, Coordinator

CC: Topsfield Conservation Commission (TCC)

From: Lana Spillman, Administrator, Topsfield Conservation Commission (TCC)

LS
11/07/2016

Date: November 3, 2016

Re: Site Plan Review, 470 Boston Street, (Map 03, Lot 003), Sarkis Development Co.

On October 21st, the Conservation Commission office received numerous sheets of plans for 470 Boston Street entitled, "Site Development Plans for Over 55 Residential Development 470 Boston Street Topsfield, MA" dated October 13, 2016, prepared by Allen & Major Associates, Inc., 100 Commerce Way, Woburn, MA 01888, stamped, signed, and dated by Timothy J. Williams, P.E. Civil No. 43119, or Kenneth C. Knowles, P.E. Civil No. 45679, or William Brown, R.L.A. No. 1070 (the Plans). Accompanying the plans is a Drainage Report for "Elderly Housing Development 470 Boston Street", also by Allen & Major Associates, Inc., dated October 13, 2016 and stamped, signed, and dated by Timothy J. Williams, P.E.

For the Conservation Commission, I submit the following comments for the Planning Board's review:

1. Order of Resource Area Delineation 307-0740 was issued September 15, 2016, verifying certain Wetland Resource Area (Bordering Vegetated Wetland only) boundary flags as shown on a plan dated 08/02/16, "470 Boston Street (Route 1) Topsfield, MA", Prepared by Allen & Major Associates, Inc. Bordering Land Subject to Flooding and Intermittent Stream locations were not part of the review. This Order is good for three years from the date of issuance and may be extended under specific criteria.
2. On October 24, 2016, the Topsfield Conservation Commission received Notice of Intent 307-0745, for the proposed Elderly Housing Development that is the subject of this Site Plan Review. Activities proposed within Buffer Zone (Bylaw Resource Area) include, but are not necessarily limited to, removal of a dilapidated house, construction of the primary access roadway and emergency roadway, installation of drainage structures and utilities, and creation of a footpath.
3. The hearing for the Notice of Intent is on the November 30, 2016 Conservation Commission Agenda.
4. As usual for a development of this size, I expect the Commission to ask for peer review, in coordination with the Planning Board.
5. The TCC welcomes information from other Town boards and officials during the Notice of Intent hearing process.

To: Topsfield Planning Board

From: Chief Ronald P. Giovannacci

Date: June 7, 2016

Re: Rolling Green

According to the Professional Engineer Jeffrey S. Dirk, a secondary access is not required. He states that the project meets NFPA 1, **18.2.3.3 Multiple Access Roads which says:** *More than one fire department access road shall be provided when it is determined by the AHJ that access by a single road could be impaired by vehicle congestion, condition of terrain, climatic conditions, or other factors that could limit access and a secondary access is not required.* We agree with the finding of the engineer.

We have no issue with single access road as depicted in the plans providing that the units are equipped with sprinklers. The site is a long distance from the fire station, the current call fire department staffing is not adequate and the resident population is an at risk population. With the rate of fire spread, it is in the best interest in the safety of all if the buildings have sprinklers installed in compliance with NFPA 13.

