

J M G O L D S O N

EMPOWERING PEOPLE. CREATING COMMUNITY.

**TOPSFIELD MASTER PLAN**  
**AGGREGATED COMMUNITY ENGAGEMENT**  
**SUMMARY APPENDIX**

*Prepared by JM Goldson LLC, May 2023*

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# J M GOLDSON

EMPOWERING PEOPLE. CREATING COMMUNITY.

## TOPSFIELD MASTER PLAN MEETING-IN-A-BOX SUMMARY

*Prepared by JM Goldson LLC, May 2023*

### Overview

The Topsfield Master Plan Steering Committee launched the Meeting-in-a-Box (MIAB) engagement tool in March 2023. MIAB is a civic engagement method in which community members are invited to host meetings with their friends, families, networks, and neighbors to share their ideas for Topsfield's future. The project team developed a facilitation guide taking participants through seven activities designed to foster discussion and feedback around the Master Plan. Facilitators could customize their discussions to focus on the group's main interests and were welcome to complete any number (or all!) of the seven activities.

In addition to encouraging community members to host their own MIAB, Master Plan Steering Committee members hosted MIABs with special interest groups like Little Brook Village, Nike Village, and students in Topsfield's elementary schools. There was a total of five MIABs held, reaching 77 total participants. This document is a summary of the main themes discussed at these sessions. A complete transcript of comments is available in the Appendix.

## Key Findings

# 77 PARTICIPANTS

There was a total of five Meetings-in-a-Box, reaching 77 participants.

Participants felt Topsfield's most **special places** were:

1. Topsfield Fairgrounds
2. Topsfield Linear Common (Rail Trail)
3. Hoods Pond
4. Mass Audubon's Ipswich River Wildlife Sanctuary
5. Topsfield Town Library
6. Gil's Grocery

## COMMUNITY VISION

1. Preserving Topsfield's charm
2. Encouraging economic development and curating a walkable downtown
3. Embracing diversity
4. Increasing recreation opportunities and adding more things to do

### LIVE & WORK

1. Affordable diversification of housing stock
2. Adaptive reuse of existing structures
3. Local interest in restaurant/pub and grocery store

### SERVE & CONNECT

1. Preventing litter through an increased number of trash barrels
2. Promoting safe and accessible transportation options
3. Increasing public transportation

### PROTECT & ADAPT

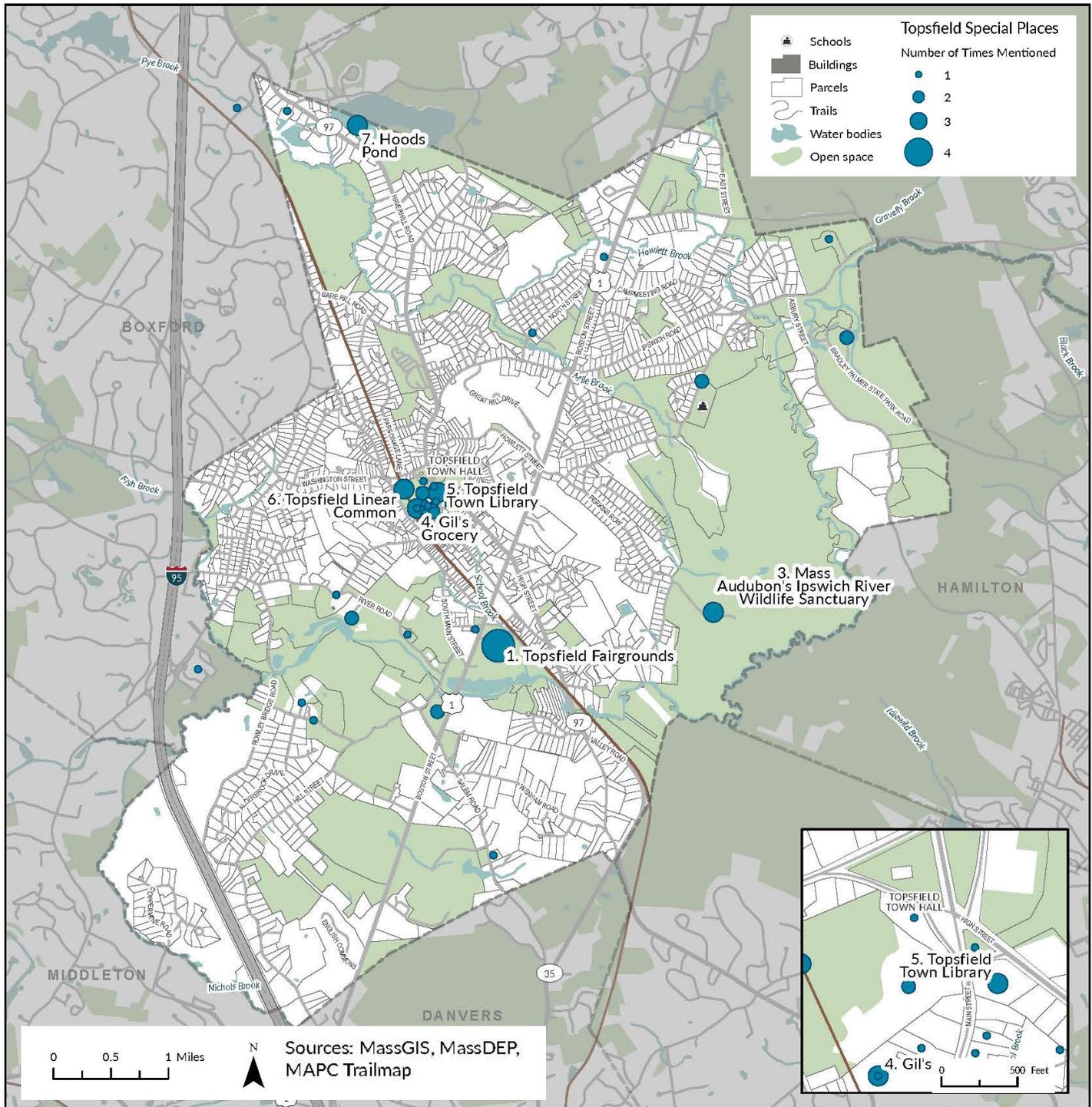
1. Protecting the historic and natural resources that define Topsfield's character
2. Creating solid waste disposal alternatives through increased recycling and composting programs
3. Exploring solar energy options in Town
4. Solutions for access to locally-grown food (community gardens) and improved drinking water taste

### WAYS TO PLAY

1. Affordable recreation options for people of all ages
2. Better marketing of and increased access to recreation options in Town

## Special Places

The first activity asked participants, "What are Topsfield's special places – both natural and built?" Altogether, there were 36 places listed. Special places are mapped below, with the six most popular locations labeled. A complete list of special places is available in the Appendix.



### Topsfield's Top Special Places

- Topsfield Fairgrounds (4 groups)
- Mass Audubon Ipswich River Wildlife Sanctuary (3 groups)
- Gil's Grocery (3 groups)
- Topsfield Town Library (3 groups)
- Topsfield Linear Common (Rail Trail) (3 groups)
- Hoods Pond (3 groups)

### **A Vision of Topsfield 2033**

The second activity asked groups to consider what their ideal Topsfield would look like in 2033. All five groups participated in this activity.

While groups used different words and examples, discussions centered around the same ideas of preserving the Town's historic charm, natural resources, and small-town character while encouraging economic development — particularly within a walkable Downtown area. Groups also shared hopes for increased diversity in Topsfield's residents and access to public transportation for all residents. Many of the recommendations from Topsfield's elementary school students are wants for more things to do in Town (e.g., water park, public pool, dance studios, better soccer fields, Sky Zone, better fishing pond, etc.).

### **Live & Work**

The third activity asked groups to consider what housing and economic development would look like in their ideal future Topsfield. Prompting questions included, "What would you like to change?" "What would you like to stay the same?" "What different types of housing would you like to be available in Topsfield in 2033 and where are they located (e.g., multi-family housing, accessory dwelling units, smaller housing units, etc.)?" "What kinds of jobs would you like to see?" and "What kinds of businesses would you like to see and where are they located (e.g., shops, cafes, restaurants)?" Four out of five groups submitted comments for this activity.

In discussing residential options, groups discussed affordable housing and hope for various housing options. One student group suggested they would like to see existing buildings reused for residential (and commercial) development. Little Brook Village residents shared peace of mind regarding their housing situation. Nike Village residents advocated for age-restricted housing that does not mix older adults with younger adults. Another group mentioned interest in allowing accessory dwelling units in Town, suggesting a need for more education on the Town's zoning bylaws.

As for economic development, discussions mainly centered around bringing a restaurant with a liquor license and a grocery store to Topsfield. One group suggested that the Route One Highway District, Old Highway Garage, or former Gift Horse site may be ideal for a restaurant — though there was some disagreement within their group about this. This group felt the existing businesses on Route One across from the Topsfield Fairgrounds did not positively contribute to the Town's character. They felt the Town should consider alternative business types in this location. Additionally, they wondered how many Topsfield residents frequent the Downtown Area and if there was more opportunity for residents to visit the existing business village. Other ideas like "Places to volunteer," "Stores with robots," "Help with cybersecurity," and "A place like Lifetime with a gym, pool, water slide, and cafe" were suggested.

### **Serve & Connect**

The fourth activity asked groups to consider what public facilities/services and transportation would look like in their ideal future Topsfield. Prompting questions included, "What would you like to change?" "What would you like to stay the same?" "How do public buildings and public outdoor spaces look? What does the day-to-day running of the Town and public schools look like?" and "How is car travel, biking, walking, or public transportation easier, safer, or made available?" Four out of five groups submitted comments for this activity.

Only two comments regarding Town services and operations were submitted. These included adding and regularly emptying trash barrels in the Business Village and burying utility lines.

Groups had more to say about transportation and connectivity, much of which concerned safety and accessibility. Participants expressed the need to ensure pedestrian/bike safety by ensuring accessibility for individuals with mobility challenges, extending sidewalks, widening roads, and adding bike lanes to major roads (from Downtown to Bradley Palmer State Park). While one group wanted to "remove garish streetlights," another discussed adding traffic lights to places like the "Crossfit intersection" (assumed GymCore Cross Fit at 240 Boston Street). Both Little

Brook Village and Nike Village residents discussed the importance of public transportation options like buses and trains for those who do not or cannot drive. The Nike Village group discussed their housing development being isolated without access to other parts of the Town. They recommended that the Town consider connectivity and access for future housing developments.

### Protect & Adapt

The fifth activity asked groups to consider what historic and natural places and the Town's ability to adapt to climate change would look like in their ideal future Topsfield. Prompting questions included, "What would you like to change?" "What would you like to stay the same?" "What historic resources are restored or have greater protection" "What types of natural resources and systems are protected, restored, and strengthened in Topsfield?" "What environmental sustainability programs does Topsfield have?" "How has the Town prepared for storms, flooding, and drought related to climate change?" and "How can natural open spaces be improved upon to increase community use and enjoyment for people of all ages and abilities?" Three out of five groups submitted comments for this activity.

There were eight total comments in the Protect & Adapt section. In discussing protecting historic and natural resources, participants discussed the lack of land available to create additional affordable housing and general support for protecting historic and natural resources. Regarding climate change resiliency, groups supported recycling, composting, solar energy, local food access (community gardens), and improved drinking water taste.

### Ways to Play

The sixth activity asked groups to consider what recreational and cultural places and events would look like in their ideal future Topsfield. Prompting questions included, "What would you like to change?" "What would you like to stay the same?" "What kinds of art and cultural programs and places support and enrich the Topsfield community?" and "What types of recreational events, programs, and places does the Town offer?" Four out of five groups submitted comments for this activity.

Non-student groups discussed the need for affordable and better-marketed recreation options for people of all ages. Ideas included a pool, adult hobby classes (woodworking, cooking, crafting), and turning the tennis courts into pickleball courts. Nike Village residents shared that they did not know about the Rail Trail, Ipswich River, and local state parks, nor could they access those places from their home. They hoped to add sidewalks to Route One for recreation and commuting purposes.

This activity was adapted for third-grade students in which they were asked, "What are the best places to play and have fun in Topsfield?" Responses included the Steward and Proctor playgrounds, Hoods Pond, Downtown Area/Gil's Grocery, the Creative Coop, The ArtRoom, Topsfield Commons, Soccer fields/Klock Park, the Topsfield Fair, Zumi's, and hockey at the frozen fairgrounds parking lot.

### Tensions and Synergies

The final activity asked groups to reflect on their vision and goals for the future of Topsfield. Prompting questions included, "What are some potential tension points or conflicts between elements of your vision and goals?" "What are some potential synergies or ways that elements of your vision and goals can reinforce each other?" and "What else do you hope will be included in this Master Plan?" Three out of five groups submitted comments for this activity.

Groups shared additional ideas for consideration in the Topsfield Master Plan. This included developing homeless shelters in Topsfield, promoting intergenerational activities, and bringing back the Topsfield Fair Parade.

### APPENDIX

A full transcription of all submitted Meeting-in-a-Box comments begins on the following page.

<b>Project: Topsfield Master Plan</b>				
<b>Engagement: Meeting In A Box</b>				
Tracker				
<b>MIAB TRACKER</b>				
<b>MIAB Name</b>	<b>Date</b>	<b>Location</b>	<b>Facilitator</b>	<b>Number of Attendees</b>
LittleBrookVillage_040423	4/4/2023	Little Brook Village	Jen Collins-Brown	19
Voss_040723	4/7/2023	Voss Residence	Gregor Smith	4
NikeVillage_041823	4/18/2023	Nike Village	Jen Collins-Brown	7
StewardSchool_050323	5/3/2023	Steward School	Jen Collins-Brown	7
ThirdGrade_051023	5/10/2023	Steward School	Zillie & Rosie	40
		<b>TOTAL:</b>		<b>5</b>
				<b>77</b>

<b>Project: Topsfield Master Plan</b>
<b>Engagement: Meeting in a Box</b>
Special Places
<b>SPECIAL PLACES</b>
What are Topsfield's special places – both natural and built?
<b>LittleBrookVillage_040423</b>
Coolidge Estate and River Road and their protections
Irises by the Ipswich River on River Road
The Rail Trail
Hoods Pond
Bradley Palmer Park
The variety of small shops down town
<b>Voss_040723</b>
River Road
Town Common
Hoods Pond
Audubon (Ipswich River Wildlife Sanctuary)
Parson Capen House
Willowdale State Forest
Rail Trail
Bradley Palmer State Park
Topsfield Fair
Ipswich River
Meredith Farm
Cross Street
Christmas Tree Farm on Salem Road (Dwinell Property)
Wheatlands Hill (sledding hill)
Rest Stop Ranch (memory care garden)
<b>NikeVillage_041823</b>
The Topsfield Fair
The Library
Gil's
<b>StewardSchool_050323</b>
My House

Steward School
Topsfield Fair
Proctor School
Masconomet Regional High School – especially open gym
My Car
Audubon
Town Hall
Gil's Candy Store
The Library
The Fire Department
The Police Department
<b>ThirdGrade_051023</b>
Hoods Pond
Gil's Candy Store
Creative Co-Op
The Bake Shop
Lela's
Bagel Bin
Zumi's
"Cumbies" (Country Farms Market)
Topsfield Fair
Audubon
Klock Park
Steward School
My/My Friend's House
Proctor School
Downtown
Pye Brook
Bike Trail (Rail Trail)
Wheatlands Hill (sledding hill)
Fishing places
Proctor Playground
Topsfield House of Pizza
Alex's
Topsfield Library
(can view attached photos of list to see that several of these were repeated and emphasized)

ID	addr	name	count
	207 Boston St, Topsfield, MA 01983	Topsfield Fairgrounds	4
		Topsfield Linear Common	3
		Hoods Pond	3
	87 Perkins Row, Topsfield, MA 01983	Mass Audubon's Ipswich River Wildlife Sanctuary	3
	1 S Common St, Topsfield, MA 01983	Topsfield Town Library	3
	30 Main St, Topsfield, MA 01983	Gil's Grocery	3
	68 River Rd, Topsfield, MA 01983	Coolidge Estate	2
	40 Asbury St, Topsfield, MA 01983	Bradley Palmer State Park	2
	35 Main St, Topsfield, MA 01983	Topsfield Village Shopping Center	2
	148 Boston St, Topsfield, MA 01983	Wheatland Hill	2
	291 Perkins Row, Topsfield, MA 01983	Steward School	2
	60 Main st, Topsfield, MA 01983	Proctor School & Playground	2
	River Rd, Topsfield, MA 01983	River Road Historic District	1
		Irises by Ipswich River (River Road)	1
		Town Common	1
	1 Howlett St, Topsfield, MA 01983	Parson Capen House	1
	277 Linebrook Rd, Ipswich, MA 01938	Willowdale State Forest	1
	290 Ipswich Rd, Topsfield, MA 01983	Ipswich River	1
	41 Cross St, Topsfield, MA 01983	Meredith Farm	1
	Cross St, Topsfield, MA 01983	Cross Street	1
	132 Salem Rd, Topsfield, MA 01983	Holiday Tree Farm	1
	202 Haverhill Rd, Topsfield, MA 01983	Rest Stop Ranch	1
	20 Endicott Rd, Boxford, MA 01921	Masconomet Regional High School	1
	8 W Common St, Topsfield, MA 01983	Topsfield Town Hall	1
	27 High St, Topsfield, MA 01983	Topsfield Fire Department	1
	210 Boston St, Topsfield, MA 01983	Topsfield Police Department	1
	44 Main St, Topsfield, MA 01983	Creative Co-Op	1
	426B Boston St, Topsfield, MA 01983	The Topsfield Bakeshop	1
	49 Main St, Topsfield, MA 01983	Lela's Variety	1
	30 Main St, Topsfield, MA 01983	Bagel Bin Deli	1
	40 Main St, Topsfield, MA 01983	Zumi's Espresso	1
	20 Main St, Topsfield, MA 01983	Cumberland Farms	1
	12 North St, Topsfield, MA 01983	Klock Park	1
		Pye Brook	1
	32 Main St, Topsfield, MA 01983	Topsfield House of Pizza	1
	53 Main St #A, Topsfield, MA 01983	Alex's Roast Beef & Seafood	1

**Project: Topsfield Master Plan**

**Engagement: Meeting in a Box**

Community Vision

**A VISION OF Topsfield 2023**

Think about the future of Topsfield. What would your ideal Topsfield look like in 10 years from now?

What do you hope would be the same or different?

What makes you continue to feel connected to the community in the next decade?

**LittleBrookVillage\_040423**

A dog park

Less Banks, a variety of shops

Small town feel

No traffic lights

**Voss\_040723**

Just like it is today

More diversity (ethnically, culturally, skin color ...)

Maintain the rural character

Retain access to the many natural recreational resources

Preserve our historic landmarks and finding connections to our past

A vital downtown but a "walking" downtown

**NikeVillage\_041823**

Having public transportation

A town transport can for people that are not seniors

Transportation to food bank

We like the quiet and we like the Ipswich River

**StewardSchool\_050323**

People not littering

A new library with new books and new paintings

A bigger Steward School

Good honest people

New Stores (Apple, Pets, Fresh Foods)

A bigger Fire Department station

A closer food store

A closer garden

**ThirdGrade\_051023**

Asked: "What do you dream Topsfield could have by the time you graduation high school?" (because that will be in ten years)
No litter/trash
Water park
Public pool
Stores to get fixed
Staples
Chik-fil-a
A place that offers jobs for kids ages 8 and up
Art supplies store
Beach
More public playgrounds
More rides at the Topsfield Fair
More public dance schools/dance studio
A closer hairdresser
A get-together
Concert places in Topsfield
Turf soccer fields
Better soccer fields
Sports fields with bleachers
A closer hospital
Sky Zone
To turn the new storage unit into something fun (the one near Topsfield Fair)
Doggy daycare
Hockey rink and pro shop
Camp site with lake
Ice Cream Shop
Art place
Better fishing pond
Topsfield Fair to be open all year
A new high school
Pump Track SOON!
Jumps for bikes / bike park
Football field
Skate Park
Ice Rink
Video-game Arcade
Zipline
A Brewery
Italian Restaurant
(can view attached photos of list to see that several of these were repeated and emphasized)

<b>Project: Topsfield Master Plan</b>	
<b>Engagement: Meeting in a Box</b>	
Community Goals 1	
<b>Live &amp; Work</b>	
Think about the ideal future of Topsfield regarding housing options and economic development. What would you like to change? What would you like to stay the same?	
What different types of housing would like to be available in Topsfield in 2033 and where are they located (e.g., multi-family housing, accessory dwelling units, smaller housing units, etc.)?	
What kinds of jobs would you like to see?	
What kinds of businesses would you like to see and where are they located (e.g., shops, cafes, restaurants, etc.)?	
<b>LIVE</b>	<b>WORK</b>
<b>LittleBrookVillage_040423</b>	
We would like more affordable housing	We would like a grocery store
Maybe smaller single family homes would be nice	We would love to see a restaurant with the ability to sell liquor so we could walk to where we would like to have dinner and a drink
We have peace of mind knowing that Little Brook Village is here for	
We have a very nice police and fire department	
<b>Voss_040723</b>	
Continue to focus on the residential tax base	Existing Route 1 businesses across from the Fairgrounds do not contribute in a positive way to the character of Topsfield (in particular Signature Motor Cars, Stocker Oil and Outdoor Power Equipment) Other business types might be
Allowing accessory dwelling units for parents who want to allow their children to have their own apartment, or allowing an	A restaurant on Route 1 Business Highway district
More small homes (starter homes)	A restaurant were the Gift Horse used to be (there was some debate about
Concern was raised that apartment dwellers are less apt to have "ownership" of the town so there are	Would not like to see a restaurant in the Old Highway garage on School Street. Concerns about it being hidden, requiring traffic to come through residential
	Question was raised: how many Topsfield residents actually do business in
	The perception is that there are a lot more in town who could be taking advantage of what we have in the business village.
<b>NikeVillage_041823</b>	
We would like elderly housing apartments that are not mixed with	We would like a supermarket
	A place to volunteer
<b>StewardSchool_050323</b>	
No bad guys	Stores with robots
Empty buildings get fixed up for work and homes	Help with security on computers (cyber security)
Need more buildings for living	A place like "Lifetime" it has a gym, a pool, water slide, and café
<b>ThirdGrade_051023</b>	

<b>Project: Topsfield Master Plan</b>	
<b>Engagement: Meeting in a Box</b>	
Community Goals 2	
<b>Serve &amp; Connect</b>	
Imagine the ideal future for Topsfield's public places, services, and transportation options. What would you like to change? What would you like to stay the same? How do public buildings and public outdoor spaces look? What does the day-to-day running of the Town and public schools look like?	
<u>SERVE</u>	<u>CONNECT</u>
<b>LittleBrookVillage_040423</b>	
	We would like to see the speed limit on Washington and Main get lowered and Little Brook Village if the we would like to have some public transportation. We would like better accessible sidewalks so we can use our walkers.
<b>Voss_040723</b>	
There are not enough trash cans in the Business Village. This is a problem for local businesses with litter that needs to be cleaned up. There has been a trash can next to Topsfield House of Pizza that often	The intersection of High Street and Main Street is a problem, especially at rush hour. Why not put in a rotary right there (like the one in North Andover)
Bury utility lines and remove the garish street lights	There is a sidewalk on Washington Street that stops several houses shy of Main Street. That sidewalk
	Bicycling is popular among Topsfield residents, especially families, and Bradley Palmer State Park is a popular place for family rides. A bike route from downtown all the way to Bradley Palmer State Park would allow better safe access for family bikers. This
<b>NikeVillage_041823</b>	
	In the future, if you are going to make housing developments, there should be some consideration of
	We would love a shuttle bus that is not only for older
	We are isolated here
	Maybe some sort of transportation that is funded by
<b>StewardSchool_050323</b>	
	Electric and self-driving cars

	Need more traffic lights by the crossfit place
	Less expensive cars
	Bigger wider roads so people can travel safer
	More cars that don't catch fire
	Maybe flying cars, but that might be 5000 years in
<b>ThirdGrade_051023</b>	

<b>Project: Topsfield Master Plan</b>	
<b>Engagement: Meeting in a Box</b>	
Community Goals 3	
<b>Protect &amp; Adapt</b>	
<p>Think about the ideal future of Topsfield's historic and natural places as well as the Town's ability to adapt to climate change.</p> <p>What would you like to change? What would you like to stay the same?</p> <p>What historic resources are restored or have greater protection?</p> <p>What types of natural resources and systems are protected, restored, and strengthened in Topsfield?</p> <p>What environmental sustainability programs does Topsfield have?</p> <p>How has the Town prepared for storms, flooding, and drought related to climate change?</p> <p>How can natural open spaces be improved upon to increase community use and enjoyment for people of all ages and abilities?</p>	
<u>PROTECT</u>	<u>ADAPT</u>
<b>LittleBrookVillage_040423</b>	
There is less land available for housing similar to Little Brook Village	We need more recycling barrels or more frequent pick up
	We could benefit from composting like they do in Newburyport
	Most of us use bottled water because we don't like the water
	We would love to try solar here but we were advised by the state not to install solar
<b>Voss_040723</b>	
Keep and continue to protect the town's historic and natural resources. These are key to what people love about Topsfield.	
<b>NikeVillage_041823</b>	
	We would love community gardens so that we can have access to healthier food
	We might like to consider solar panels
<b>StewardSchool_050323</b>	
No, we want to do something physical. We all did ten pushups, but that was the end of their attention.	
<b>ThirdGrade_051023</b>	

<b>Project: Topsfield Master Plan</b>
<b>Engagement: Meeting in a Box</b>
Community Goals 4
<b>Play</b>
<p>Think about the ideal future of Topsfield regarding recreational and cultural places and events.          What would you like to change? What would you like to stay the same?          What kinds of art and cultural programs and places support and enrich the Topsfield community?          What types of recreational events, programs, and places does the Town offer?</p>
<b>LittleBrookVillage_040423</b>
We would love a pool
We would like affordable fitness
We would love adult education such as woodworking, cooking, crafts, that is affordable.
<b>Voss_040723</b>
Few people play tennis anymore. Turn the public tennis courts into pickle ball courts.
<b>NikeVillage_041823</b>
Most of us in the room didn't know about the rail trail, river, or state parks. We can't get there from this location
We wonder if there would ever be a sidewalk on Route One so we could get exercise and walk to Dunkin Donuts and the restaurants that are down the hill
<b>StewardSchool_050323</b>
<b>ThirdGrade_051023</b>
Asked: What are the best places to play and have fun in Topsfield?
Every playground in Topsfield! (steward & proctor)
Hoods Pond
Downtown/Gil's
Creative Coop
The ArtRoom
Everywhere!
Topsfield Commons
Soccer fields/klock park/softball fields
Topsfield Fair
Zumi's
Hockey at frozen fairgrounds parking lot
My house
(can view attached photos of list to see that several of these were repeated and emphasized)

<b>Project: Topsfield Master Plan</b>
<b>Engagement: Meeting in a Box</b>
Reflection
<b>Tensions &amp; Synergies</b>
<p>Reflect on your discussion today about your community vision and goals.</p> <p>What are some potential tension points or conflicts between elements of your vision and goals?</p> <p>What are some potential synergies or ways that elements of your vision and goals can work together?</p> <p>What else do you hope will be included in this Master Plan?</p>
<b>LittleBrookVillage_040423</b>
We want everything the same except for we want the new stuff
Young people move here for the open space and nice town, older people like to stay
We would like more intergenerational activities
We miss the Topsfield Fair Parade
We realize we are asking a lot and understand if it is not affordable
<b>Voss_040723</b>
<b>NikeVillage_041823</b>
We can't get anywhere in town to enjoy it
If you don't have a debit card you can't use uber or lyft
Thank you for giving us a voice and listening to us
<b>StewardSchool_050323</b>
Homeless shelters
<b>ThirdGrade_051023</b>

# J M GOLDSON

EMPOWERING PEOPLE. CREATING COMMUNITY.

## TOPSFIELD MASTER PLAN

### COMMUNITY SURVEY SUMMARY

*Prepared by JM Goldson LLC, May 2023*

#### Overview

The Topsfield Master Plan Steering Committee launched a community survey in March 2023 to solicit community members' perspectives on various topics and better understand the Town's priorities. Participants answered questions on housing, economic development, open space, natural resources, recreation, sustainability, transportation, Town facilities and services, and historic and cultural resources. This survey was not intended to be a statistically significant poll but rather to reach more community members than may traditionally be heard at a public forum. The survey was active for two and one-half months and received 576 responses with a 68 percent completion rate.

**Key Findings<sup>1</sup>**

<p><b>9.5%</b></p> <p>About 9.5 percent of Topsfield residents participated in the survey.</p>	<p>The three adjectives and phrases that best describe <b>what respondents love about Topsfield</b> were:</p> <ol style="list-style-type: none"> <li>1. Small Town</li> <li>2. Quiet/Peaceful</li> <li>3. Access to outdoors/open space</li> </ol>	<p><b>28%</b></p> <p>Twenty-eight percent of resident respondents indicated they were “likely” or “very likely” to <b>move out of Topsfield</b> in the next ten years.</p>	<p>The leading reason resident respondents are considering moving is “<b>Property Taxes.</b>”</p> <p><b>66%</b></p>
<p><b>69%</b></p> <p>Two out of three resident respondents <b>moved to Topsfield for the school system.</b></p>	<p>Overall, the <b>top three priorities</b> for Topsfield were:</p> <ol style="list-style-type: none"> <li>1. Open Space, Natural Resources, &amp; Recreation</li> <li>2. Land Use, Development, &amp; Sustainability</li> <li>3. Economic Development</li> </ol>	<p>More than half of all respondents support <b>purchasing and protecting additional lands</b> with public funds.</p> <p><b>55%</b></p>	<p><b>82%</b></p> <p>Four out of five respondents <b>support mixed-use development in Town</b>, with 52 percent advocating for specific locations and another 30 percent support mixed-use buildings throughout Town.</p>
<p><b>72%</b></p> <p>Roughly three-fourths of respondents (or more) supported development at <b>four proposed locations</b> including 92 percent support in the Downtown Area, 90 percent support for the Northern-most part of Route One, 83 percent support for the center part of Route One, and 72 percent support for the Southern-most part of Route One.</p>		<p>When asked about Economic Development, 94 percent of respondents supported <b>more businesses</b>, and 51 percent supported this regardless of whether commercial activity lowers their taxes.</p> <p><b>94%</b></p>	<p>Participants were most interested in seeing <b>restaurants/pubs, a grocery store, retail, small businesses, and a pharmacy.</b></p>
<p><b>64%</b></p> <p>When asked about the cost of Town services, 64 percent of participants indicated they <b>would like improved Town services.</b> About half (33 percent) were <b>willing to pay higher taxes.</b></p>	<p>Respondents felt <b>Topsfield's Town Hall was in the best shape</b> of all public facilities and that the <b>Old Highway Garage needs the most improvements.</b></p>	<p>In an open-ended question about participants’ <b>vision for Topsfield's future</b>, comments were most likely to be about:</p> <ol style="list-style-type: none"> <li>1. Welcoming economic development</li> <li>2. Lowering taxes</li> <li>3. Improving the school system and buildings</li> <li>4. Supporting transportation initiatives</li> <li>5. Strategic growth and development</li> </ol>	

The most popular projects and initiatives for each Master Plan element were:

- **Natural Resources:** Preserving and enhancing drinking water quality and quantity.
- **Recreation:** Improvements to and additional amenities for outdoor recreation locations.
- **Sustainability:** Reducing solid waste through reuse, recycling, and composting options.
- **Public Services:** Expanding social services (e.g., mental health support, food assistance, etc.).
- **Public Facilities:** Renovations to public school buildings.
- **Cultural & Historic Resources:** More cultural events (e.g., festivals, parades, etc.).
- **Housing:** Addressing the high cost of housing (including property taxes).
- **Transportation:** Improving and/or expanding the pedestrian network (e.g., ADA-compliant sidewalks, crosswalks, etc.).

<sup>1</sup> Percentages listed on this page refer are based on the total number of responses to each question unless otherwise noted.

### Who took this survey?

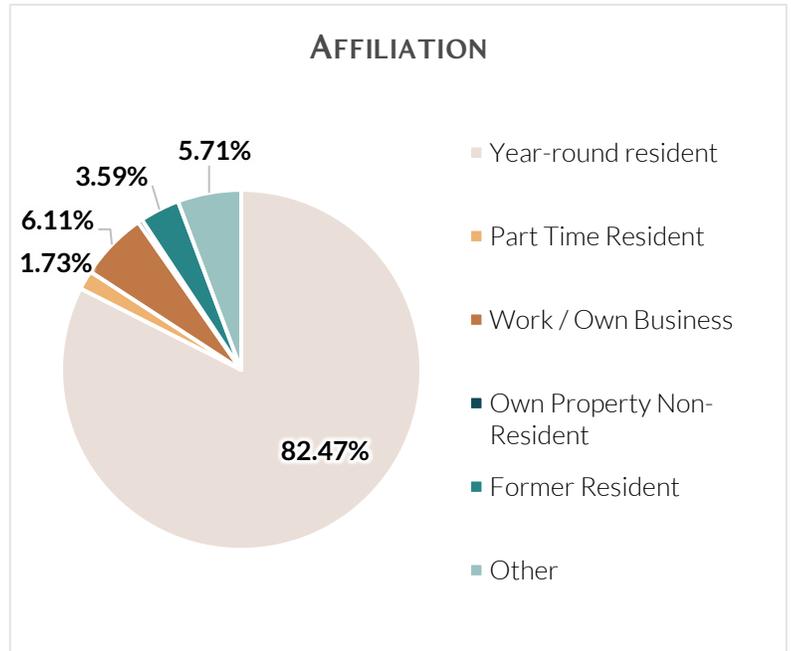
The following information summarizes the overall trends of the Topsfield survey respondents and compares them to the overall population of Topsfield.<sup>2</sup> Survey participants were asked to share different pieces of their identity through a series of questions, each including a “Prefer not to answer” option. Representation was determined by those who chose to disclose. Over and underrepresentation were calculated based on five percentage points. See the Appendix for a full demographic breakdown.

#### Affiliation & Residency

Most survey respondents (82 percent) were year-round Topsfield residents, with those who either work in Topsfield or own a business in Town being the second most represented group at six percent.

**Roughly 9.5 percent of Topsfield residents participated in this survey.<sup>3</sup>**

Nearly three-fourths of respondents (74 percent) have not yet served on a Topsfield board, committee, or commission; 14 percent are currently serving, and 11 percent have previously served. Those affiliated with Topsfield for 6-10 years were most represented in the survey (20 percent). Those affiliated for 1-5 years, 11-19 years, and 21-30 years, each making up 17-18 percent. Individuals who joined the Topsfield community within the last year or have been connected to the Town for 31-40 years, 41-50 years, or 50 or more years were least likely to take this survey.



#### Tenure

Homeowners were overrepresented, making up 97 percent of survey respondents but 88 percent of the Town population. Subsequently, renters were underrepresented at two percent of responses but 12 percent of the Town. No respondents identified experiencing housing instability, and six selected the "Other" option, mainly describing scenarios in which the respondent does not own their house but a partner or family member does.

#### Property Type

Nearly 94 percent of survey respondents live in single-family homes in Topsfield (94 percent of year-round residents, 82 percent of part-time residents). Apartments/Condominiums with 50+ units were the second most popular property type at 1.5 percent. Comparatively, Topsfield housing stock is only 90 percent single-family homes and three percent buildings with 50+ units.

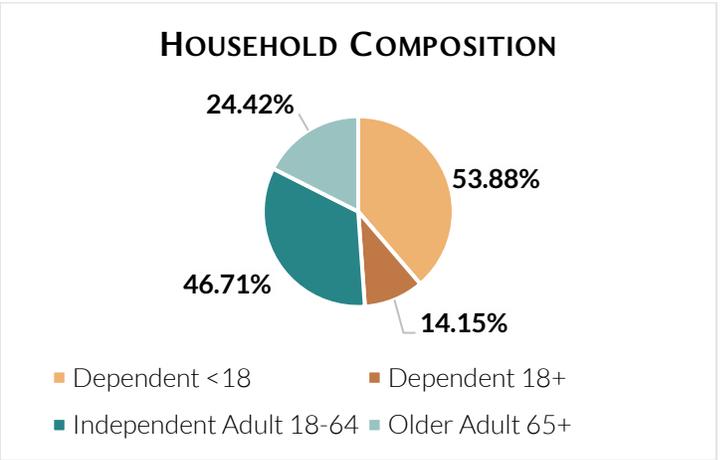
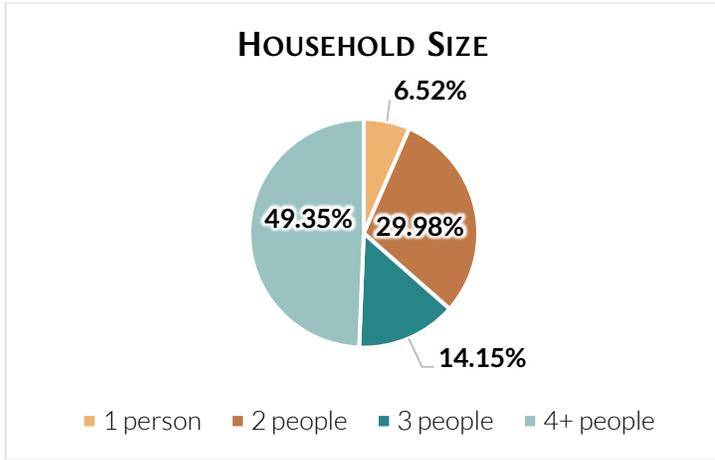
#### Household Makeup

While households of four or more people comprise a little more than one-third of the Town (35 percent), just under half of all respondents indicated they live in these larger household sizes (49 percent). Individuals living alone comprised just seven percent of responses compared to 17 percent of the Town. When asked who lives in their home (including themselves), 54 percent of respondents indicated that someone under 18 lived in their household compared to 42 percent of Topsfield households which have someone under 18. Additionally, only 25 percent of

<sup>2</sup> Survey responses are compared to the most recent U.S. Census (2020) and American Community Survey 5-Year Estimates (2017-2021) unless otherwise stated.

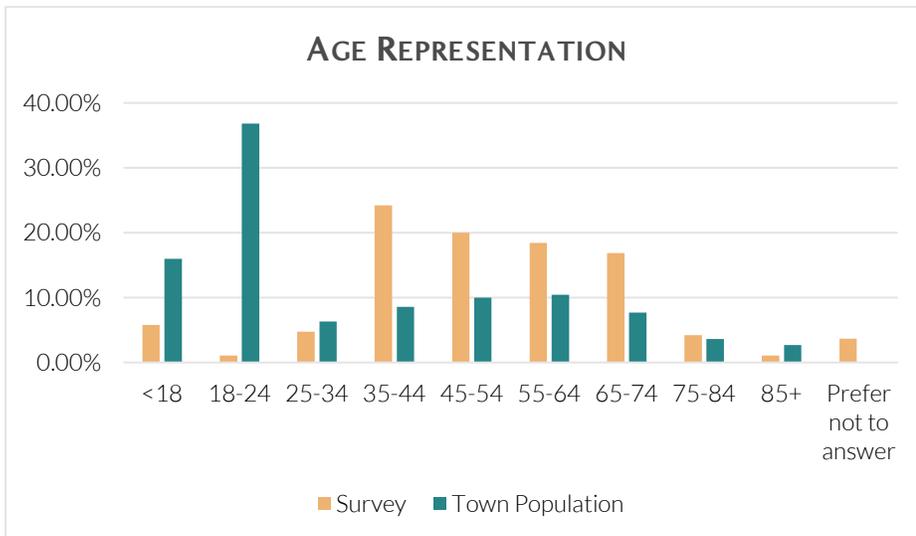
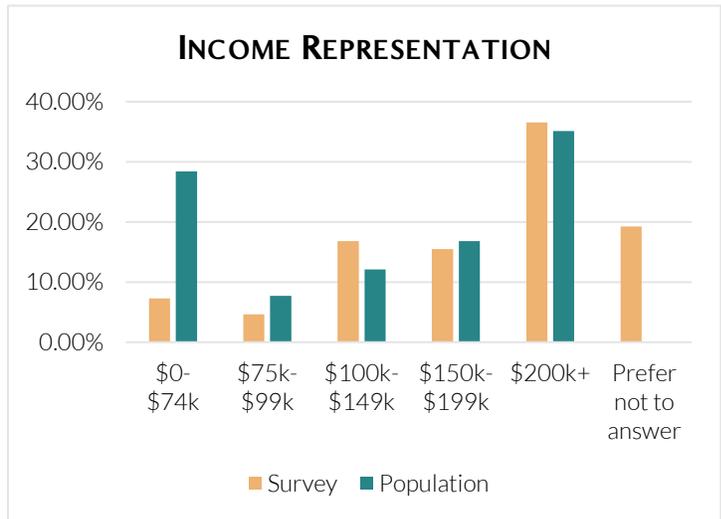
<sup>3</sup> Calculated by dividing the number of "Year-Round Resident" answers by Topsfield's 2020 Census population.

survey takers indicated they had someone aged 65 or older living in their household, compared to 43 percent of Town households with one or more people in this age group. Households with adult children or dependents (18+) were near-equally likely also to include other children/dependents under the age of 18 (44 percent) and independent adults aged 18-64 (45 percent).



*Income*

At 37 percent, the highest percentage of participants indicated their household income is \$200,000 or more, with “Prefer not to answer” being the second most popular response (19 percent). With the large portion of individuals that chose not to share their income, representation is difficult to determine. Overall, Topsfield skews toward higher incomes, with 35 percent of households making \$200,000 or more, meaning the survey accurately reflects this demographic. However, households making less than \$75,000 were severely underrepresented at about seven percent of survey respondents and 28 percent of the Town. The Department of Housing and Urban Development lists the 2022 Area Median Income at \$140,200, meaning that roughly half of the survey respondents (52 percent) fall within a wealthier income bracket than the area average.



*Age*

Exactly half of the survey respondents fell between the ages of 35 and 54 (50 percent), with those aged 35 to 44 being the most represented group (26 percent of all responses). Notably, 44 percent of Topsfield is younger than 34 years old but comprised only seven percent of survey takers, suggesting youth and young adult voices were underrepresented by this survey. Similarly, only six survey takers were over the age of 85 (one percent).

*Gender*

About 57 percent of respondents were women, an overrepresentation of Topsfield's residents (by seven percentage points). Men were underrepresented by this survey making up 38 percent of responses while comprising 50 percent of residents. Four respondents identified themselves as non-binary or gender non-conforming, and four percent of respondents opted not to answer this question. One person used the self-describe option for commentary.

**SIX OUT OF TEN SURVEY RESPONDENTS WERE WOMEN**



*Race*

Most participants identified as White alone (83 percent) compared to the Town's 91 percent. Similar to income, "Prefer not to answer" was the second most popular selection (12 percent) making representation difficult to determine. Nine respondents utilized the self-describe option, four indicated European descent, and three used this option for commentary. Using five percentage points to indicate underrepresentation, individuals identifying as White alone were technically the only underrepresented category. That said, only nine individuals identified themselves as non-White. Given the limited non-White representation in Topsfield, the limited non-White representation on this survey suggests results do not adequately represent people of color.

RACE COMPARISON				
Race <sup>4</sup>	Survey Responses	Survey Percentage	Topsfield Residents	Topsfield Percentage
American Indian or Alaskan Native Alone	0	0.00%	11	0.17%
Asian Alone	4	0.74%	118	1.80%
Black or African American Alone	2	0.37%	44	0.67%
Native Hawaiian or other Pacific Islander Alone	1	0.19%	1	0.02%
White Alone	447	82.93	5,946	90.52%
Two or More Races	13	2.41%	397	6.04%
Transportation, Circulation, & Other or Prefer to Self-Describe	9	1.67%	52	0.79%

*Educational Attainment & Employment Status*



*86 percent of survey respondents had earned a bachelor's degree or higher*



*56 percent of survey respondents were employed full time*



*21 percent of survey respondents were retired*

Survey respondents generally had higher educational attainment than Topsfield residents. As there is no formal count of retired individuals, it is difficult to determine employment status representation. One in five respondents were retired and may have different needs/views for the next ten years.

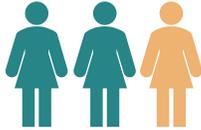
<sup>4</sup> Topsfield's Racial Demographics are compared to the 2020 U.S. Census.

### Survey Topics

Questions for this survey were populated based on respondents' answers to previous questions. People were directed to answer questions based on their connection to Topsfield.

#### Topsfield's Assets

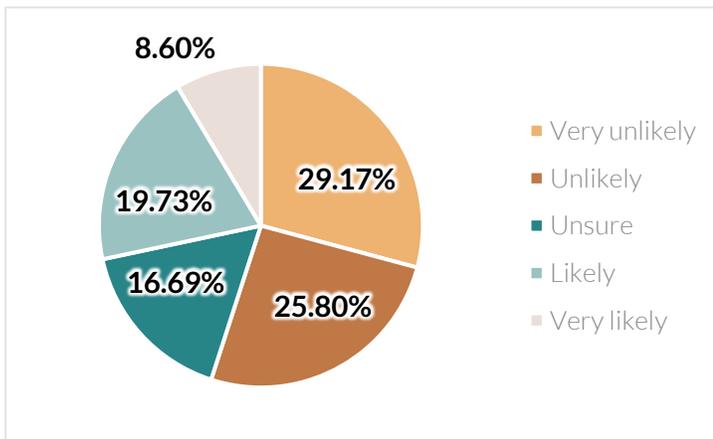
**Three adjectives and phrases that best describe what survey respondents love about Topsfield include "Small Town," "Quiet/peaceful," and "Access to outdoors/open space."**



**MORE THAN TWO OUT OF THREE RESIDENT RESPONDENTS MOVED TO TOPSFIELD FOR THE SCHOOL SYSTEM (69 PERCENT).**

Other popular reasons resident respondents moved to Topsfield included "Rural atmosphere" (49 percent) and "Access to open space" (40 percent).

#### Barriers to Residency



**28 PERCENT OF RESIDENT RESPONDENTS INDICATED THEY WERE "LIKELY" OR "VERY LIKELY" TO MOVE OUT OF TOPSFIELD IN THE NEXT TEN YEARS.**

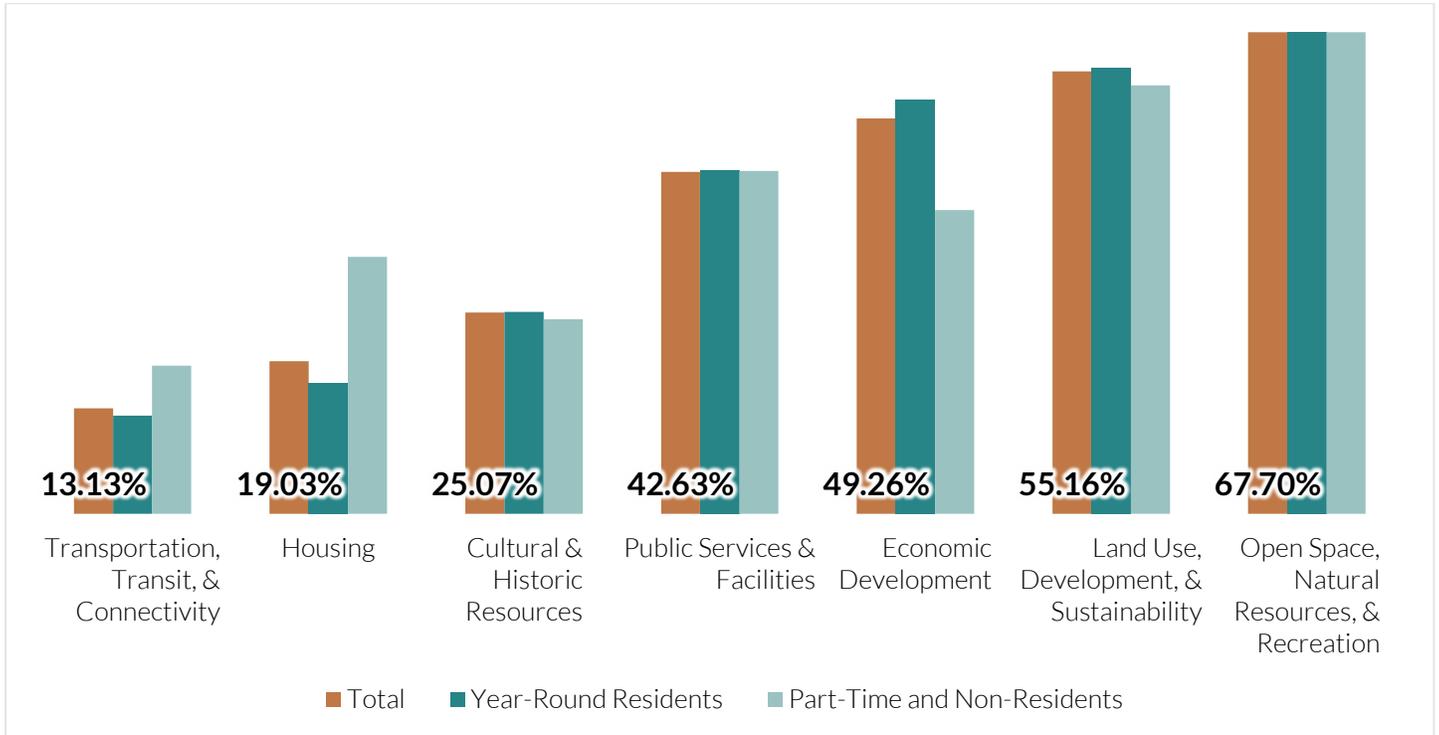
**"Property taxes" was the leading reason residents are considering leaving (66 percent).**

Residents who chose to write in reasons for leaving centered around three main themes: the lack of options for aging-in-place/downsizing, leaving as children age out of the school system, and shared feelings that the Town's schools are declining.

When asked what keeps them from living in Topsfield, part-time and non-residents primarily either selected "Happy where I am now" (44 percent) or "High cost of housing" (44 percent). The next highest reasons were "Taxes are too high" (19 percent), and "Lack of desired housing options" (19 percent) as the main barriers to living in Town.

#### Master Plan Elements

Understanding that the Master Plan will cover each element, participants were asked to choose up to three priorities for Topsfield. Priorities were as follows, with total percentages displayed in the chart:



Year-round residents selected Open Space & Recreation (69 percent), Land Use, Development, & Sustainability (56 percent), and Economic Development (52 percent) as their main priorities. Part-time and non-residents agreed that Topsfield should prioritize Open Space & Recreation (61 percent), Land Use, Development, & Sustainability (53 percent) but felt Public Services & Facilities should be the Master Plan's third priority (43 percent). Non-residents were also statistically more interested in Housing (by 16 percentage points) and Transportation, Circulation, & Transit (by six percentage points) than residents. Year-round residents were statistically more interested in Economic Development (by almost 14 percentage points) and more strongly emphasized the top priority of Open Space, Natural Resources, and Recreation (almost eight percentage points).

MASTER PLAN PRIORITIES BY TOWN AFFILIATION		
Master Plan Element	Year-Round Residents	Other Affiliations
Cultural & Historic Resources	25.17%	24.27%
Economic Development	51.57%	37.86%
Housing	16.26%	32.04%
Land Use, Development, & Sustainability	55.59%	53.40%
Open Space, Natural Resources, & Recreation	68.88%	61.17%
Public Services & Facilities	42.83%	42.72%
Transportation, Circulation, & Transit	12.24%	18.45%
Total	572	103

Those who indicated they were either “Likely” or “Very likely” to move out of Topsfield were more interested in Land Use (26 percentage points), Housing (eight percentage points), and Transportation, Circulation, & Transit (two percentage points) as compared to those who were “Unlikely” or “Very Unlikely” to move. This suggests that these topics might be more influential in sustaining Topsfield's residents. Similarly, those who are considering moving were less likely to select Cultural and Historic Resources (seven percentage points), Economic Development (five

percentage points), Open Space, Natural Resources, & Recreation (five percentage points), and Public Services & Facilities (three percentage points) than those who are planning on staying in Town.

MASTER PLAN PRIORITIES BY INTENT TO MOVE OUT OF TOPSFIELD IN THE NEXT TEN YEARS			
Master Plan Element	Unlikely & Very Unlikely	Unsure	Likely & Very Likely
Cultural & Historic Resources	28.98%	19.39%	21.60%
Economic Development	52.87%	54.08%	47.53%
Housing	13.38%	17.35%	21.60%
Land Use, Development, & Sustainability	31.43%	52.04%	57.41%
Open Space, Natural Resources, & Recreation	71.97%	62.24%	66.67%
Public Services & Facilities	43.31%	44.90%	40.12%
Transportation, Circulation, & Transit	11.78%	11.22%	13.58%
Total	314	98	162

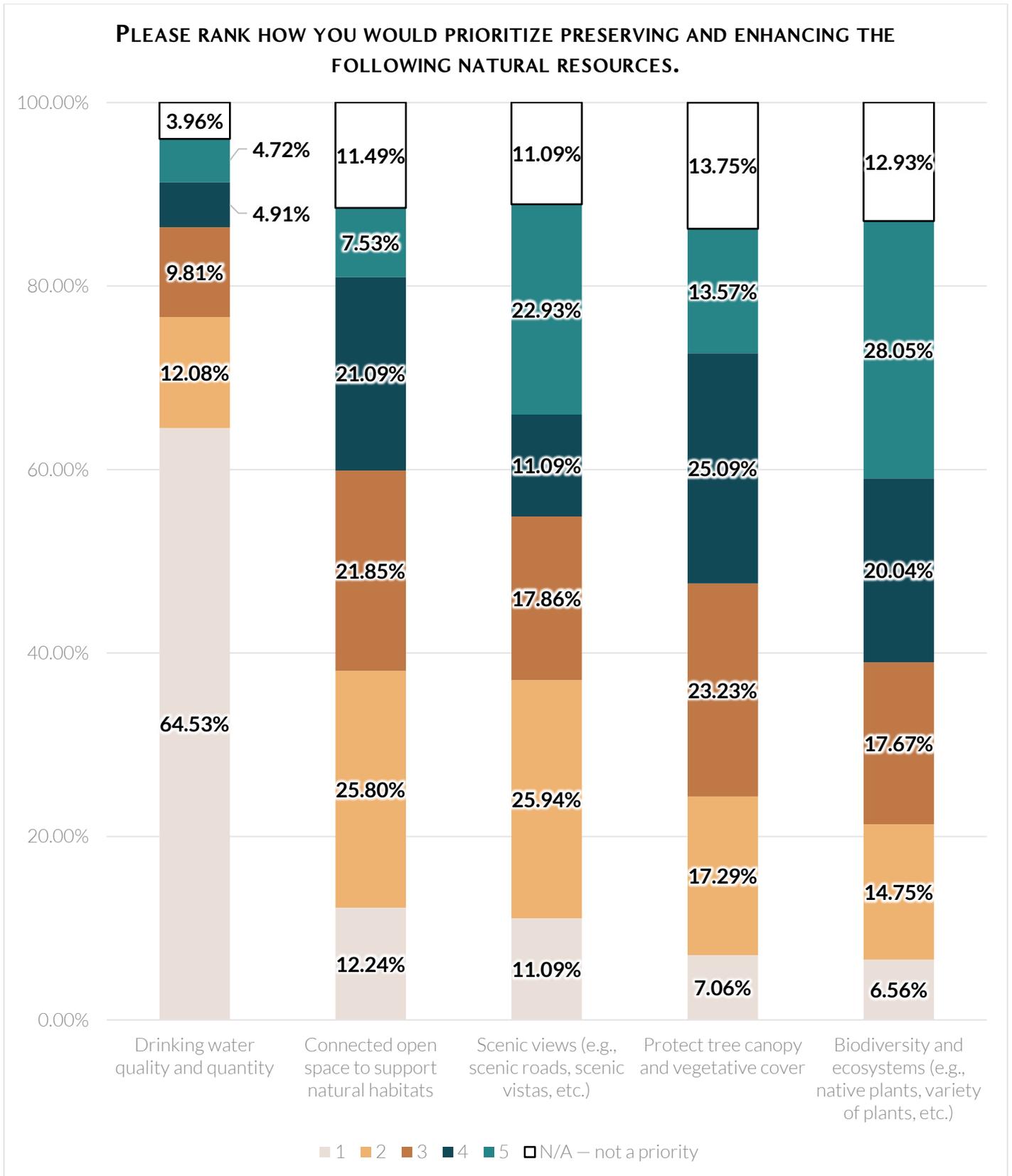
Respondents were asked questions on each Master Plan element. The following results are presented in element priority order of total responses (i.e., Total responses show that Open Space, Natural Resources, and Recreation were the highest priority; therefore, questions about Open Space, Natural Resources, and Recreation will be presented first in this summary).

*Open Space, Natural Resources, & Recreation*



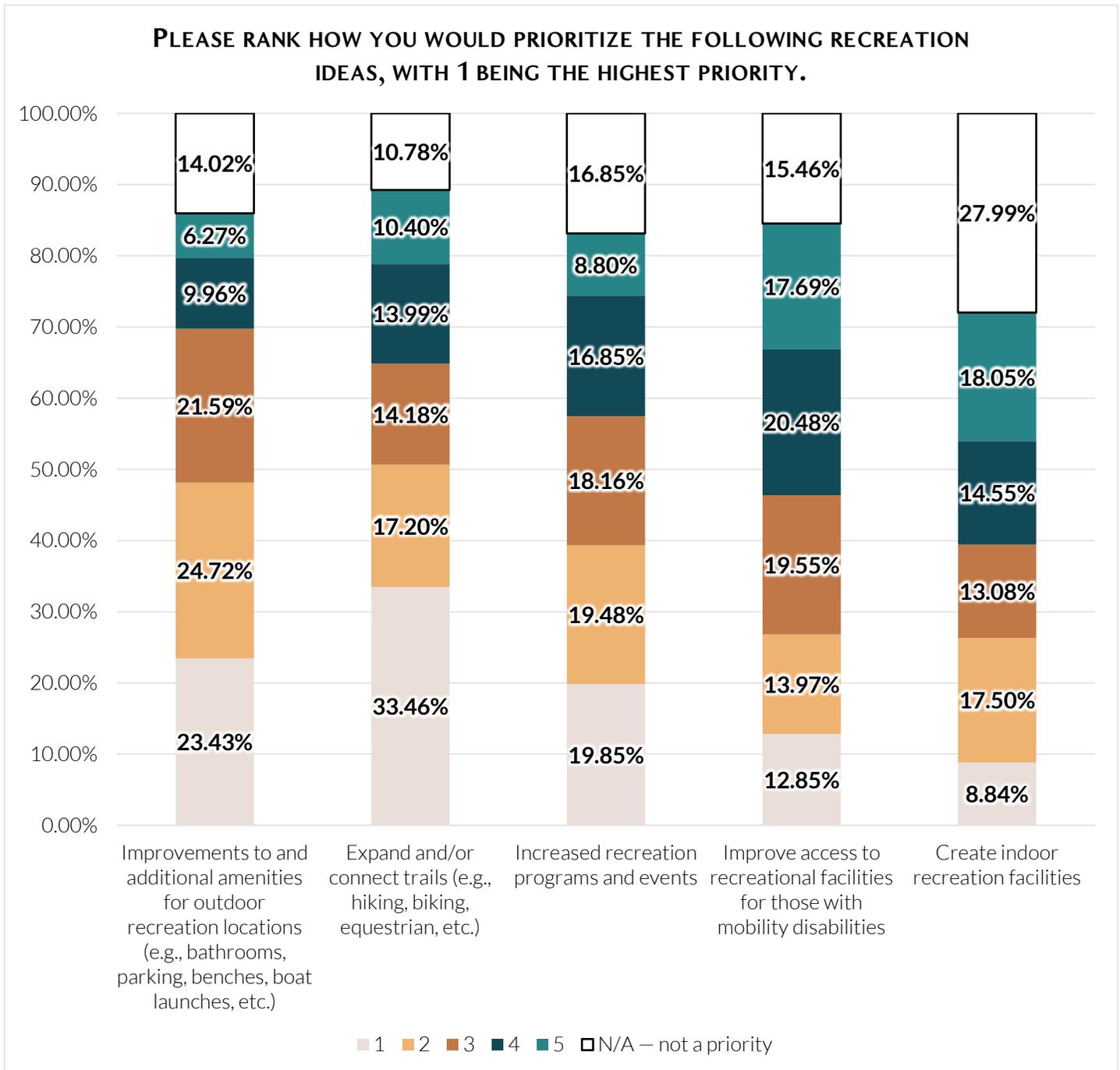
**More than half of responses to this question (55 percent) indicated that they support purchasing and protecting additional lands with public funds.**

Survey participants were asked how they would prioritize preserving and enhancing five potential natural resources. Natural resources offered were raised in prior municipal plans or Phase I Master Plan engagement. For more information on how ranked choice questions are analyzed, please see the Appendix.



**Most respondents indicated that preserving and enhancing the “Drinking water quality and quantity” (77 percent) was their first or second priority.**

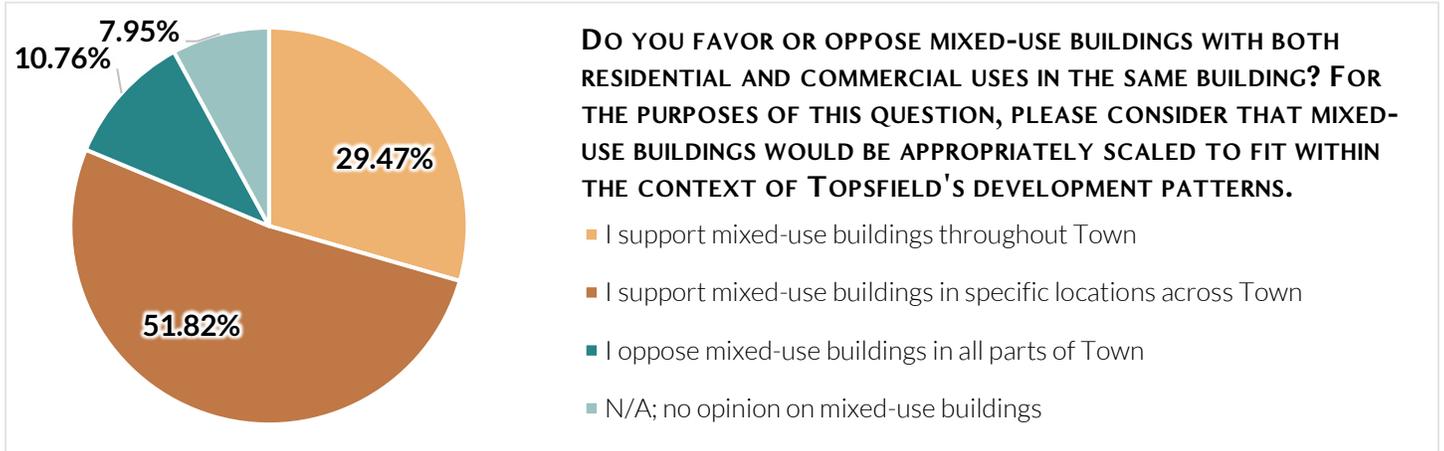
Regarding recreation, survey participants were asked how they would prioritize five potential projects. Projects offered were identified in prior municipal plans or Phase I Master Plan engagement.



**The most popular recreation project was “Improvements to and additional amenities for outdoor recreation (e.g., bathrooms, parking, benches, boat launches, etc.),” with 70 percent of responses to this question ranking this as their first, second, or third choice.**

“Expanding and/or connecting trails (e.g., hiking, biking, equestrian, etc.)” was a close second choice, with 65 percent ranking this as their first, second, or third choice.

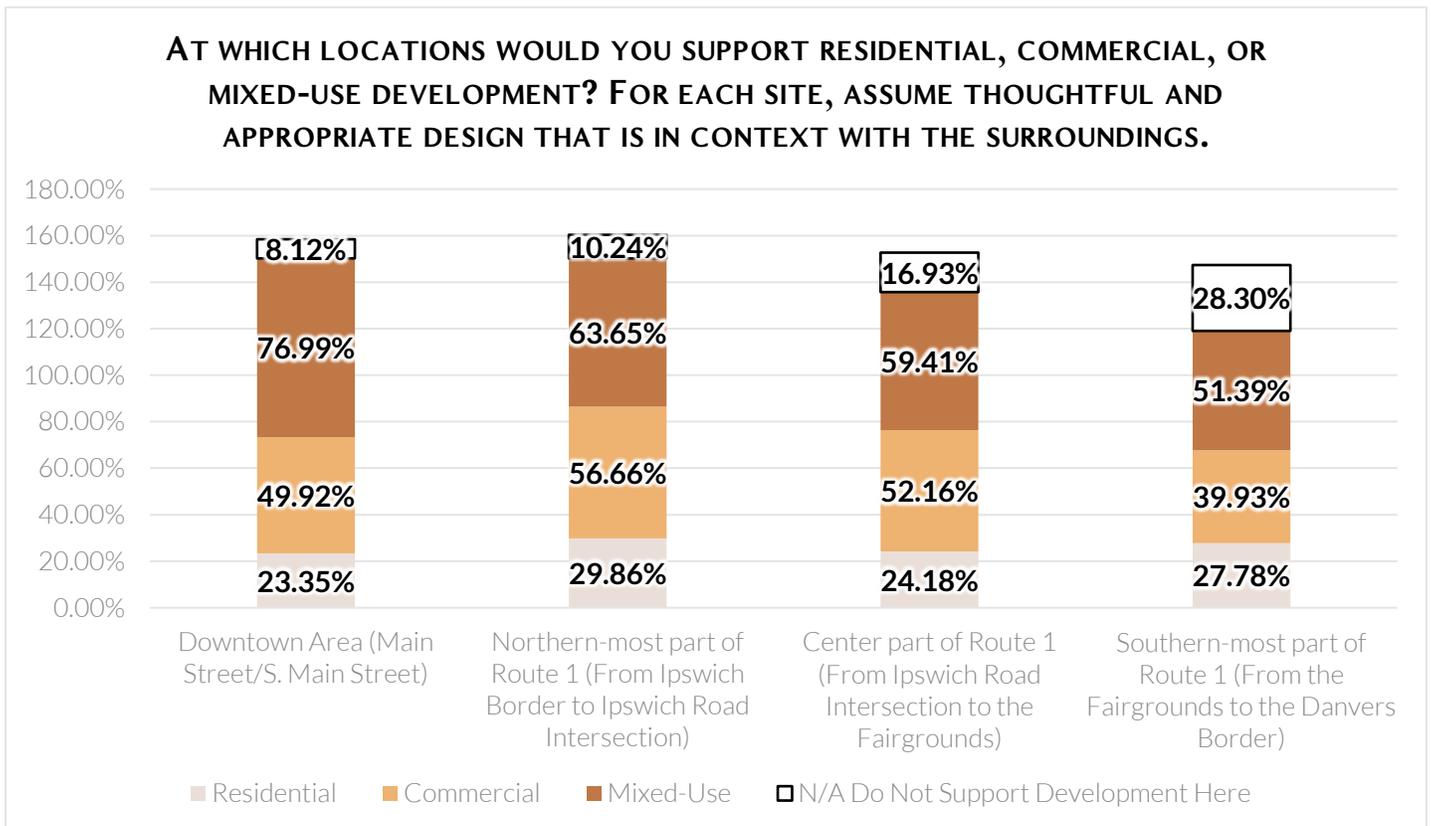
*Land Use, Development, & Sustainability*



**About 52 percent of responses to this question indicated support for mixed-use buildings (with both residential and commercial uses in the same building) in specific locations across Topsfield.**

About 30 percent supported mixed-use buildings throughout Topsfield, and an additional eight percent had no opinion on mixed-use buildings. This suggests that 90 percent of respondents could support strategic mixed-use development in Topsfield. Roughly 11 percent of respondents oppose mixed-use buildings in all parts of Town.

Participants were also asked at which locations they would support different types of development. NOTE: Participants could select all development types they supported, meaning that survey results to this question for each location will not add up to one hundred percent. Overall support for development in these locations was determined by subtracting the votes for "N/A Do Not Support Development Here" from the total number of participants who answered for each site and then presented as a percentage.



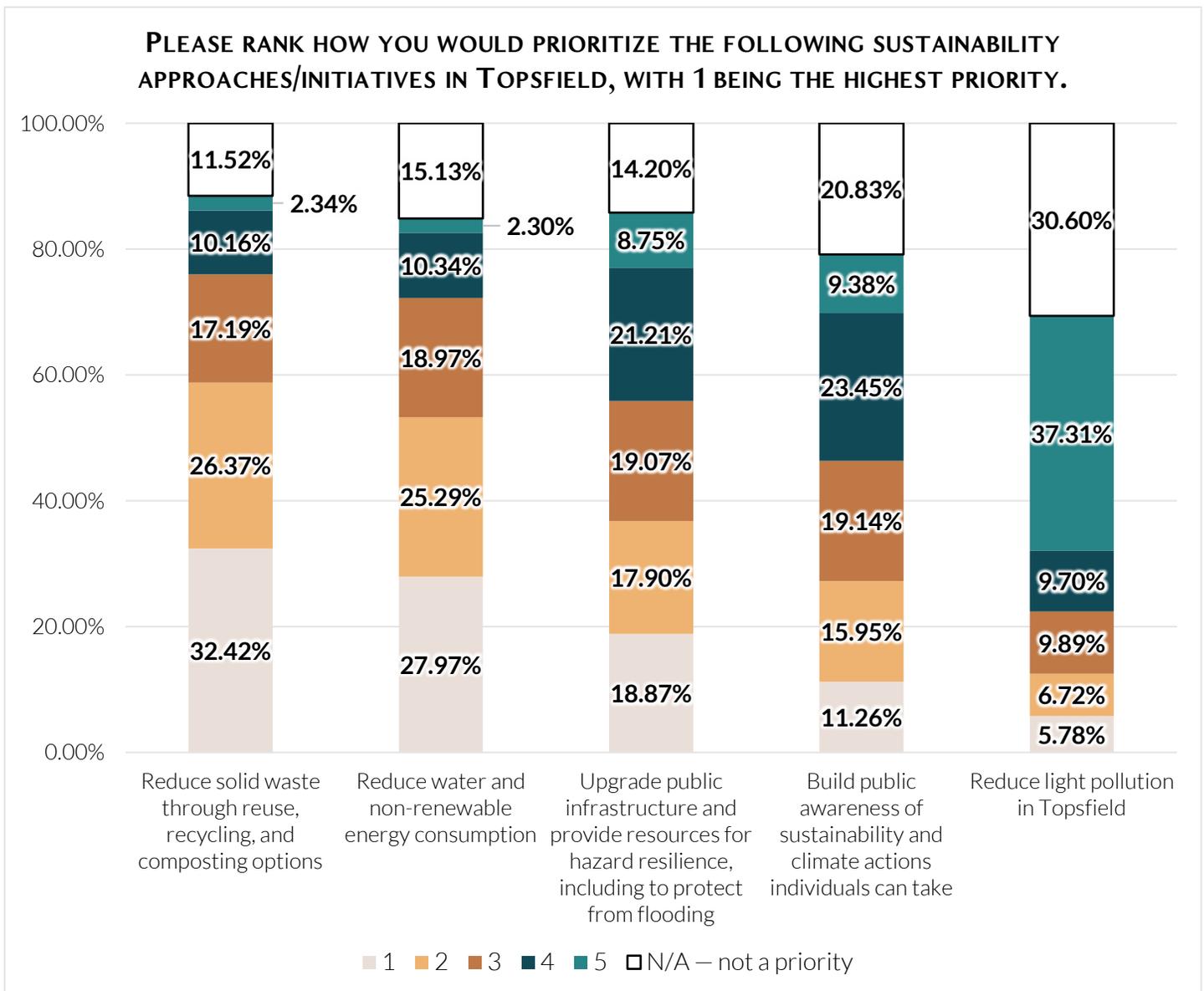
**Roughly three-fourths of respondents supported some type of development at these four locations, with the “Downtown Area (Main Street/S. Main Street)” being the most supported (92 percent).**

In descending order, responses indicated the most support for development:

1. Downtown Area, Main Street/S. Main Street (92 percent)
2. Northern-most part of Route 1, from Ipswich border to Ipswich Road intersection (90 percent)
3. Center part of Route 1, from Ipswich Road Intersection to the Fairgrounds (83 percent)
4. Southern-most part of Route 1, from the Fairgrounds to the Danvers border (72 percent)

Participants could also offer additional sites for development. This open comment box was used both to express disinterest in development at certain locations (High Street/Boston Street, near busy intersections, near the Fairgrounds/Nike Village) and to propose additional sites (Consolidating elementary schools and developing one site, in the IRA/ORAZoning Districts, selling half of Town Hall, and developing affordable housing in the Topsfield Town Forest.

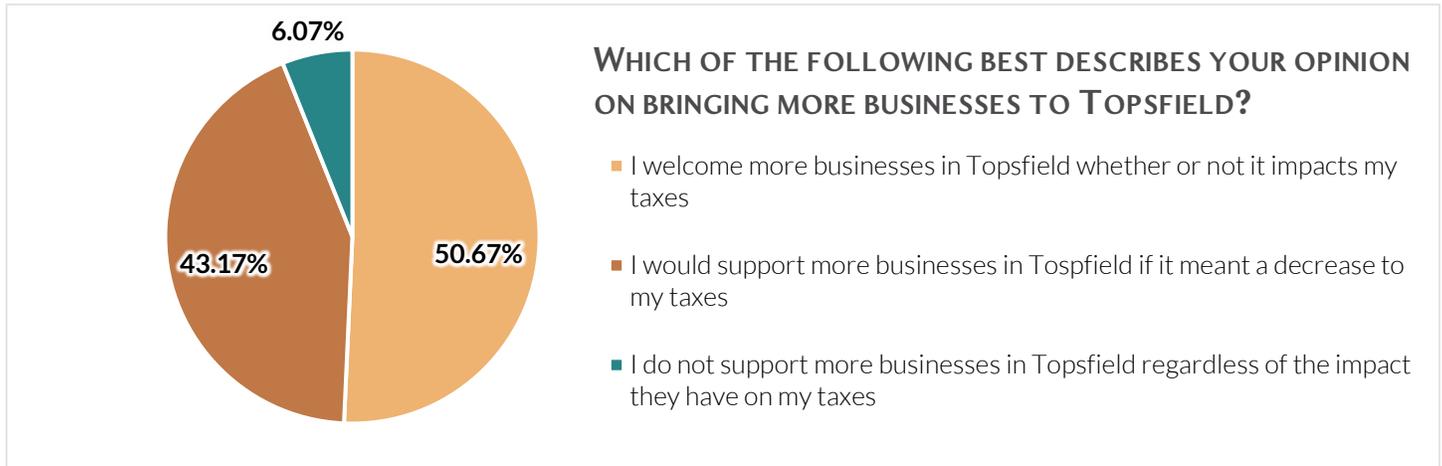
Regarding sustainability, survey participants were asked how they would prioritize five sustainability approaches/initiatives. Ideas offered were raised in prior municipal plans or Phase I Master Plan engagement.



**“Reducing solid waste through reuse, recycling, and composting options” was the most popular sustainability initiative for responses to this question, with 59 percent selecting this as their first or second choice.**

"Reducing water and non-renewable energy consumption" was a close second garnering first and second priority votes from 53 percent of respondents.

*Economic Development*



**Roughly 94 percent of respondents support economic development in Topsfield. Moreover, 51 percent support economic development regardless of whether commercial activity lowers their taxes.**

Participants were posed with the question, "Fill in the blank: One business or business type I would like to see in Topsfield is \_\_\_\_\_ (ex. "small grocery store," "gas station," "Barnes and Noble," etc.) If you do not wish to add businesses to Topsfield, please leave this question blank." About 68 percent of survey respondents chose to answer this question, with 32 percent skipping the question. Given that only six percent of respondents selected that they did not support more businesses in Topsfield, it is possible participants chose not to offer a specific business type, but they do support business development. Similarly, 39 percent of respondents who indicated they did not support more businesses chose to offer suggestions.



Of the 514 suggestions made, 87 percent requested restaurants/pubs of some capacity, and 24 percent requested a grocery store (ranging from large supermarkets to small local grocers). Other frequent submissions included retail-type stores (six percent), specifying interest in small/local businesses (six percent), and a pharmacy (four percent).

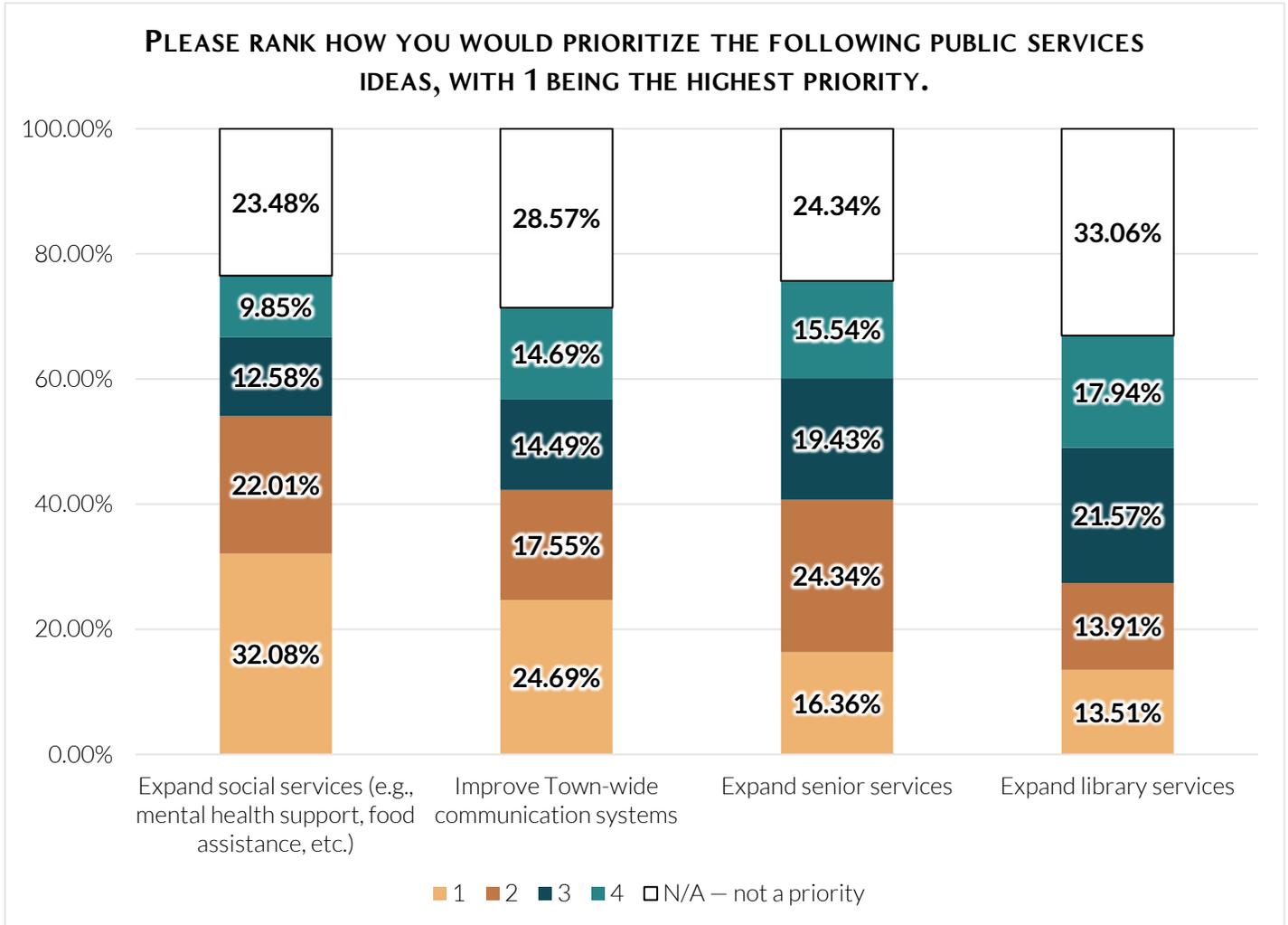
A complete list of suggestions can be found in the Appendix.

*Public Services & Facilities*

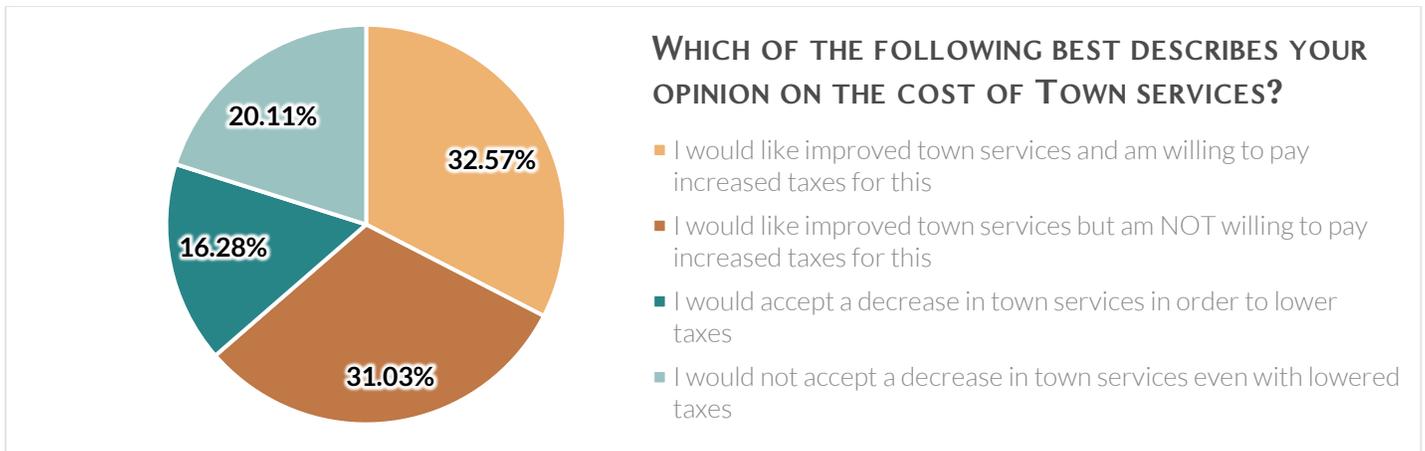
With regard to public services, survey participants were asked how they would prioritize four public service projects. Ideas offered were raised in prior municipal plans or Phase I Master Plan engagement.

**About 54 percent of responses indicated that “Expanding social services (e.g., mental health support, food assistance, etc.)” was their first or second priority.**

That said, just under one-fourth of participants selected that social services were not a priority to them. Moreover, between one-fourth and one-third of participants indicated that the following four public services ideas were not priorities to them.

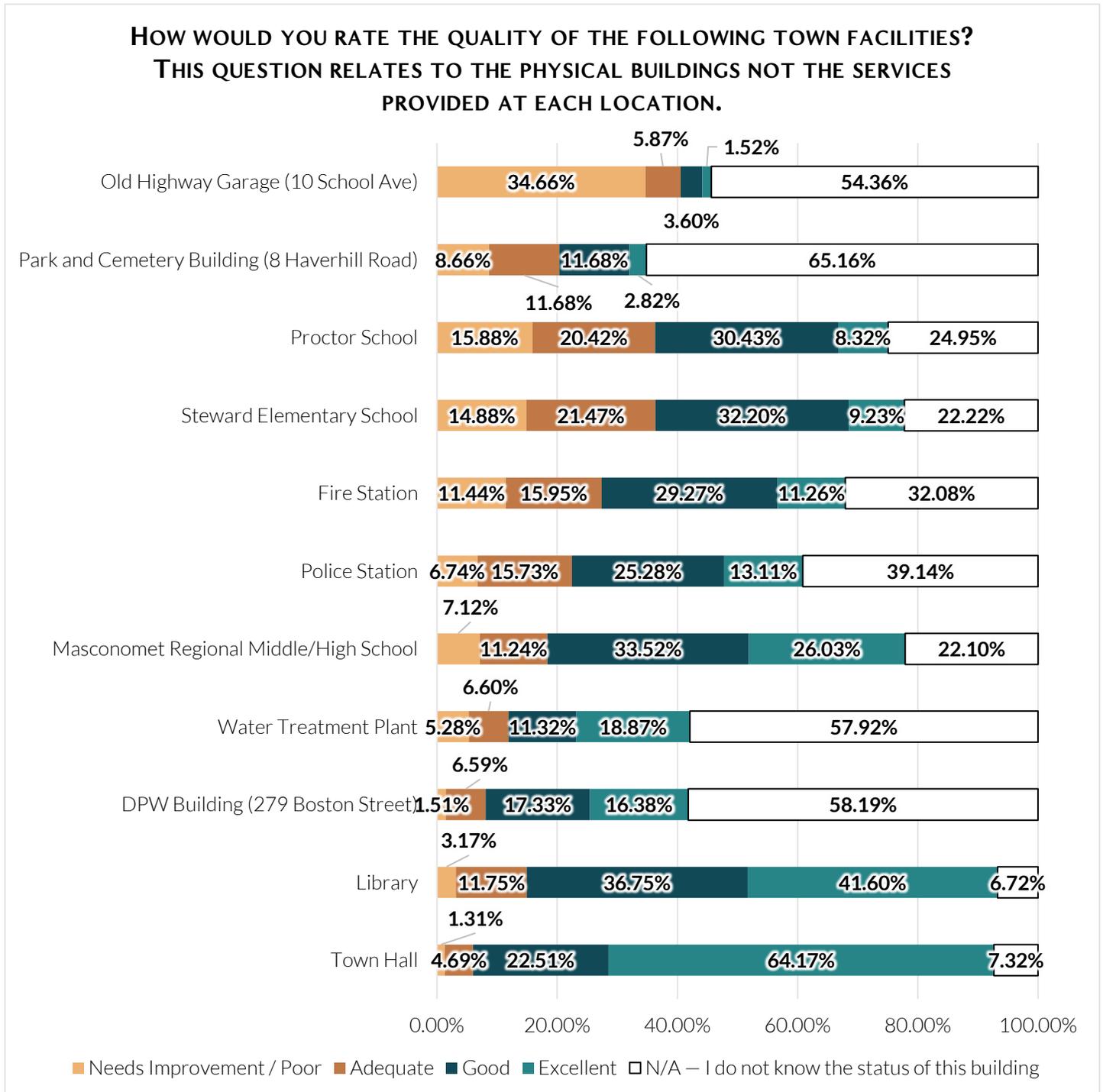


Participants were also asked about the cost of Town services.



**Nearly two-thirds of survey respondents indicated they would like improved town services (64 percent) with a nearly-even split on whether they would be willing to pay increased taxes (33 percent would pay higher taxes, 31 percent would not).**

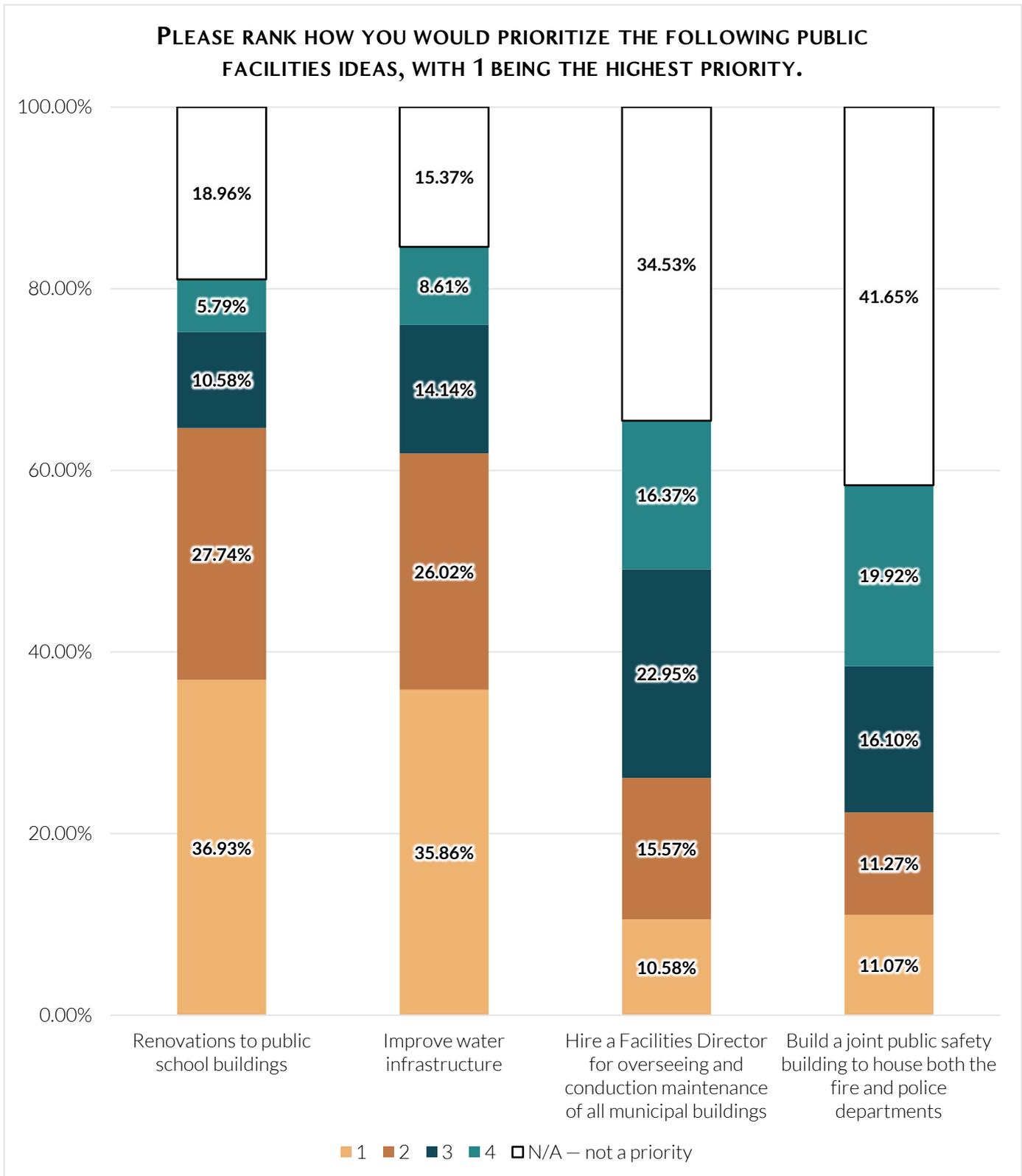
With regard to public facilities, participants were asked to evaluate the quality of nine Town facilities. Rating options included “Needs Improvement,” “Adequate,” “Good,” and “Excellent.” There was also an option for “N/A – I do not know the status of this building,” which was heavily used.



**Respondents felt the Old Highway Garage (10 School Avenue) needs the most improvement (35 percent “Needs Improvement/Poor”) and that the Topsfield Town Hall is in the best condition (64 percent “Excellent”).**

Aside from Town Hall and the Library, a significant portion of respondents did not know the quality of Topsfield’s municipal facilities. This suggests that with more information on the state of these facilities, community members may have support for facility upgrades.

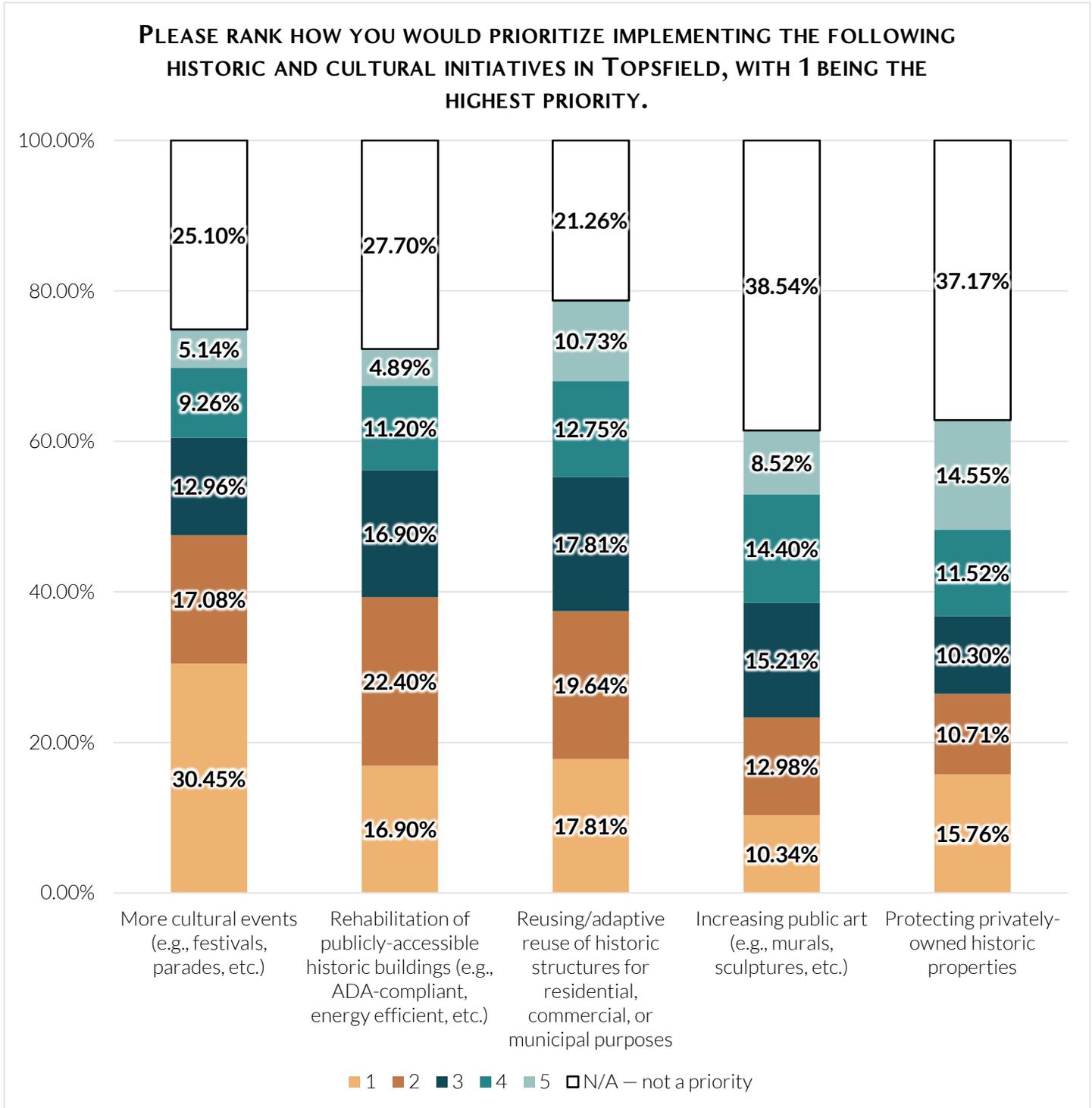
Participants were also asked how they would prioritize four public facility improvement projects. Ideas offered were raised in prior municipal plans or Phase I Master Plan engagement.



***“Renovations to public school buildings” was respondent’s highest priority with 65 percent of survey takers marking this their first or second choice, followed closely by “Improve water infrastructure” at 62 percent.***

*Cultural & Historic Resources*

Regarding cultural & historic resources, survey participants were asked how they would prioritize five initiatives. Initiatives offered were raised in prior municipal plans or Phase I Master Plan engagement.

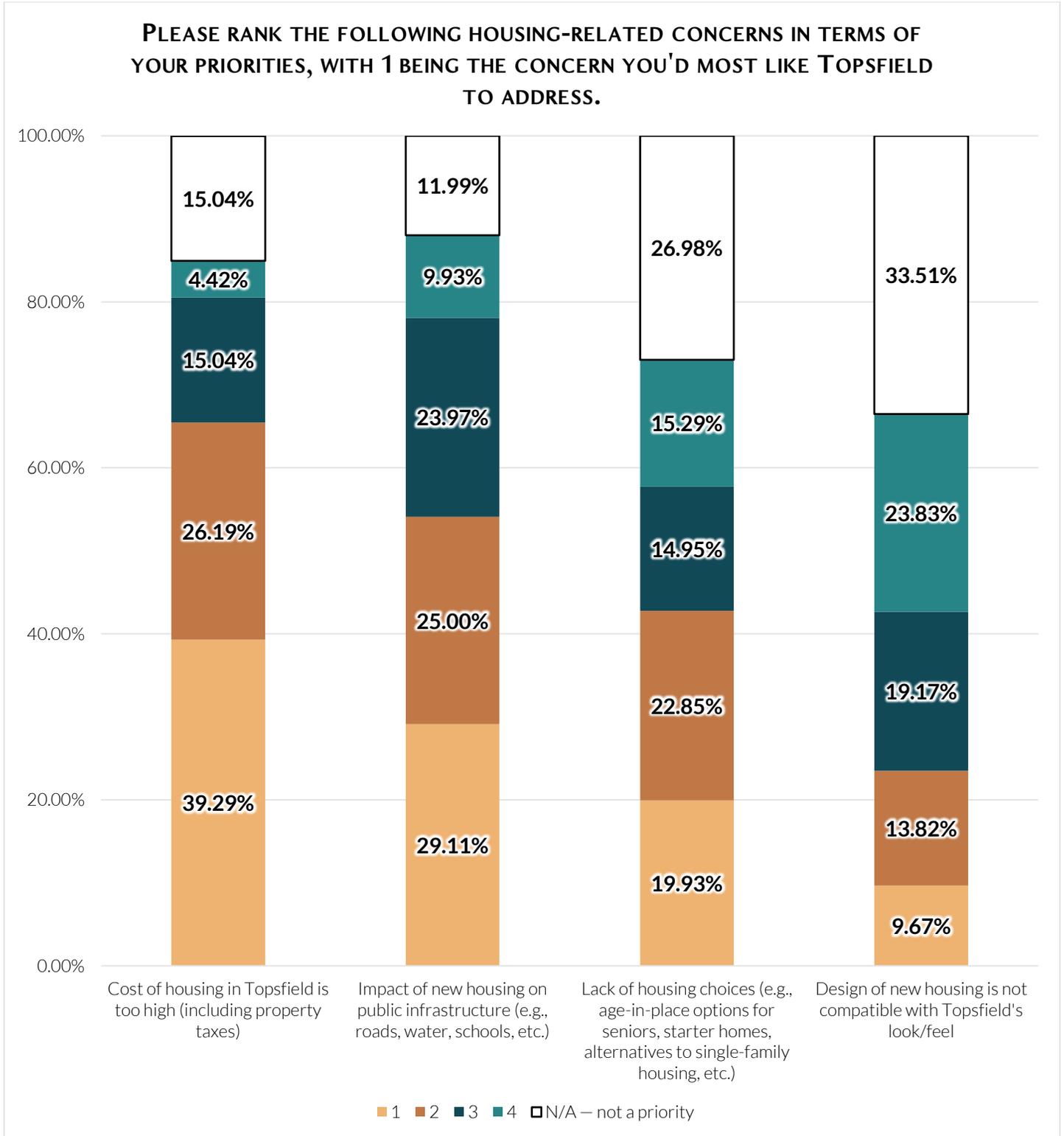


***Having more cultural events (e.g., festivals, parades, etc.) was the most supported initiative, with 47 percent of respondents ranking this as their first or second priority.***

This section also saw sizeable portions of participants select "N/A – not a priority" for all five initiatives, suggesting that ideas offered may not perfectly target the Town's hopes for Cultural & Historic Resources.

*Housing*

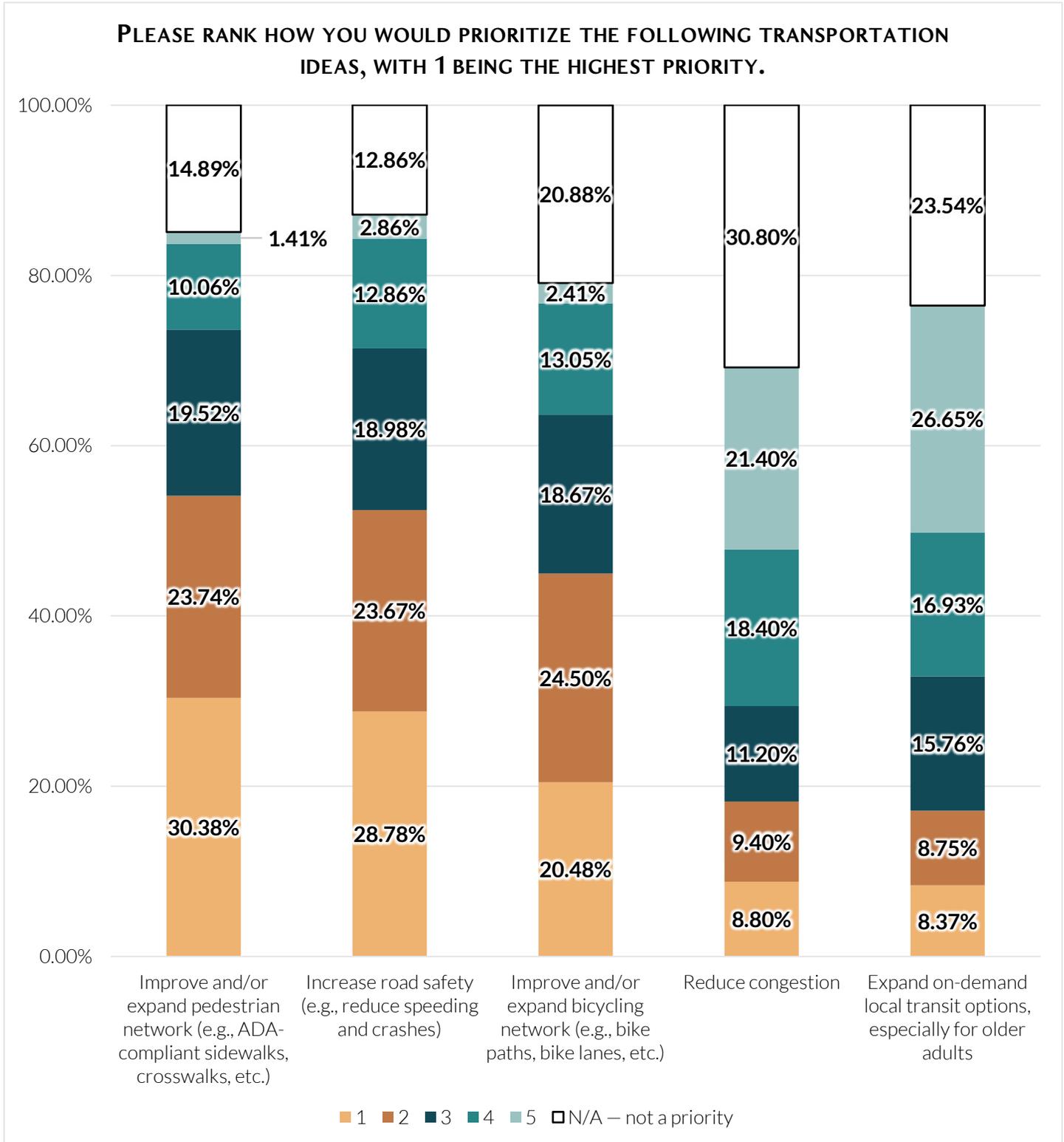
Regarding housing, survey participants were asked to rank four housing concerns in the order of which they would most like Topsfield to address. Concerns offered were raised in prior municipal plans or Phase I Master Plan engagement.



**Addressing the high cost of housing (including property taxes) was survey participants' main priority, with 65 percent ranking this as their first or second choice.**

*Transportation, Circulation, & Transit*

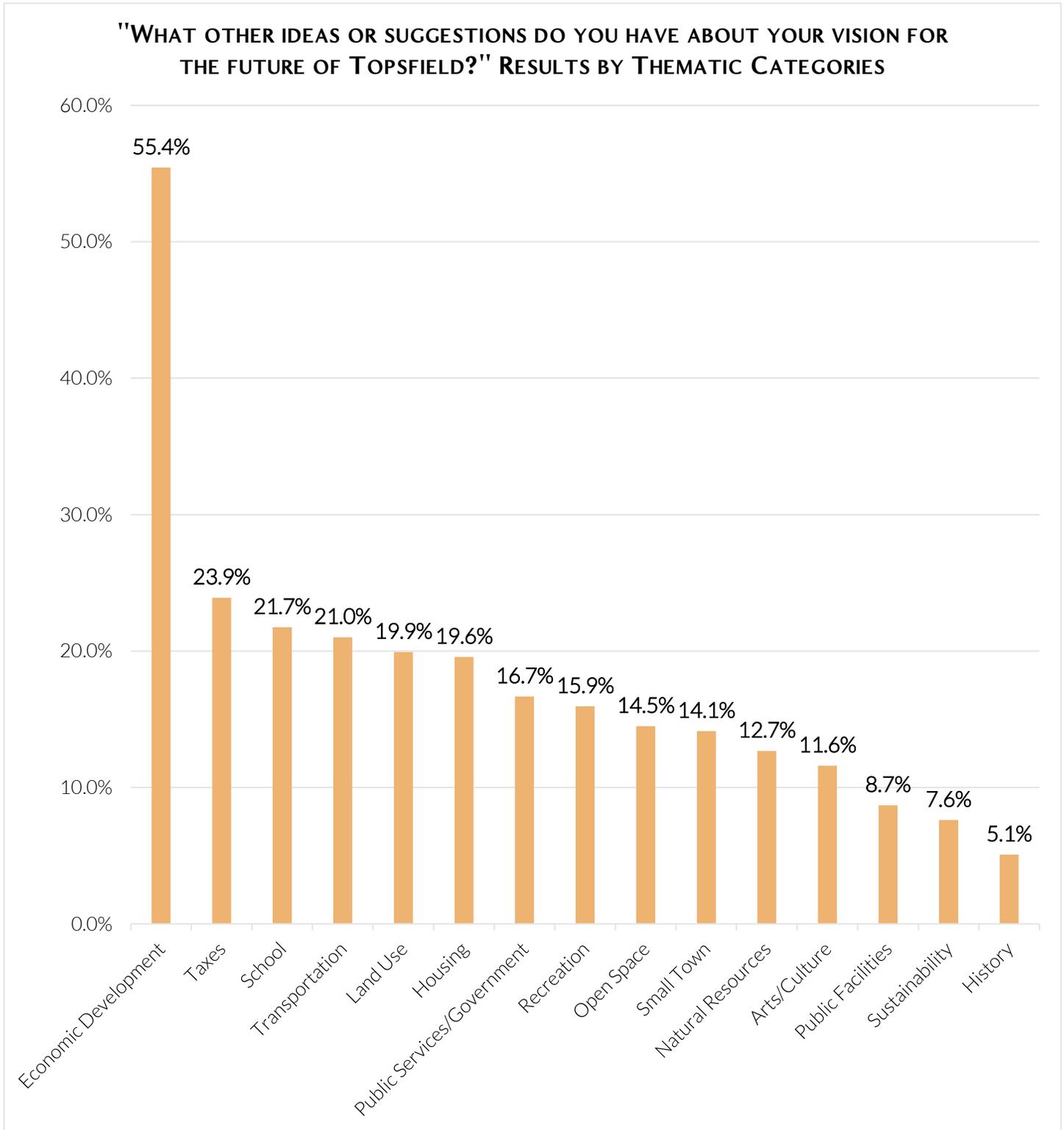
Regarding transportation, participants were asked to rank five ideas. Ideas offered were raised in prior municipal plans or Phase I Master Plan engagement.



**Responses to this question indicated that improving and/or expanding the pedestrian network was the most supported transportation project, with 54 percent of respondents ranking this as their first or second choice. Increasing road safety was a close second (52 percent).**

*Other Ideas and Suggestions*

This survey concluded with a question asking for additional comments, ideas, and suggestions regarding participants' vision for Topsfield's future. Responses were categorized by theme. All qualitative responses to this question are available in the Appendix.



**Comments relating to economic development and increasing business vitality in Topsfield were the most popular response to this question, accounting for 55 percent of submissions.**

## APPENDIX

### Ranked Choice Analysis Methodology

This survey was hosted on Survey Monkey; see the explanation below for more information on how ranked choice questions were scored:

## Analyzing Results

[See example results \(English only\) »](#)

### Average Ranking

Ranking questions calculate the average ranking for each answer choice so you can determine which answer choice was most preferred overall. The answer choice with the largest average ranking is the most preferred choice.

The average ranking is calculated as follows, where:

$w$  = weight of ranked position

$x$  = response count for answer choice

$$\frac{1w_1 + x_2w_2 + x_3w_3 \dots x_nw_n}{\text{Total response count}}$$

Weights are applied in reverse. In other words, the respondent's most preferred choice (which they rank as #1) has the largest weight, and their least preferred choice (which they rank in the last position) has a weight of 1. You can't change the default weights.

For example, if a Ranking question has 5 answer choices, weights are assigned as follows:

- The #1 choice has a weight of 5
- The #2 choice has a weight of 4
- The #3 choice has a weight of 3
- The #4 choice has a weight of 2
- The #5 choice has a weight of 1

We apply weights in this way to ensure that when the data is presented on a chart, it's clear which answer choice is most preferred.

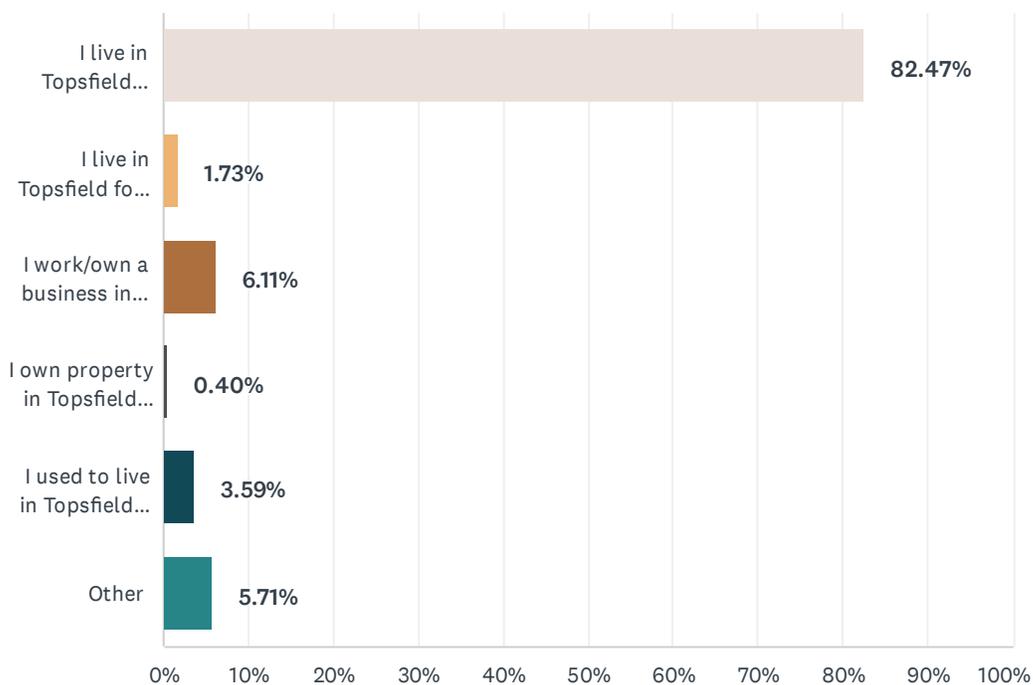
If you chose to include an N/A option on the Ranking question, any N/A responses will not factor into the average ranking.

### Raw Survey Data

Raw results of the Topsfield Community Survey begin on the next page.

## Q1 What is your connection to Topsfield?

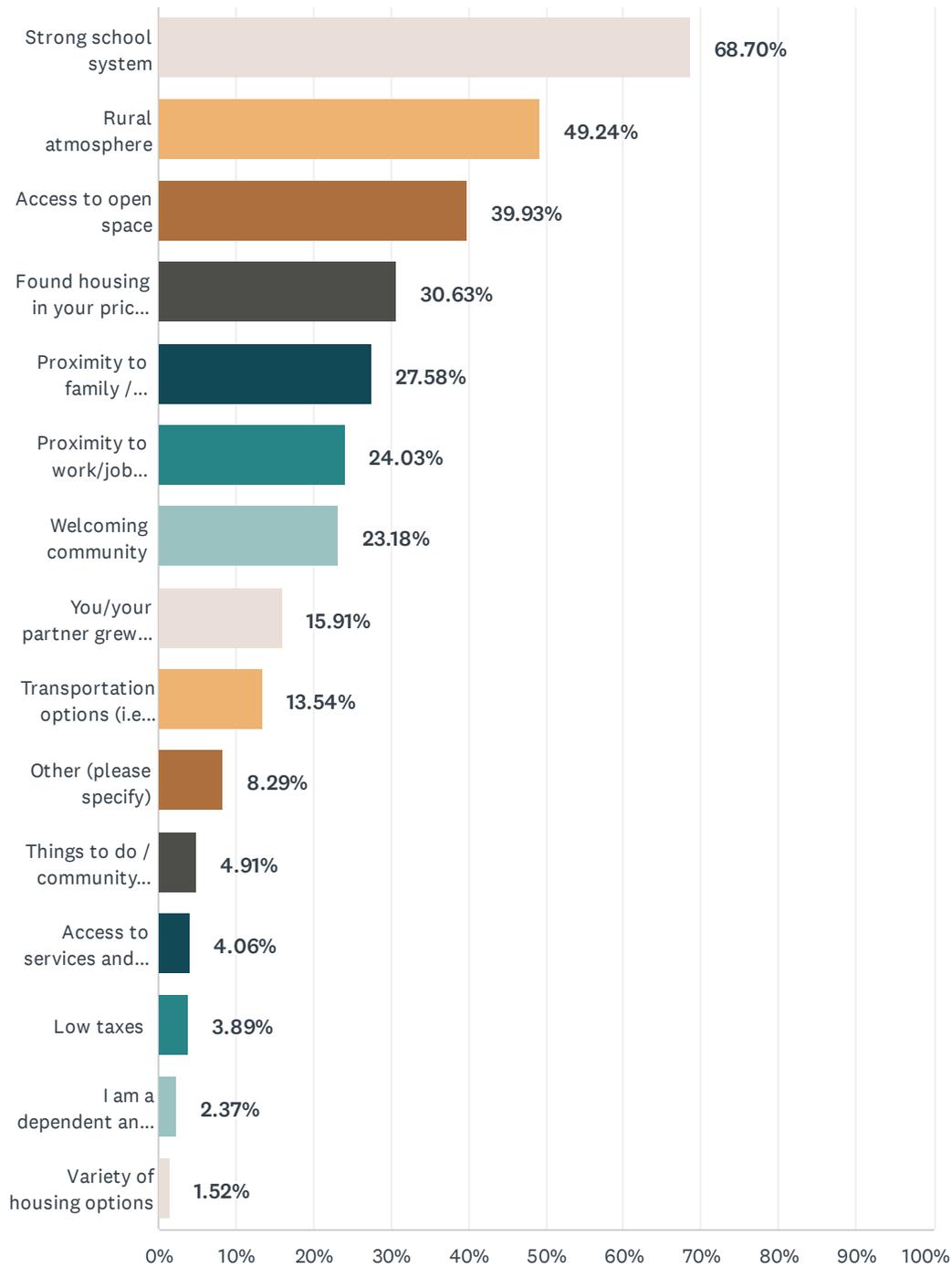
Answered: 753 Skipped: 3



ANSWER CHOICES	RESPONSES	
I live in Topsfield year-round (10 or more months of the year)	82.47%	621
I live in Topsfield for part of the year (9 or less months of the year)	1.73%	13
I work/own a business in Topsfield but do not live here	6.11%	46
I own property in Topsfield but do not live here	0.40%	3
I used to live in Topsfield but no longer do	3.59%	27
Other	5.71%	43
<b>TOTAL</b>		<b>753</b>

## Q2 What originally drew you to Topsfield? Check all that apply.

Answered: 591 Skipped: 165



Topsfield Master Plan Community Survey

ANSWER CHOICES	RESPONSES	
Strong school system	68.70%	406
Rural atmosphere	49.24%	291
Access to open space	39.93%	236
Found housing in your price range	30.63%	181
Proximity to family / friends	27.58%	163
Proximity to work/job opportunities	24.03%	142
Welcoming community	23.18%	137
You/your partner grew up here	15.91%	94
Transportation options (i.e., proximity to different highways, walking, biking, etc.)	13.54%	80
Other (please specify)	8.29%	49
Things to do / community events	4.91%	29
Access to services and/or stores	4.06%	24
Low taxes	3.89%	23
I am a dependent and my parents/guardians chose Topsfield	2.37%	14
Variety of housing options	1.52%	9
Total Respondents: 591		

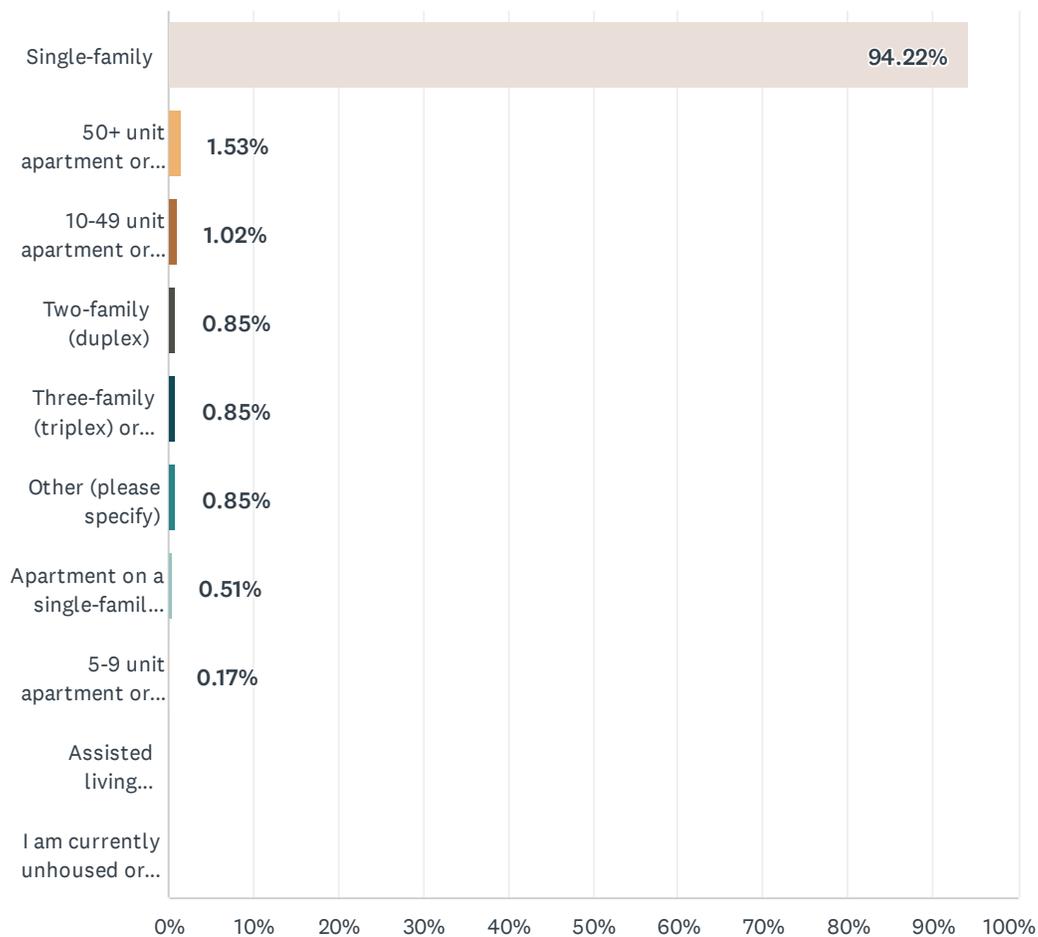
#	OTHER (PLEASE SPECIFY)	DATE
1	Wanted to remain close to my parents in Ipswich.	5/10/2023 11:32 AM
2	House with pond	5/9/2023 9:55 PM
3	having a horses, goats	5/9/2023 5:30 PM
4	We needed space for horses. 55 years ago.	5/9/2023 3:43 PM
5	I moved in with my fiance.	5/9/2023 7:21 AM
6	Farm fresh locally grown food availability	5/8/2023 6:35 PM
7	Larger house for similar price closer to Boston	5/8/2023 5:56 PM
8	Owned business here	5/7/2023 7:38 PM
9	Had bought a business here	5/7/2023 7:38 PM
10	Beautiful property with land	5/3/2023 12:16 PM
11	Found a church community	5/3/2023 11:52 AM
12	used to live in hamilton, didn't find house there when moving back from KY	5/2/2023 3:47 PM
13	Husband lived in Wenham	4/25/2023 11:27 AM
14	Low crime - safe town	4/25/2023 11:18 AM
15	55 + older community, Great Hill	4/25/2023 11:09 AM
16	Born here 61 years ago	4/21/2023 3:22 PM
17	55+ community	4/11/2023 8:35 AM

## Topsfield Master Plan Community Survey

18	domestic partner lived here	4/7/2023 2:34 PM
19	safety, low crime	4/4/2023 10:21 AM
20	Topsfield Fair, Ipswich River and Audubon	3/29/2023 9:09 PM
21	Purchased a home here and the schools were the reasons	3/28/2023 5:38 PM
22	my (now) husband owned a house here	3/26/2023 4:05 PM
23	Location relative to Boston and travel to the White Mountain Region	3/25/2023 3:32 PM
24	Found a one in a million property	3/25/2023 10:53 AM
25	Quaint New England Village atmosphere	3/24/2023 8:18 PM
26	Beautiful natural setting & access to nature + walkable downtown area	3/24/2023 7:01 PM
27	Privacy	3/24/2023 2:06 PM
28	Historic homes	3/23/2023 7:33 AM
29	Moved here at age 11, my parents found a home that was affordable	3/22/2023 1:47 PM
30	haha - not low taxes	3/22/2023 12:19 PM
31	Historic atmosphere and faming/agricultural culture	3/22/2023 11:31 AM
32	Parents moved here in 1977 and I've live here ever since in same house.	3/22/2023 11:27 AM
33	At the time, it was the cheapest house we could find.	3/21/2023 8:02 PM
34	My mom lives in Topsfield	3/21/2023 6:18 PM
35	I worked here.	3/20/2023 5:31 PM
36	Found a house we loved	3/20/2023 12:36 PM
37	Horse community	3/20/2023 11:58 AM
38	Town had a good reputation	3/19/2023 9:26 AM
39	Work	3/19/2023 7:23 AM
40	Exclusivity	3/19/2023 5:12 AM
41	Desire to live in a small town	3/18/2023 9:11 PM
42	Love the library	3/14/2023 10:48 AM
43	small-town feel (slightly different than "rural")	3/12/2023 8:45 PM
44	My parents moved here when I was 11 years old	3/12/2023 2:25 PM
45	low crime rate	3/9/2023 10:51 AM
46	quaint town with good values. few loonies	3/9/2023 10:06 AM
47	I grew up here and love it	3/8/2023 5:07 PM
48	my kids are dyslexic, so it wasn't just the schools but it was better special ed and reading services	3/8/2023 12:14 PM
49	Right to farm	3/7/2023 9:18 AM

### Q3 What type of property do you live in?

Answered: 588 Skipped: 168



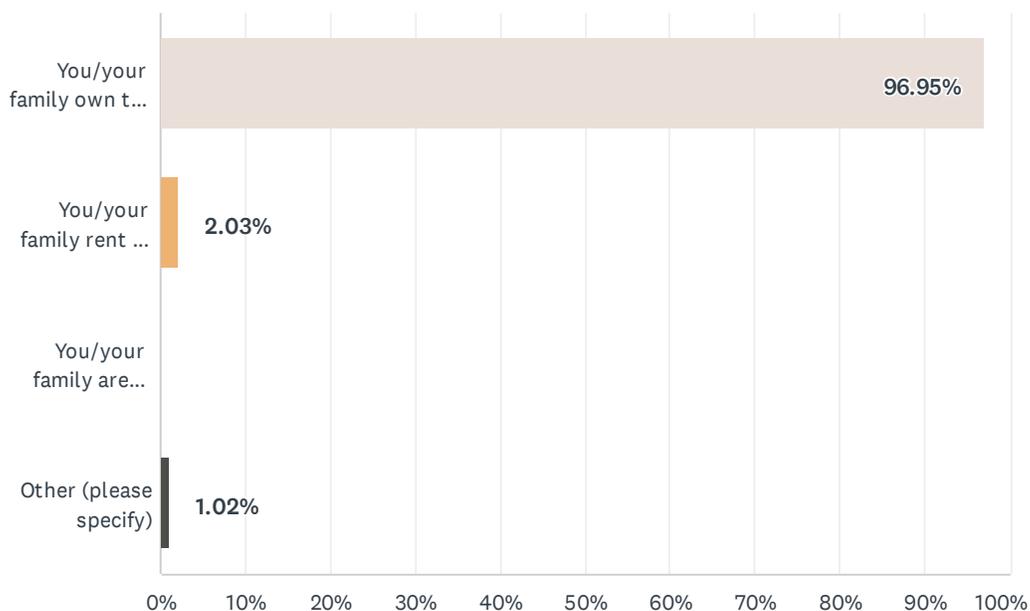
Topsfield Master Plan Community Survey

ANSWER CHOICES	RESPONSES
Single-family	94.22% 554
50+ unit apartment or condominium	1.53% 9
10-49 unit apartment or condominium	1.02% 6
Two-family (duplex)	0.85% 5
Three-family (triplex) or four-family (quadplex)	0.85% 5
Other (please specify)	0.85% 5
Apartment on a single-family property (e.g., accessory dwelling unit, carriage house, in-law apartment, granny flat, etc.)	0.51% 3
5-9 unit apartment or condominium	0.17% 1
Assisted living facility, nursing/retirement home, supportive/group housing	0.00% 0
I am currently unhoused or experiencing housing instability	0.00% 0
<b>TOTAL</b>	<b>588</b>

#	OTHER (PLEASE SPECIFY)	DATE
1	My in laws live with us as well.	5/10/2023 11:32 AM
2	3 unit condo	4/26/2023 4:29 PM
3	Co-op	4/25/2023 11:09 AM
4	Low income, senior housing Little Brook Village	3/22/2023 1:47 PM
5	Little Brook elderly housing	3/19/2023 7:23 AM

## Q4 Which of the following best describes your housing situation?

Answered: 591 Skipped: 165

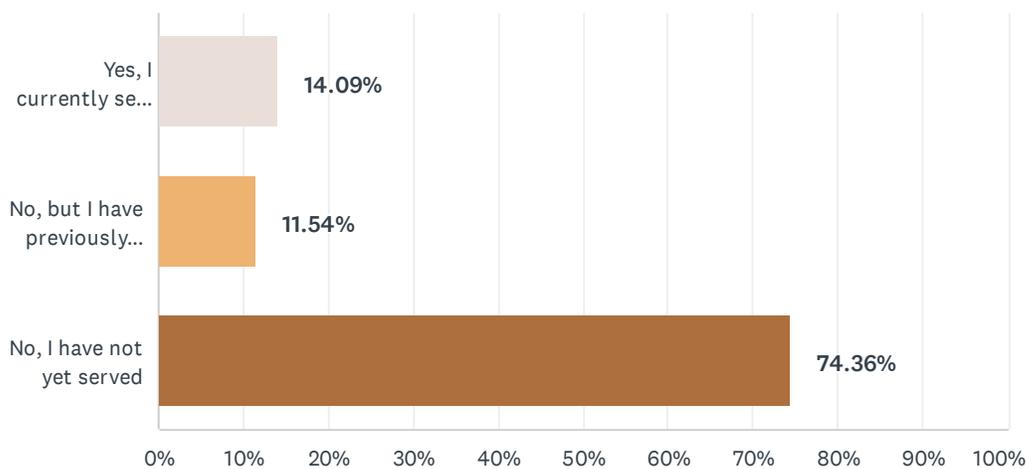


ANSWER CHOICES	RESPONSES	
You/your family own the home you live in	96.95%	573
You/your family rent the home you live in	2.03%	12
You/your family are currently unhoused or experiencing housing instability	0.00%	0
Other (please specify)	1.02%	6
<b>TOTAL</b>		<b>591</b>

#	OTHER (PLEASE SPECIFY)	DATE
1	Own shares	4/25/2023 11:09 AM
2	Over 55 housing	4/16/2023 4:44 PM
3	partner owns the home	4/7/2023 2:34 PM
4	Renting an apartment	3/22/2023 1:47 PM
5	We live in the home while my mom lives in Maine	3/21/2023 6:18 PM
6	S/O bought the house we live in	3/11/2023 6:44 AM

## Q5 Do you serve on a Topsfield board, committee, or commission?

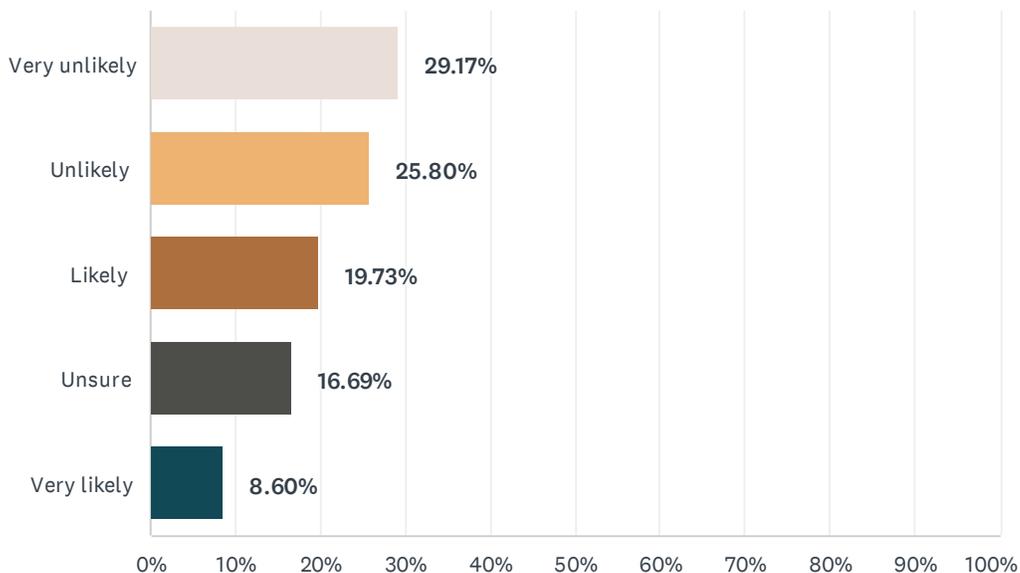
Answered: 589 Skipped: 167



ANSWER CHOICES	RESPONSES	
Yes, I currently serve on a board, committee, or commission	14.09%	83
No, but I have previously served	11.54%	68
No, I have not yet served	74.36%	438
<b>TOTAL</b>		<b>589</b>

## Q6 How likely are you/your family to move out of Topsfield in the next 10 years?

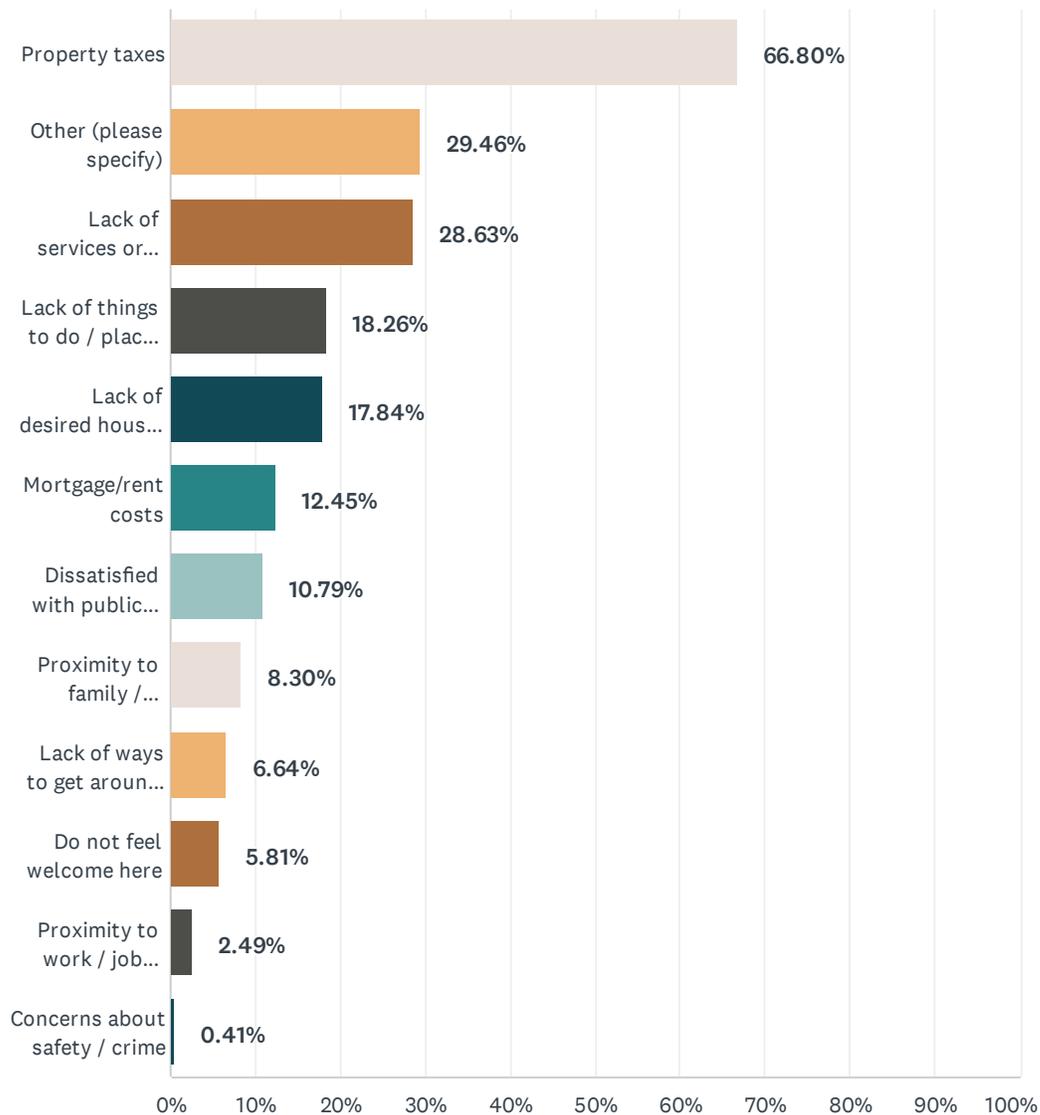
Answered: 593 Skipped: 163



ANSWER CHOICES	RESPONSES	
Very unlikely	29.17%	173
Unlikely	25.80%	153
Likely	19.73%	117
Unsure	16.69%	99
Very likely	8.60%	51
<b>TOTAL</b>		<b>593</b>

Q7 If you answered 'likely' or 'very likely' in the previous question, which of the following options would you say are most influencing your decision to leave? Please check all that apply.

Answered: 241 Skipped: 515



Topsfield Master Plan Community Survey

ANSWER CHOICES	RESPONSES
Property taxes	66.80% 161
Other (please specify)	29.46% 71
Lack of services or stores that I want / need	28.63% 69
Lack of things to do / places to go / community events	18.26% 44
Lack of desired housing options (including multi-family housing, service-based housing, and options for downsizing)	17.84% 43
Mortgage/rent costs	12.45% 30
Dissatisfied with public facilities & services	10.79% 26
Proximity to family / friends	8.30% 20
Lack of ways to get around / different modes of transportation	6.64% 16
Do not feel welcome here	5.81% 14
Proximity to work / job opportunities	2.49% 6
Concerns about safety / crime	0.41% 1
Total Respondents: 241	

#	OTHER (PLEASE SPECIFY)	DATE
1	Children grown up	5/10/2023 4:21 PM
2	It is very unlikely.	5/10/2023 11:32 AM
3	If the schools continue to be underfunded it may change my mind on staying	5/10/2023 9:09 AM
4	Retirement options	5/9/2023 10:38 PM
5	Masco isn't a fit for us	5/9/2023 9:55 PM
6	If Topsfield were to lose its rural character.	5/9/2023 4:37 PM
7	House too big - no smaller bedroom on first floor homes	5/9/2023 12:41 PM
8	School system	5/9/2023 11:35 AM
9	Retirement, downsizing after kids leave nest	5/9/2023 10:32 AM
10	Don't plan in moving	5/9/2023 10:07 AM
11	Schools declining	5/8/2023 9:58 PM
12	Difficult to safely go walking due to lack of sidewalks along 97	5/8/2023 5:14 PM
13	N/A	5/8/2023 4:46 PM
14	Downsizing	5/7/2023 10:39 PM
15	Children have grown - we're looking to downsize	5/7/2023 1:14 PM
16	Lack of walkability in getting to services, combined with the property taxes as we became empty nesters.	5/3/2023 6:50 AM
17	Income taxes are lower in New Hampshire	5/1/2023 2:44 PM
18	Age - We are 80 yrs old	4/29/2023 11:58 AM
19	Age	4/29/2023 11:23 AM
20	Downsizing in Retirement	4/27/2023 8:17 PM

## Topsfield Master Plan Community Survey

21	Retirement	4/27/2023 7:42 PM
22	Retirement	4/27/2023 7:25 PM
23	The residents who have moved in to town have completely changed the landscape of the town.	4/21/2023 3:22 PM
24	cost of living	4/4/2023 10:21 AM
25	Poor Schools/ no playgrounds/	3/29/2023 11:00 PM
26	Schools not getting proper funding	3/29/2023 8:33 PM
27	School system is going downhill since the select board and finance committee will not allow the schools to properly be funded.	3/29/2023 10:48 AM
28	Not many housing options for purchase	3/29/2023 9:00 AM
29	I didn't answer likely or very likely	3/25/2023 10:53 AM
30	kids will be out of the house and want a change - likely somewhere that is walkable to things like restaurants, shops, etc	3/24/2023 9:48 AM
31	High Massachusetts taxes	3/24/2023 8:39 AM
32	Town committees do not seem to care about fiscal responsibility. I am hoping for a significant change, but haven't seen one.	3/23/2023 5:30 PM
33	Town leadership are promoting projects that negatively impact taxpayers	3/23/2023 4:54 PM
34	crappy administration, high taxes too many services	3/23/2023 11:06 AM
35	Now retired, stage of life, downsize.	3/23/2023 9:29 AM
36	Age	3/23/2023 8:42 AM
37	recent MA tax increases	3/22/2023 6:47 PM
38	Retirement	3/22/2023 2:51 PM
39	Looking for a change!	3/22/2023 2:09 PM
40	No affordable housing, too high taxes, the two reasons that I had to sell the family home and move into Little Brook Village	3/22/2023 1:47 PM
41	grown children/retirement	3/22/2023 11:53 AM
42	I am not getting any younger...	3/22/2023 11:50 AM
43	college	3/22/2023 11:07 AM
44	We don't plan on leaving because we will inherit the house	3/21/2023 6:18 PM
45	Quality of the elementary education and lack of support for working parents	3/21/2023 2:25 AM
46	Lack of after school program options for elementary kids	3/20/2023 9:30 PM
47	Unacceptable spending during a time of crisis	3/19/2023 6:38 AM
48	Looking for a more urban community as the kids are gone and out ( Newburyport/Gloucester)	3/19/2023 5:12 AM
49	I will die of old age	3/18/2023 9:11 PM
50	Lack of support for early childhood education - pre school and 5 day kindergarten	3/18/2023 2:35 PM
51	Weather	3/18/2023 12:24 PM
52	We pay a lot of taxes to have nice rural roads, but only the motorcycles, dump/service trucks, and trucks/cars fit out with engines that amplify (rather than muffle) sound get all the benefit. We cannot enjoy the property and roads we pay heavy taxes for because of it. Used to live in apt. in Boston, and the traffic noise from loud engines is far greater living in our rural area, than in any place I've ever lived. Something needs to be done about the motorcycles and trucks that cruise on our roads particularly in the summer when people want to be outside and windows need to be open for cooling. Our infant was unable to take a nap for several months out of the year, because of the unusual truck/motorcycle amplified noise happening during	3/15/2023 3:51 PM

## Topsfield Master Plan Community Survey

summer months. It was either be hot (and leave windows closed) or don't sleep because of all the vehicles that cruise thru our town with illegally outfitted mufflers. We should put speed bumps or other traffic slowing measures on main routes, as deterrance so our streets aren't used to cruise or seen as quickest way to get to other towns in area, etc. Or take other measures if needed, I'm sure we aren't only rural town who has had loud vehicles cruising thru - how do they deal with this effectively?

53	Need elderly assisted facility	3/12/2023 3:44 PM
54	Restaurants	3/11/2023 6:44 AM
55	Aging (70's) and do not have adequate facilities to care for that population	3/10/2023 12:04 PM
56	Too many right-wing racists in town	3/10/2023 12:01 PM
57	Concerned about additional tax increases and declining quality public education	3/9/2023 11:41 AM
58	Poor financial management	3/9/2023 10:09 AM
59	Living off pasty success - schools way down - some culture - fraud town govt	3/9/2023 9:27 AM
60	Over the past couple of decades Topsfield has evolved from a multi-generational community into a bedroom community that caters to those who still have children in school, and who have little desire to participate in the volunteer actions that constitute community. We have little desire to retire in such a place. And yes I understand that we have a COA, But it caters to a very small, unwelcoming group of people.	3/9/2023 9:01 AM
61	Downsizing	3/9/2023 8:22 AM
62	Water is great	3/9/2023 4:33 AM
63	Lack of diversity (ethnicity and income)	3/8/2023 8:17 PM
64	Time to move with kids no longer at home	3/8/2023 7:00 PM
65	Kids finish school, time to downsize. Closer to 10 years from now.	3/8/2023 5:49 PM
66	To me it doesn't make sense that our taxes are so high and climb every year without a corresponding increase in services or benefits to living here. It's also disheartening to see how little room there is to grow the way the town is zoned, feels pretty hopeless.	3/8/2023 4:29 PM
67	Lack of coastal property	3/8/2023 4:26 PM
68	Warmer climate is desirable	3/8/2023 4:08 PM
69	School system is a joke. We moved here for the schools 12 years ago, and it's been such a disappointment. Masco, in particular, is a nightmare.	3/8/2023 3:35 PM
70	Lack of restaurants	3/8/2023 3:31 PM
71	State taxes make MA one of the most expensive places to live, especially for retired people	3/8/2023 3:26 PM

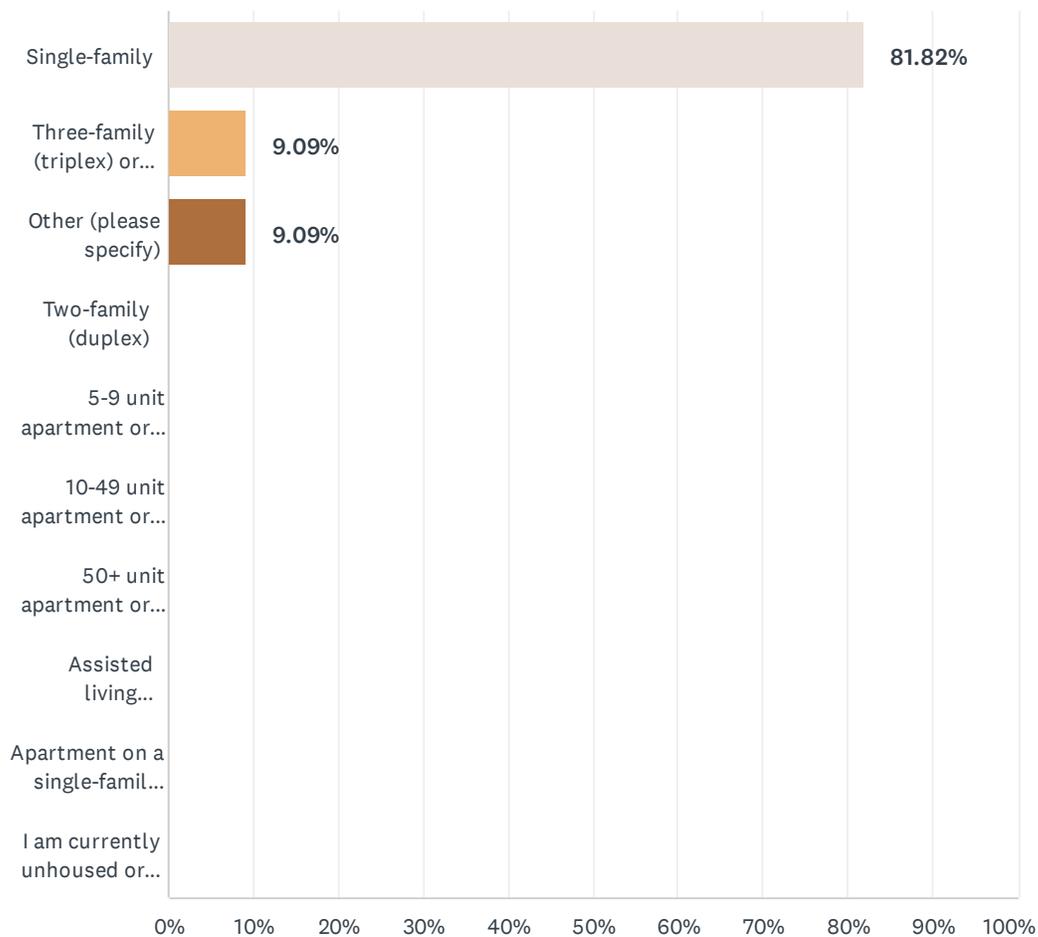
## Q8 Where is your non-Topsfield residence? Please include the town and state if outside of Massachusetts.

Answered: 10 Skipped: 746

#	RESPONSES	DATE
1	Belmont	5/8/2023 5:24 PM
2	Boston	5/8/2023 4:27 PM
3	Costa Rica	4/25/2023 11:18 AM
4	Punta Gorda, Florida	4/11/2023 3:59 PM
5	Chilmark, MA	4/7/2023 6:35 AM
6	Essex	3/25/2023 3:20 PM
7	Boston, MA + West Yarmouth, MA	3/22/2023 4:46 PM
8	Friendship, Maine	3/22/2023 9:33 AM
9	Naples, FL	3/11/2023 11:16 AM
10	Naples maine	3/8/2023 1:38 PM

## Q9 What type of property is your Topsfield residence?

Answered: 11 Skipped: 745



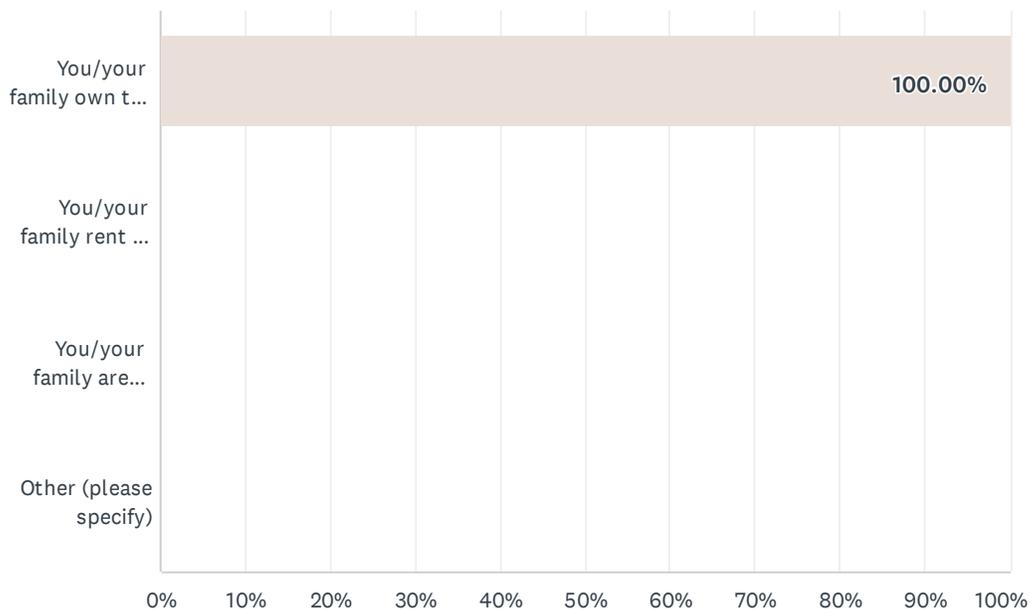
Topsfield Master Plan Community Survey

ANSWER CHOICES	RESPONSES
Single-family	81.82% 9
Three-family (triplex) or four-family (quadplex)	9.09% 1
Other (please specify)	9.09% 1
Two-family (duplex)	0.00% 0
5-9 unit apartment or condominium	0.00% 0
10-49 unit apartment or condominium	0.00% 0
50+ unit apartment or condominium	0.00% 0
Assisted living facility, nursing/retirement home, supportive/group housing	0.00% 0
Apartment on a single-family property (e.g., accessory dwelling unit, carriage house, in-law apartment, granny flat, etc.)	0.00% 0
I am currently unhoused or experiencing housing instability	0.00% 0
<b>TOTAL</b>	<b>11</b>

#	OTHER (PLEASE SPECIFY)	DATE
1	Large house	5/8/2023 5:24 PM

## Q10 Which of the following best describes your housing situation in Topsfield?

Answered: 11 Skipped: 745

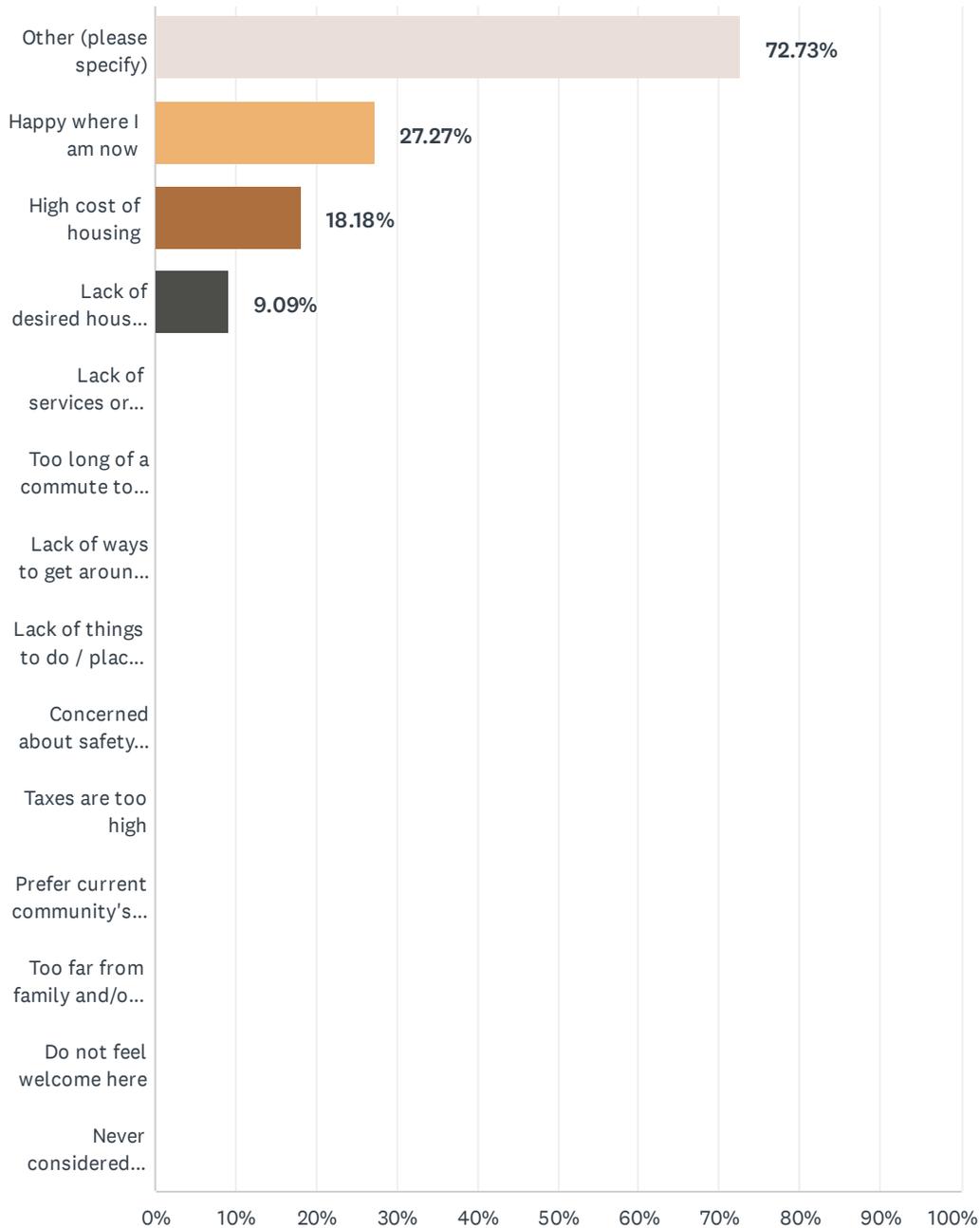


ANSWER CHOICES	RESPONSES	
You/your family own the home you live in	100.00%	11
You/your family rent the home you live in	0.00%	0
You/your family are currently unhoused or experiencing housing instability	0.00%	0
Other (please specify)	0.00%	0
<b>TOTAL</b>		<b>11</b>

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

# Q11 What keeps you from living in Topsfield full-time? Please check all that apply.

Answered: 11 Skipped: 745



Topsfield Master Plan Community Survey

ANSWER CHOICES	RESPONSES	
Other (please specify)	72.73%	8
Happy where I am now	27.27%	3
High cost of housing	18.18%	2
Lack of desired housing options	9.09%	1
Lack of services or stores that I need/want	0.00%	0
Too long of a commute to current job or job opportunities	0.00%	0
Lack of ways to get around / different modes of transportation	0.00%	0
Lack of things to do / places to go / community events	0.00%	0
Concerned about safety / crime	0.00%	0
Taxes are too high	0.00%	0
Prefer current community's school system	0.00%	0
Too far from family and/or friends	0.00%	0
Do not feel welcome here	0.00%	0
Never considered moving here	0.00%	0
Total Respondents: 11		

#	OTHER (PLEASE SPECIFY)	DATE
1	In college	5/8/2023 4:27 PM
2	Have lived here 48 years.sold on Parsonage Lane and mved to Great Hill	4/11/2023 3:59 PM
3	Vacation home	4/7/2023 6:35 AM
4	Recreation	3/25/2023 3:20 PM
5	I work in Boston and prefer not to commute, and we generally spend the summers on Cape Cod	3/22/2023 4:46 PM
6	covid and population density	3/22/2023 9:33 AM
7	Snowbird	3/11/2023 11:16 AM
8	Vacation home	3/8/2023 1:38 PM

## Q12 Where is your primary residence? Please include the town and state if outside of Massachusetts.

Answered: 55 Skipped: 701

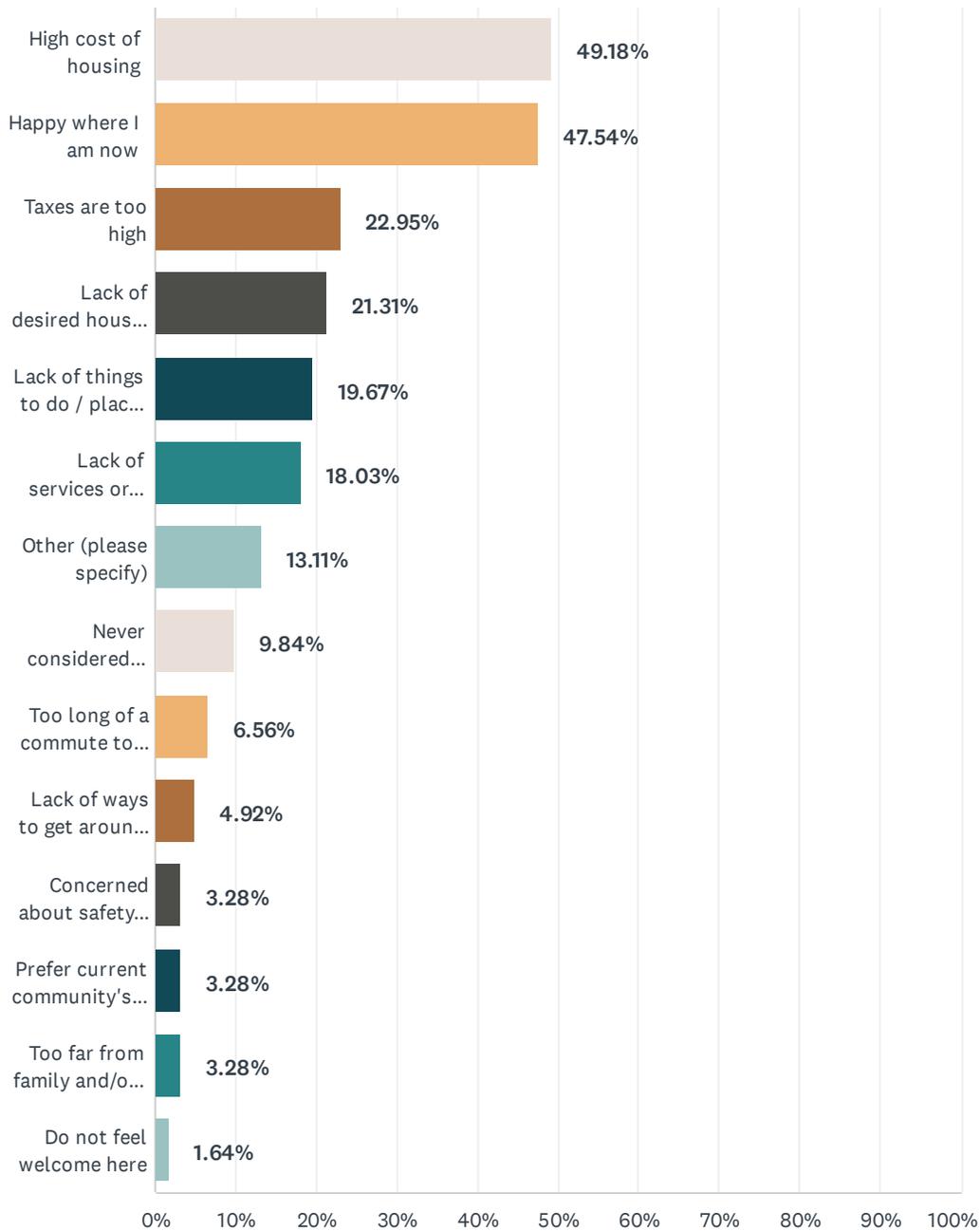
#	RESPONSES	DATE
1	Charlestown, MA	5/10/2023 11:46 AM
2	Chester, NH	5/10/2023 11:11 AM
3	Ipswich	5/9/2023 9:42 PM
4	Peabody	5/9/2023 3:00 PM
5	Boxford	5/9/2023 1:23 PM
6	01982	5/9/2023 1:04 PM
7	Westfield, MA	5/9/2023 10:23 AM
8	Boston	5/9/2023 10:11 AM
9	Marshfield	5/9/2023 7:57 AM
10	Boxford	5/8/2023 6:28 PM
11	Middleton	5/8/2023 4:35 PM
12	Haverhill, MA	5/8/2023 4:05 PM
13	NH	5/8/2023 3:55 PM
14	Georgetown	5/8/2023 3:47 PM
15	Seattle WA	5/8/2023 2:43 PM
16	Amesbury, MA	5/7/2023 4:58 PM
17	Eliot Maine	5/6/2023 4:00 PM
18	Wenham, MA	5/4/2023 3:56 PM
19	Danvers	5/4/2023 2:14 PM
20	Beverly	5/4/2023 12:23 PM
21	Middleton MA	5/1/2023 3:08 PM
22	NH	5/1/2023 10:38 AM
23	Beverly ma	4/30/2023 11:01 PM
24	Watertown MA	4/30/2023 6:56 PM
25	Beverly MA	4/30/2023 3:12 PM
26	Andover, MA	4/27/2023 7:52 PM
27	Boston, MA	4/17/2023 5:06 PM
28	Amesbury, MA	4/11/2023 11:43 AM
29	North Andover	4/10/2023 8:15 PM
30	Boxford	4/10/2023 3:14 PM
31	Melrose	4/5/2023 12:29 PM

Topsfield Master Plan Community Survey

32	Ipswich, MA	4/4/2023 2:44 PM
33	Beverly	3/30/2023 3:35 PM
34	Ipswich Ma	3/29/2023 4:57 PM
35	Saugus	3/26/2023 12:10 PM
36	Boxford	3/26/2023 10:28 AM
37	Rowley Ma	3/26/2023 9:04 AM
38	North Andover	3/24/2023 11:51 AM
39	Danvers	3/23/2023 6:52 PM
40	Ipswich ma	3/23/2023 9:09 AM
41	Salisbury	3/22/2023 2:14 PM
42	Boxford, MA	3/22/2023 12:08 PM
43	North Andover	3/21/2023 8:52 PM
44	Danvers	3/21/2023 11:01 AM
45	Lynnfield	3/20/2023 5:57 PM
46	Salisbury Massachusetts	3/14/2023 1:13 AM
47	Cohoes NY	3/13/2023 11:16 PM
48	Edgecomb, ME	3/13/2023 8:46 PM
49	Plaistow NH	3/13/2023 8:34 PM
50	Amesbury, MA	3/12/2023 11:20 AM
51	Amesbury	3/9/2023 10:18 AM
52	Weymouth	3/8/2023 5:13 PM
53	Middleton	3/8/2023 12:35 PM
54	Boxford	3/7/2023 12:56 PM
55	Peabody Ma	3/7/2023 10:49 AM

Q13 What keeps you from living in Topsfield? Please check all that apply.

Answered: 61 Skipped: 695



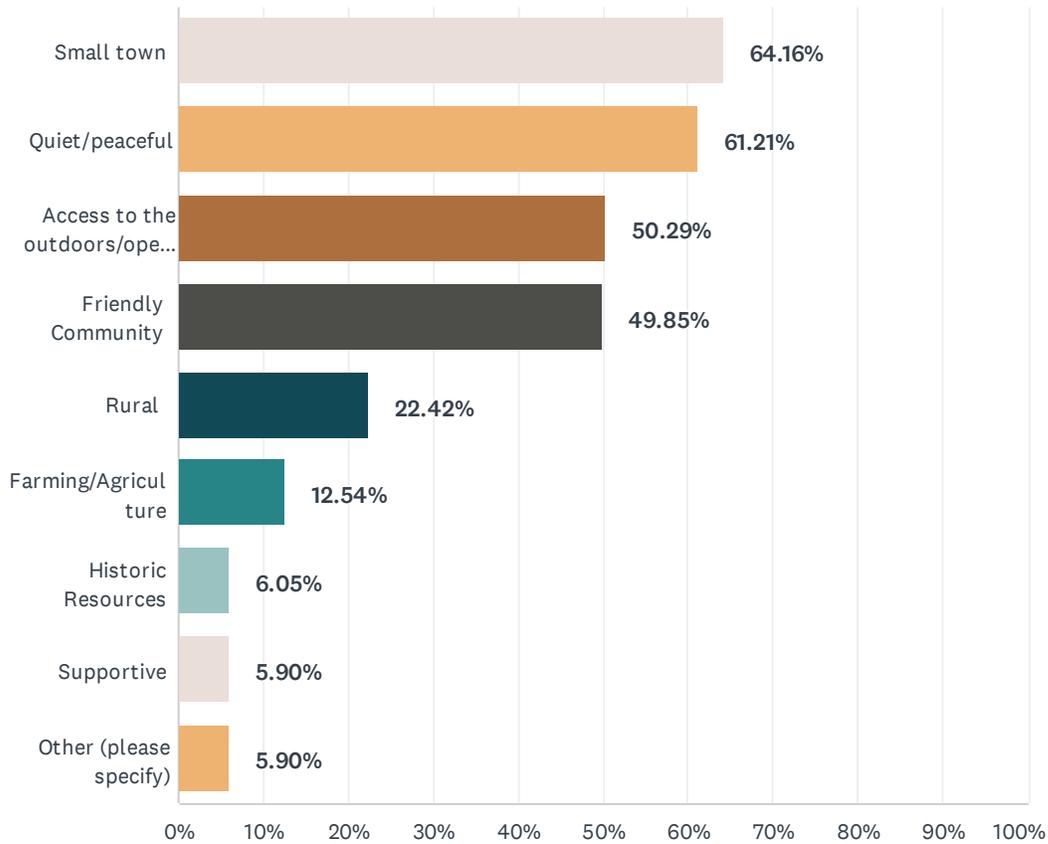
Topsfield Master Plan Community Survey

ANSWER CHOICES	RESPONSES	
High cost of housing	49.18%	30
Happy where I am now	47.54%	29
Taxes are too high	22.95%	14
Lack of desired housing options	21.31%	13
Lack of things to do / places to go / community events	19.67%	12
Lack of services or stores that I need/want	18.03%	11
Other (please specify)	13.11%	8
Never considered moving here	9.84%	6
Too long of a commute to current job or job opportunities	6.56%	4
Lack of ways to get around / different modes of transportation	4.92%	3
Concerned about safety / crime	3.28%	2
Prefer current community's school system	3.28%	2
Too far from family and/or friends	3.28%	2
Do not feel welcome here	1.64%	1
Total Respondents: 61		

#	OTHER (PLEASE SPECIFY)	DATE
1	Nothing, we spend a lot of time at our Topsfield home	5/10/2023 11:46 AM
2	Hamilton has a train station, it's easier for me to get to work.	5/9/2023 1:04 PM
3	proximity of ocean	3/30/2023 3:35 PM
4	There were no houses available when we were wanting to buy	3/22/2023 2:14 PM
5	The downtown area is a disaster	3/22/2023 12:08 PM
6	I moved out of my parents house into my own place	3/21/2023 11:01 AM
7	Retired to more affordable rural area	3/13/2023 8:46 PM
8	I lived in Topsfield for 24 years and loved raising my kids here!	3/12/2023 11:20 AM

Q14 Choose up to three adjectives from the list below that you feel best describe what you love about Topsfield. The options below were popular responses when this question was asked at our first Community Forum on December 3rd, 2022. If you do not feel these words encompass what you love about Topsfield, please feel free to list up to three words or phrases in the Other box, separating each by a comma.

Answered: 678 Skipped: 78



## Topsfield Master Plan Community Survey

ANSWER CHOICES	RESPONSES	
Small town	64.16%	435
Quiet/peaceful	61.21%	415
Access to the outdoors/open space	50.29%	341
Friendly Community	49.85%	338
Rural	22.42%	152
Farming/Agriculture	12.54%	85
Historic Resources	6.05%	41
Supportive	5.90%	40
Other (please specify)	5.90%	40
Total Respondents: 678		

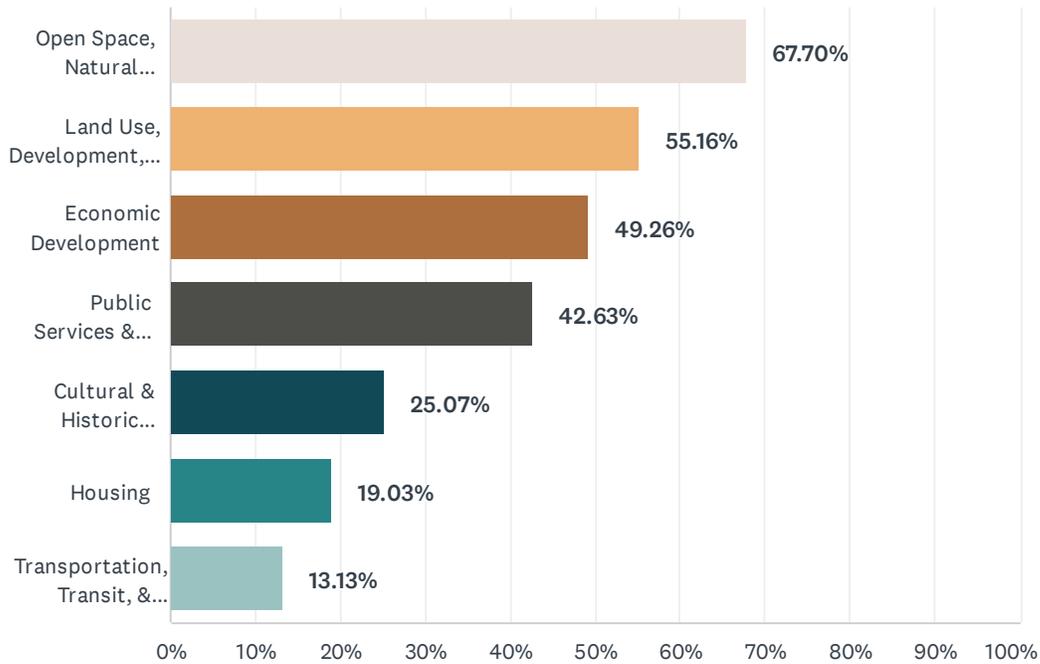
#	OTHER (PLEASE SPECIFY)	DATE
1	aesthetic of the common, the fair, history	5/10/2023 11:13 AM
2	Location	5/9/2023 9:45 PM
3	good location to highways, city, malls, etc	5/9/2023 12:44 PM
4	Educated	5/9/2023 10:14 AM
5	EMT service	5/8/2023 4:33 PM
6	Safety	5/7/2023 7:45 PM
7	Good schools and safe neighborhood	5/7/2023 7:45 PM
8	Safe	5/4/2023 2:15 PM
9	A lot of trees and nature everywhere	4/30/2023 3:13 PM
10	LOCAL TO BOXFORD	4/27/2023 10:29 PM
11	SAFE	4/27/2023 8:18 PM
12	Actually, all of the above	4/25/2023 11:30 AM
13	Access to highways - easy commute	4/25/2023 11:18 AM
14	Accessibility to Boston, beaches	4/25/2023 11:09 AM
15	Good schools	4/14/2023 9:16 PM
16	Close to the city	4/1/2023 2:21 PM
17	Great Schools	3/29/2023 9:11 PM
18	Safe	3/29/2023 12:09 PM
19	Low cost	3/29/2023 11:46 AM
20	Sports spots	3/29/2023 11:04 AM
21	Family friendly	3/28/2023 6:15 PM
22	Down to earth	3/27/2023 9:41 PM
23	Good schools	3/27/2023 4:01 PM
24	Great location in terms of traveling around NE. Re. Rt .95, 495, 1	3/27/2023 7:45 AM

## Topsfield Master Plan Community Survey

25	Historically great schools	3/25/2023 3:25 PM
26	Schools	3/23/2023 6:53 PM
27	Dog friendly	3/22/2023 7:41 PM
28	access to ocean, cities, and highways to get to other areas	3/22/2023 6:52 PM
29	close to great cultural venues	3/22/2023 5:05 PM
30	not immersed in but close to access to medical care, shopping, services	3/22/2023 9:41 AM
31	COA	3/21/2023 11:47 AM
32	Proximity to I-95 to head north on for weekend trips to VT	3/19/2023 8:00 AM
33	Great schools	3/18/2023 7:14 PM
34	none	3/18/2023 3:40 PM
35	Strong schools	3/18/2023 2:35 PM
36	Close to highway, close to nice towns nearby with restaurants	3/10/2023 12:03 PM
37	Judgemental moon bats	3/9/2023 9:28 AM
38	Safe	3/9/2023 9:02 AM
39	Privacy	3/9/2023 8:27 AM
40	Proximity to highways	3/9/2023 7:01 AM

**Q15 While each element will be covered in the Master Plan, we would like to understand which elements are most important to the Topsfield community. Please choose your top three priorities:**

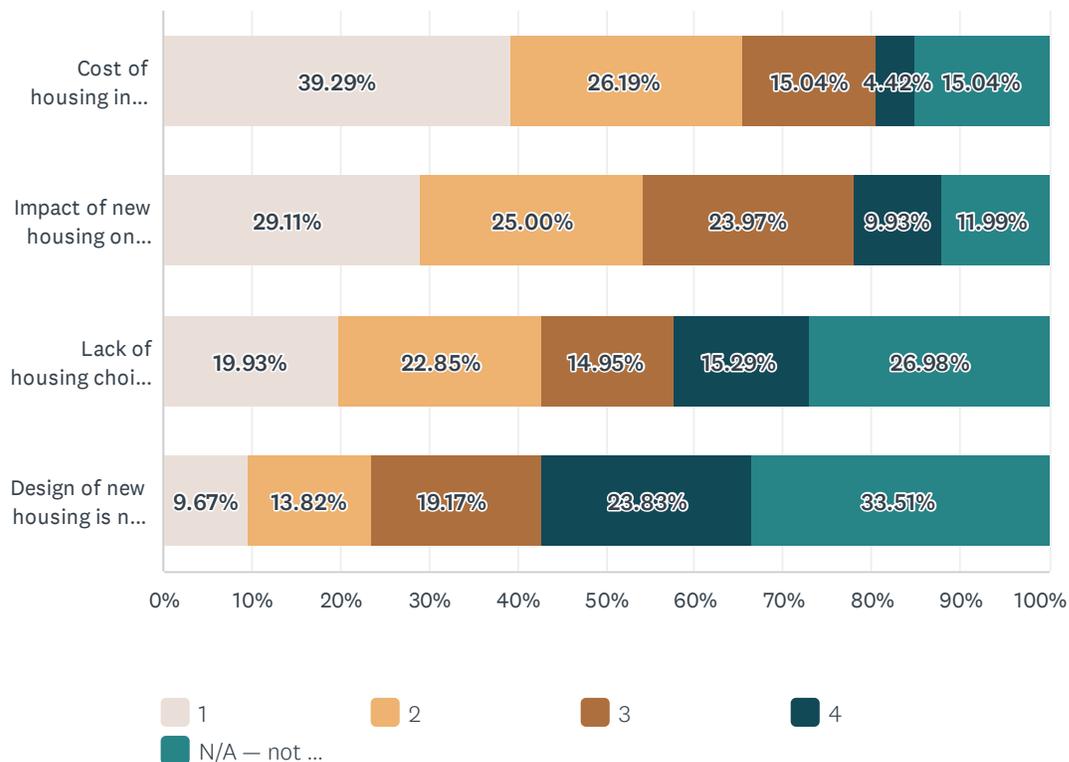
Answered: 678 Skipped: 78



ANSWER CHOICES	RESPONSES	
Open Space, Natural Resources, & Recreation	67.70%	459
Land Use, Development, & Sustainability	55.16%	374
Economic Development	49.26%	334
Public Services & Facilities	42.63%	289
Cultural & Historic Resources	25.07%	170
Housing	19.03%	129
Transportation, Transit, & Connectivity	13.13%	89
Total Respondents: 678		

### Q16 Please rank the following housing-related concerns in terms of your priorities, with 1 being the concern you'd most like Topsfield to address.

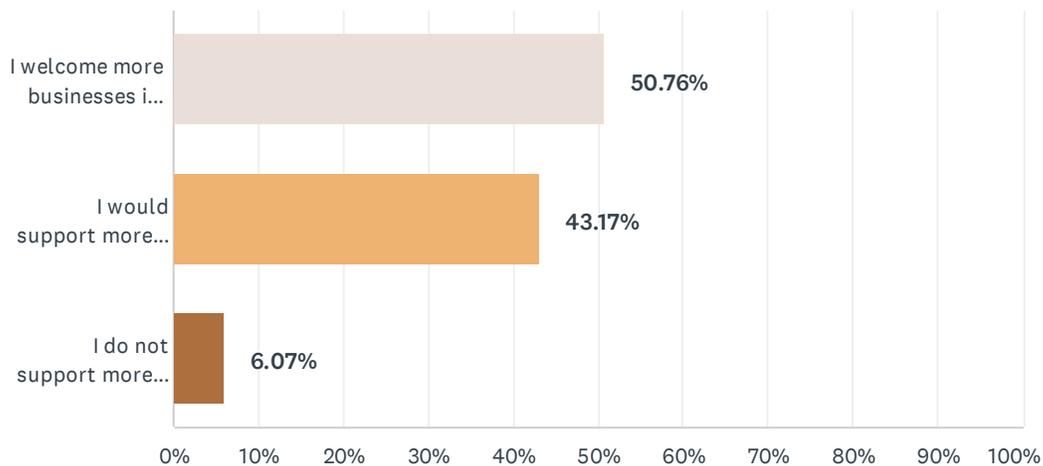
Answered: 603 Skipped: 153



	1	2	3	4	N/A — NOT A PRIORITY	TOTAL	SCORE
Cost of housing in Topsfield is too high (including property taxes)	39.29% 222	26.19% 148	15.04% 85	4.42% 25	15.04% 85	565	3.18
Impact of new housing on public infrastructure (e.g., roads, water, schools, etc.)	29.11% 170	25.00% 146	23.97% 140	9.93% 58	11.99% 70	584	2.83
Lack of housing choices (e.g., age-in-place options for seniors, starter homes, alternatives to single-family housing, etc.)	19.93% 116	22.85% 133	14.95% 87	15.29% 89	26.98% 157	582	2.65
Design of new housing is not compatible with Topsfield's look/feel	9.67% 56	13.82% 80	19.17% 111	23.83% 138	33.51% 194	579	2.14

## Q17 Which of the following best describes your opinion on bringing more businesses to Topsfield?

Answered: 593 Skipped: 163



ANSWER CHOICES	RESPONSES	
I welcome more businesses in Topsfield whether or not it impacts my taxes	50.76%	301
I would support more businesses in Topsfield if it meant a decrease to my taxes	43.17%	256
I do not support more businesses in Topsfield regardless of the impact they have on my taxes	6.07%	36
<b>TOTAL</b>		<b>593</b>

Q18 Fill in the blank: One business or business type I would like to see in Topsfield is \_\_\_\_\_ (ex. "small grocery store", "gas station", "Barnes and Noble", etc.) If you do not wish to add businesses to Topsfield, please leave this question blank.

Answered: 514 Skipped: 242

#	RESPONSES	DATE
1	Fine restaurant	5/10/2023 4:24 PM
2	A non-chain sit down restaurant	5/10/2023 4:17 PM
3	A nice restaurant or restaurants instead of sub shops	5/10/2023 3:27 PM
4	more dining options	5/10/2023 11:52 AM
5	A local pub!	5/10/2023 11:33 AM
6	full service restaurant	5/10/2023 11:16 AM
7	Brew pub	5/10/2023 9:14 AM
8	Sandwich place	5/10/2023 8:48 AM
9	Small restaurant	5/10/2023 12:48 AM
10	Pub	5/9/2023 10:44 PM
11	Restaurant	5/9/2023 10:07 PM
12	Restaurant	5/9/2023 9:59 PM
13	Restaurant	5/9/2023 9:51 PM
14	Dining, pharmacy, grocery	5/9/2023 9:12 PM
15	Restaurant, brewery, food truck space (like in Middleton), ice cream shop, sandwich shop (like honey comb in Hamilton)	5/9/2023 7:53 PM
16	Restaurant	5/9/2023 7:03 PM
17	small grocery store	5/9/2023 5:39 PM
18	Youth Center (non profit)	5/9/2023 4:40 PM
19	Restaurant, bar, brewery, community gathering or hangout	5/9/2023 4:31 PM
20	Restaurant	5/9/2023 4:10 PM
21	Restaurant/casual bistro	5/9/2023 3:49 PM
22	Grocery store	5/9/2023 3:45 PM
23	grocery store	5/9/2023 3:30 PM
24	Restaurant	5/9/2023 3:02 PM
25	local groceries	5/9/2023 2:01 PM
26	Full service restaurant	5/9/2023 1:07 PM
27	Gas station	5/9/2023 12:55 PM
28	small grocery store	5/9/2023 12:47 PM
29	Restaurant	5/9/2023 11:23 AM

## Topsfield Master Plan Community Survey

30	Quality Take-out food (e.g. Epicurian Shoppe)	5/9/2023 10:58 AM
31	Restaurants	5/9/2023 10:34 AM
32	Grocery store, book store, a sit down restaurant	5/9/2023 10:26 AM
33	Restaurants!!	5/9/2023 10:22 AM
34	Small tavern/pub/restaurant	5/9/2023 10:01 AM
35	Restaurant	5/9/2023 9:21 AM
36	Unique restaurant/pub	5/9/2023 8:02 AM
37	Restaurant	5/9/2023 7:45 AM
38	Small, cozy restaurant/bar downtown.	5/9/2023 7:26 AM
39	Bars and Restaurants	5/9/2023 7:04 AM
40	Restaurant	5/9/2023 6:25 AM
41	Restaurant	5/8/2023 11:05 PM
42	Restaurant	5/8/2023 10:57 PM
43	Restaurant	5/8/2023 10:41 PM
44	Grocery store	5/8/2023 10:05 PM
45	Drug store	5/8/2023 9:10 PM
46	Tavern, brewery or something that is in keeping with close-not community vibe. Holiday walk, the recent bikes and bites and other events prove topsfield likes to gather !	5/8/2023 9:08 PM
47	A brewpub	5/8/2023 8:48 PM
48	A restaurant with a liquor license	5/8/2023 8:07 PM
49	small grocery store	5/8/2023 7:56 PM
50	Brewery or tavern	5/8/2023 7:45 PM
51	Full service restaurant and a small grocery store	5/8/2023 7:43 PM
52	Anything downtown that is not banking or real estate.	5/8/2023 7:40 PM
53	Pub	5/8/2023 6:39 PM
54	Restaurant with bar	5/8/2023 6:00 PM
55	Restaurant	5/8/2023 5:54 PM
56	Restaurant for drinks and maybe games	5/8/2023 5:29 PM
57	Restaurant	5/8/2023 5:21 PM
58	Restaurant with full bar	5/8/2023 5:02 PM
59	Tavern, grocery store, pharmacy	5/8/2023 4:55 PM
60	Sit down, family restaurant	5/8/2023 4:51 PM
61	restaurant	5/8/2023 4:41 PM
62	Cafe	5/8/2023 4:40 PM
63	Small grocery stores. More restaurants	5/8/2023 4:38 PM
64	Restaurant / Pub	5/8/2023 4:37 PM
65	Sit-down Restaurant	5/8/2023 4:36 PM
66	Barnes and Noble	5/8/2023 4:35 PM
67	None	5/8/2023 4:35 PM

## Topsfield Master Plan Community Survey

68	pub or tavern	5/8/2023 3:59 PM
69	pub/restaurant	5/8/2023 3:53 PM
70	Fun place for community to share	5/8/2023 3:43 PM
71	Grocery	5/8/2023 2:47 PM
72	No Chain Stores, No More Banks, Please get a Tavern or Bar/Grille to hang out.	5/8/2023 1:25 PM
73	Supermarket	5/7/2023 7:56 PM
74	Clothes/shoes gen-store	5/7/2023 7:56 PM
75	restaurant	5/7/2023 2:51 PM
76	restaurant/pub/bistro	5/7/2023 1:18 PM
77	full-service casual dining with drinks	5/7/2023 11:52 AM
78	Liquor store	5/7/2023 8:14 AM
79	Restaurants	5/6/2023 7:53 PM
80	juice bar with vegan and gluten free food options	5/6/2023 7:09 PM
81	Restaurant and grocery stores!	5/6/2023 9:58 AM
82	Restaurant	5/5/2023 10:01 PM
83	Restaurant with a liquor license	5/5/2023 6:24 PM
84	Multi Purpose Athletic facility with an Ice Hockey Arena	5/5/2023 10:15 AM
85	restaurant	5/5/2023 9:14 AM
86	Restaurant open evenings with outdoor seating and liquor license	5/5/2023 8:09 AM
87	Small businesses, no big chain stores	5/5/2023 6:15 AM
88	An independent book/comic shop or a non pizza-based restaurant	5/4/2023 10:01 PM
89	Restaurant	5/4/2023 9:36 PM
90	Pub	5/4/2023 9:11 PM
91	Restaurant	5/4/2023 7:41 PM
92	Gift/local crafts store	5/4/2023 7:25 PM
93	A restaurant and bar	5/4/2023 7:19 PM
94	Small owner stores, light industry, office spaces	5/4/2023 4:45 PM
95	Restaurants w/alcohol licenses (otherwise nobody would open anything but a pizza shop/deli). Less banks.	5/4/2023 4:42 PM
96	Food Venue (s)	5/4/2023 4:16 PM
97	bars and restaurants	5/4/2023 2:24 PM
98	Brewery	5/4/2023 12:27 PM
99	Independent businesses of any type	5/4/2023 9:22 AM
100	Restaurant	5/3/2023 4:17 PM
101	Brewery/Tavern, quality dining restaurant,	5/3/2023 2:41 PM
102	business park on Rt 1, Office, lite industrial, computer OK	5/3/2023 1:50 PM
103	Restaurant, small specialty retailer	5/3/2023 12:02 PM
104	evening restaurant/pub	5/3/2023 11:13 AM

## Topsfield Master Plan Community Survey

105	Choices in dining and entertainment (Cheers where everyone knows your name. Remember Cheers had a restaurant upstairs).	5/3/2023 7:02 AM
106	restaurant or pub	5/2/2023 9:23 PM
107	grocery store	5/2/2023 3:52 PM
108	restaurant	5/2/2023 3:52 PM
109	small grocery store like the Henry's we had here 30+ years ago	5/1/2023 6:19 PM
110	high end restaurant	5/1/2023 3:13 PM
111	Anything food-related that is not pizza	5/1/2023 2:49 PM
112	small businesses and a restaurant	5/1/2023 10:48 AM
113	Eat in restaurant with bar	4/30/2023 11:08 PM
114	Gym or fitness club, grocery store	4/30/2023 7:02 PM
115	pharmacy and dining options	4/30/2023 5:11 PM
116	Any local businesses	4/30/2023 3:15 PM
117	grocery store, general store	4/30/2023 12:51 PM
118	Small family owned restaurant	4/29/2023 8:43 PM
119	pub	4/29/2023 7:37 PM
120	Restaurant	4/29/2023 12:57 PM
121	sit down restaurant	4/29/2023 12:08 PM
122	Neighborhood restaurant	4/29/2023 11:27 AM
123	A LARGE Grocery store. We have enough small ones.	4/28/2023 7:02 AM
124	grocery store	4/28/2023 5:54 AM
125	Small grocery	4/27/2023 11:23 PM
126	liquor license	4/27/2023 10:33 PM
127	Fine Dining Restaurant	4/27/2023 8:20 PM
128	Dining	4/27/2023 8:12 PM
129	Bar	4/27/2023 8:02 PM
130	restaurant	4/27/2023 7:57 PM
131	Restaurant	4/27/2023 7:35 PM
132	Restaurant & bar	4/26/2023 4:35 PM
133	Sit down restaurant	4/25/2023 7:42 PM
134	Mid-sized Market	4/25/2023 11:30 AM
135	Pharmacy	4/25/2023 11:28 AM
136	Dinner restaurant	4/25/2023 11:27 AM
137	Pub/restaurant	4/25/2023 11:23 AM
138	Small grocery store	4/25/2023 11:10 AM
139	restaurant	4/24/2023 3:36 PM
140	small grocery store	4/23/2023 4:06 PM
141	Grocery store	4/23/2023 7:44 AM
142	restaurant	4/22/2023 11:30 AM

## Topsfield Master Plan Community Survey

143	Restaurants	4/21/2023 10:43 AM
144	Restaurants, shared workspaces (for remote employees), sports related (similar to Essex Sports Center, Danvers Indoor Sports)	4/19/2023 9:39 PM
145	restaurant, grocery store	4/18/2023 11:37 AM
146	restaurants	4/17/2023 5:09 PM
147	Full service grocery	4/17/2023 10:12 AM
148	Nice Restaurants	4/14/2023 9:19 PM
149	Downtown restaurant	4/14/2023 4:27 PM
150	decent supermarket	4/13/2023 8:18 PM
151	Restaurant or brewery	4/12/2023 1:20 AM
152	Kids activity like jump zone or kids gym	4/11/2023 8:14 PM
153	upscale restaurant	4/11/2023 7:26 PM
154	Restaurant	4/11/2023 11:18 AM
155	store	4/10/2023 8:54 PM
156	Restaurants	4/10/2023 8:36 PM
157	Unique restaurant, gas station, etc	4/10/2023 8:20 PM
158	Independent market with groceries and semi prepared food	4/10/2023 8:19 PM
159	Gift Shop (similar to former Gift Horse)	4/10/2023 5:29 PM
160	GROCERY STORE	4/10/2023 4:42 PM
161	Restaurant	4/10/2023 3:35 PM
162	Better Restaurant Options, like the Hidden Pig in Haverhill	4/10/2023 1:19 PM
163	restaurant/pub	4/10/2023 9:21 AM
164	Kids toy store	4/9/2023 8:20 PM
165	small grocery store	4/8/2023 8:16 PM
166	build on route 1. clean up existing shopping "mall" in town center	4/8/2023 10:46 AM
167	Sit down restaurant/brewery.	4/8/2023 10:25 AM
168	Healthy prepared dinner/ specialty diets store	4/8/2023 7:56 AM
169	Restaurant	4/7/2023 9:52 PM
170	Small businesses only	4/7/2023 9:24 PM
171	Restaurants	4/7/2023 8:50 PM
172	Small grocery store, decent restaurant/bar	4/7/2023 8:49 PM
173	Full service restaurant or pub	4/7/2023 8:35 PM
174	Better cafe/eateries, small convenience/grocery store	4/7/2023 5:18 PM
175	Family restaurant open in the evening	4/7/2023 4:52 PM
176	light manufacturing	4/7/2023 2:41 PM
177	Grocery store	4/7/2023 6:42 AM
178	Restaurant/ Bar/ brewery	4/6/2023 9:26 PM
179	ONE big box store OR large chain grocery store (located near the Route 1 area) which will pay plenty of taxes.	4/6/2023 6:39 PM

## Topsfield Master Plan Community Survey

180	One business I would like to see in Topsfield is a restaurant that serves food during the afternoon and night.	4/6/2023 4:36 PM
181	Small grocery store with quality produce and ready-made items (like Henry's)	4/6/2023 8:35 AM
182	Add ok, but should be focused on rte 1 or downtown only	4/5/2023 5:01 PM
183	Restaurant	4/5/2023 12:34 PM
184	independently run small business	4/5/2023 10:57 AM
185	grocery store	4/4/2023 3:48 PM
186	non chain style small businesses	4/4/2023 3:15 PM
187	restaurants and groceries	4/4/2023 2:04 PM
188	Sit down restaurant where our community can meet other folks in town	4/4/2023 11:10 AM
189	Small businesses, small target, cvs, local restaurant	4/3/2023 8:46 PM
190	Dining / brewery /bars, toy / book store, fast food, garden center, groceries, local food and wine , family fun— mini golf, bowling alley	4/3/2023 5:55 PM
191	sit down restaurant	4/3/2023 1:11 PM
192	Restaurants!	4/2/2023 9:13 PM
193	Cafe style restaurant (other than pizza or roast beef)	4/2/2023 8:30 PM
194	Restaurants/breweries	4/2/2023 8:13 PM
195	Restaurant	4/2/2023 4:17 PM
196	Ice cream shop	4/1/2023 3:31 PM
197	Bars and restaurants -a downtown that actually has a place to dine, have a glass of wine etc	4/1/2023 2:25 PM
198	Downtown restaurants	4/1/2023 2:03 PM
199	Bars/restaurants	4/1/2023 10:42 AM
200	A card store	3/31/2023 6:20 PM
201	Restaurants, grocery store,	3/31/2023 5:50 PM
202	Restaurants with liquor licenses	3/31/2023 3:19 PM
203	Restaurant	3/31/2023 2:35 PM
204	grocery store/pharmacy	3/31/2023 12:41 PM
205	Restaurant, pubs, brewery, many small business	3/31/2023 10:37 AM
206	Bar/restaurant or brewery	3/31/2023 9:33 AM
207	restaurant/bar	3/30/2023 11:41 AM
208	restaurant	3/30/2023 8:57 AM
209	Small grocery store	3/29/2023 11:04 PM
210	Small pub restaurant	3/29/2023 9:16 PM
211	Restaurants	3/29/2023 9:16 PM
212	I would like to see more small businesses downtown, nothing big/commercialized. And no more banks! Maybe a nice lunch spot or a pub/restaurant for locals. I would like the new businesses to keep with the small town vibe of Topsfield. Currently the downtown is sad looking business-wise.	3/29/2023 8:42 PM
213	Restaurant downtown	3/29/2023 7:35 PM
214	Pharmacy	3/29/2023 7:13 PM

## Topsfield Master Plan Community Survey

215	Restaurant	3/29/2023 5:05 PM
216	Grocery store	3/29/2023 4:08 PM
217	Restaurant	3/29/2023 2:27 PM
218	Small grocery store (like Henry's)	3/29/2023 1:17 PM
219	A casual dining restaurant or two	3/29/2023 1:12 PM
220	Small Grocery Store	3/29/2023 12:16 PM
221	Gun store	3/29/2023 11:49 AM
222	Grocery store	3/29/2023 11:09 AM
223	Raising Canes	3/29/2023 11:07 AM
224	cool	3/29/2023 11:06 AM
225	dollar tree	3/29/2023 11:06 AM
226	Restaurant with outdoor seating and adjacent playground	3/29/2023 11:06 AM
227	Dairy Queen	3/29/2023 11:05 AM
228	Restaurant/bar. Local place fir adults to hang out	3/29/2023 11:04 AM
229	Restaurant	3/29/2023 10:57 AM
230	ANYTHING! Small stores, restaurants, brewery, grocery store	3/29/2023 10:50 AM
231	Restaurant/pub	3/29/2023 10:31 AM
232	Restaurant	3/29/2023 10:08 AM
233	Dinner restaurant/bar/bistro	3/29/2023 9:41 AM
234	Businesses that have a proven track record of success	3/29/2023 9:38 AM
235	Bar	3/29/2023 8:43 AM
236	Sit down restaurants/breweries/etc	3/29/2023 7:38 AM
237	More grocery stores and restaurants and Cafe's	3/28/2023 7:50 PM
238	More interesting and varied restaurant choices, a pharmacy	3/28/2023 6:22 PM
239	Restaurants (preferably not a chain)	3/28/2023 5:47 PM
240	Small businesses - restaurants, grocery store, bookstore, boutiques, etx	3/28/2023 4:27 PM
241	Small grocery store	3/28/2023 2:35 PM
242	small grocery store	3/28/2023 2:25 PM
243	Grocery store	3/28/2023 11:26 AM
244	Bar/restaurant	3/28/2023 8:21 AM
245	I would support selective additions that preserve the character of the town. Avoid large chains and plazas that would impact congestion, traffic, etc.	3/27/2023 9:49 PM
246	Stationery supplies	3/27/2023 4:08 PM
247	Grocery store	3/27/2023 7:49 AM
248	children's clothing/toy store	3/26/2023 9:34 PM
249	book store	3/26/2023 8:20 PM
250	Grocery store	3/26/2023 12:16 PM
251	Butcher shop	3/26/2023 12:10 PM
252	Full restaurant	3/26/2023 11:43 AM

## Topsfield Master Plan Community Survey

253	Shopping center downtown owned by someone that will actually maintain the buildings and parking lot.	3/26/2023 10:35 AM
254	better restaurant	3/26/2023 10:10 AM
255	Deli	3/26/2023 9:40 AM
256	Grocery store or restaurants would be nice	3/26/2023 9:07 AM
257	medium sized grocery store	3/26/2023 4:10 AM
258	sit-down restaurant	3/25/2023 5:28 PM
259	Businesses with low environmental impact, like bookstores	3/25/2023 4:48 PM
260	Restaurant/pub	3/25/2023 4:31 PM
261	gas station	3/25/2023 3:37 PM
262	Small grocery store	3/25/2023 3:32 PM
263	Restaurant	3/25/2023 3:07 PM
264	Restaurants in downtown	3/25/2023 12:06 PM
265	Bar/restaurant akin to 466	3/25/2023 9:19 AM
266	Shops, a nice dry cleaning business, quality sandwich shop that is more gourmet in nature, beautiful upgraded plaza vs. the rundown one we have	3/25/2023 9:11 AM
267	Restaurants, retail shops	3/24/2023 9:51 PM
268	casual restaurant	3/24/2023 8:35 PM
269	Restaurant / Brewery / Tavern	3/24/2023 7:05 PM
270	Restaurant and gathering place	3/24/2023 2:41 PM
271	Grocery store, pharmacy, card/gift shop, pub/restaurant	3/24/2023 2:13 PM
272	Restaurant	3/24/2023 2:04 PM
273	Small grocery store	3/24/2023 2:01 PM
274	Small grocery store	3/24/2023 1:12 PM
275	pharmacy	3/24/2023 9:51 AM
276	Small grocery store/pharmacy	3/24/2023 8:49 AM
277	Small grocery store, sit down restaurant	3/24/2023 6:47 AM
278	Small grocery store	3/24/2023 6:46 AM
279	Grocery store, family restaurant, family medical facility, wellness center, alternative schools	3/23/2023 10:09 PM
280	Newsagent (books, papers, coffee)	3/23/2023 10:03 PM
281	Small toy store	3/23/2023 7:36 PM
282	Grocery , restaurant(s), drug store, ice cream, florist, gourmet food , jeweler or gift shop, specialty/novelty	3/23/2023 7:06 PM
283	The village mall knocked down. Atrocious	3/23/2023 6:55 PM
284	A family friendly non-chain restaurant	3/23/2023 5:36 PM
285	Small grocery store	3/23/2023 5:34 PM
286	Social gathering place / Pub	3/23/2023 4:58 PM
287	Bistro/family dining	3/23/2023 4:22 PM
288	Restaurants, shops,	3/23/2023 3:52 PM

Topsfield Master Plan Community Survey

289	Pub/Brewery	3/23/2023 1:02 PM
290	Restaurant/bar, retail, workout options	3/23/2023 11:32 AM
291	lumber vendor	3/23/2023 11:08 AM
292	Restaurant/bar/ finer dining	3/23/2023 9:18 AM
293	Restaurant	3/23/2023 9:18 AM
294	restaurant	3/23/2023 9:07 AM
295	Full service restaurant and bar	3/23/2023 8:39 AM
296	Forcing the owner of the mall to maintain his property!	3/23/2023 7:55 AM
297	Restaurant/pub	3/23/2023 7:38 AM
298	Along Rte 1. I am open to any business opening space in vacant spaces along Rte 1. I'm not in favor of further development on main street	3/22/2023 9:16 PM
299	Full service restaurant	3/22/2023 9:08 PM
300	Restaurant	3/22/2023 9:01 PM
301	Restaurant	3/22/2023 8:49 PM
302	a small plates wine bar	3/22/2023 8:20 PM
303	Tax the fair .....	3/22/2023 8:11 PM
304	Local pub	3/22/2023 7:49 PM
305	good restaurant or prepared meals options.	3/22/2023 6:58 PM
306	small but high quality grocery store	3/22/2023 6:14 PM
307	a "sit-down" restaurant, a grocery store s.a. Crosby's	3/22/2023 5:53 PM
308	Upscale sit down restaurant.	3/22/2023 5:47 PM
309	Trader Joes, restaurant	3/22/2023 4:55 PM
310	small businesses, restaurants, community-building establishments	3/22/2023 4:50 PM
311	Gil's	3/22/2023 4:04 PM
312	"Locals" restaurant	3/22/2023 3:54 PM
313	Restaurant- not pizza	3/22/2023 3:31 PM
314	Nice restaurant	3/22/2023 3:29 PM
315	Restaurant	3/22/2023 3:28 PM
316	Pub	3/22/2023 3:27 PM
317	Restaurant with full liquor license	3/22/2023 2:55 PM
318	Small farmers market	3/22/2023 2:31 PM
319	Restaurant	3/22/2023 2:30 PM
320	Pharmacy	3/22/2023 2:13 PM
321	Restaurant, brewery, cannabis	3/22/2023 1:59 PM
322	Full Service Restaurant and/or Grocery (NOT A CONVENIENCE STORE)	3/22/2023 1:56 PM
323	Sit down restaurant (not take out)	3/22/2023 1:56 PM
324	Grocery Store but not a small specialty store and not a supermarket	3/22/2023 1:56 PM
325	A restaurant	3/22/2023 1:21 PM
326	gift store	3/22/2023 1:11 PM

## Topsfield Master Plan Community Survey

327	Bar / Restaurant	3/22/2023 1:03 PM
328	restaurant/bar	3/22/2023 12:42 PM
329	Full Service Restaurant	3/22/2023 12:24 PM
330	Sit down Resturant	3/22/2023 12:03 PM
331	?	3/22/2023 12:00 PM
332	Grocery store	3/22/2023 11:48 AM
333	Good restaurant, local food venders	3/22/2023 11:44 AM
334	Restaurant	3/22/2023 11:41 AM
335	Bar	3/22/2023 11:31 AM
336	Sandwich shop other than sub shop or coffee shop	3/22/2023 11:31 AM
337	family sit down restaurant open evenings and serves alcohol	3/22/2023 10:07 AM
338	Restaurants/shops	3/22/2023 7:13 AM
339	Grocery store, bookstore, nice restaurant	3/21/2023 9:40 PM
340	Restaurant,	3/21/2023 9:24 PM
341	Restaurants	3/21/2023 9:00 PM
342	Grocery store	3/21/2023 8:05 PM
343	Leandra Orciuch	3/21/2023 7:45 PM
344	Restaurants!	3/21/2023 6:20 PM
345	Restaurant	3/21/2023 6:18 PM
346	A pub or restaurant	3/21/2023 5:33 PM
347	Dollar store	3/21/2023 4:53 PM
348	local grocery store	3/21/2023 4:44 PM
349	Full service restaurant	3/21/2023 4:43 PM
350	Restaurant	3/21/2023 4:23 PM
351	Rt 1 - Retail options	3/21/2023 3:10 PM
352	small grocery store but bigger than what we have now. ie: McKinnons in Danvers.	3/21/2023 11:51 AM
353	Boutiques, grocery, better/healthier food options, convenience and services	3/21/2023 2:31 AM
354	Gym or other space that can serve as community space where child care programs can run	3/20/2023 9:34 PM
355	Nice sit down restaurant	3/20/2023 7:27 PM
356	Grocery like Henry's in Beverly or farmland in Wakefield	3/20/2023 6:03 PM
357	Eat-in restaurant (not fast food)	3/20/2023 12:40 PM
358	Restaurant	3/20/2023 12:01 PM
359	Eat in restaurants, pub	3/20/2023 11:34 AM
360	Restaurant	3/19/2023 9:42 PM
361	Pub/restaurant	3/19/2023 8:00 PM
362	Small grocery store, dinner restaurant	3/19/2023 7:16 PM
363	Restaurant	3/19/2023 5:19 PM
364	Small plazas with some retail like small grocery (like a crosbys) or a restaurant	3/19/2023 9:30 AM

## Topsfield Master Plan Community Survey

365	Family Restaurant	3/19/2023 8:33 AM
366	Pub / restaurant	3/19/2023 8:02 AM
367	small grocery store	3/19/2023 7:30 AM
368	Anything that lowers my tax bill	3/19/2023 6:41 AM
369	Good as is.	3/19/2023 5:16 AM
370	Market	3/18/2023 9:18 PM
371	Downtown restaurant	3/18/2023 9:05 PM
372	small restaurant with beer/wine options, small grocery store !!	3/18/2023 8:48 PM
373	grocery store	3/18/2023 7:38 PM
374	Restaurant	3/18/2023 7:17 PM
375	small business, no chain stores	3/18/2023 5:52 PM
376	Restaurant	3/18/2023 5:22 PM
377	Bar	3/18/2023 4:48 PM
378	Restaurant with Liquor License	3/18/2023 4:31 PM
379	Restaurant	3/18/2023 3:42 PM
380	I would like to add above that I would like to see more businesses as long as they do not disrupt neighborhoods, worsen traffic at already bad spots, and are in keeping with the priorities of the townspeople (family-friendly). As for what I would like to see, a small grocery store where one can also grab sandwiches (not subs) and dessert then would be great. Of course I'm imagining Henry's!	3/18/2023 3:38 PM
381	Pub/restaurant	3/18/2023 3:18 PM
382	Pub	3/18/2023 3:17 PM
383	Grocery store, dining establishments (not another pizza place)	3/18/2023 2:41 PM
384	5 day kindergarten	3/18/2023 2:36 PM
385	Small grocery store with take out food items	3/18/2023 2:35 PM
386	Restaurant	3/18/2023 1:53 PM
387	Small grocery store	3/18/2023 12:16 PM
388	Dining	3/17/2023 8:47 AM
389	Family sit down restaurant with a liquor license.	3/16/2023 7:15 PM
390	Restaurants downtown. Local bookstore. No corporate chains or big-box.	3/16/2023 3:15 PM
391	small grocery store, Tavern, any office business would be welcome	3/16/2023 11:46 AM
392	Grocery store, drug store, restaurant with bar	3/16/2023 8:22 AM
393	Restaurant	3/16/2023 8:17 AM
394	Restaurant	3/15/2023 8:21 PM
395	Restaurant with full liquor license for dinner	3/15/2023 5:01 PM
396	small grocer or farm stand downtown in summer, restaurant, other small services businesses	3/15/2023 4:13 PM
397	Anything!	3/15/2023 12:05 PM
398	Small market like Henry's, Crosby's or Tendercrop	3/14/2023 8:36 PM
399	Restaurant	3/14/2023 8:32 PM
400	restaurant with bar	3/14/2023 6:04 PM

## Topsfield Master Plan Community Survey

401	Restaurant	3/14/2023 9:26 AM
402	Gas station	3/13/2023 11:23 PM
403	Small general store	3/13/2023 8:54 PM
404	Grocery store, Starbucks	3/13/2023 8:39 PM
405	Restaurants	3/13/2023 8:09 PM
406	Small, elevated dining option.	3/13/2023 6:42 PM
407	A bar	3/13/2023 2:12 AM
408	Mid to high -end restaurant	3/12/2023 9:40 PM
409	Pub / Tavern	3/12/2023 8:48 PM
410	upscale restaurant	3/12/2023 3:50 PM
411	Full Service Restaurant	3/12/2023 2:32 PM
412	Small grocery store	3/11/2023 10:53 PM
413	The Gift Horse done over again, small grocery store	3/11/2023 5:06 PM
414	Family restaurant with outdoor space; brewery	3/11/2023 8:10 AM
415	Restaurant or grocery store	3/11/2023 6:50 AM
416	Small grocery store and fresh food mart, non pizza shop takeout	3/11/2023 1:06 AM
417	Lunch cafe	3/10/2023 5:11 PM
418	Grocery Store	3/10/2023 4:45 PM
419	restaurant	3/10/2023 12:08 PM
420	marijuana dispensary	3/10/2023 12:05 PM
421	Increase in diverse restaurant / fast casual food options (e.g. sandwich shops, salad shops, thai food, japanese food, mexican food, etc.)	3/10/2023 8:07 AM
422	Small store,, restaurant , etc	3/10/2023 12:44 AM
423	Bookshop	3/9/2023 8:06 PM
424	Small grocery store or a tendercrop farm style store	3/9/2023 6:30 PM
425	Bistro with elevated food	3/9/2023 5:56 PM
426	restaurant, small grocery store	3/9/2023 4:18 PM
427	casual restaurant	3/9/2023 3:24 PM
428	Small grocery store	3/9/2023 2:50 PM
429	Restaurant/bar	3/9/2023 2:48 PM
430	Restaurants	3/9/2023 2:21 PM
431	Dine in Restaurant	3/9/2023 12:57 PM
432	RESTAURANT	3/9/2023 12:27 PM
433	agood restaurant	3/9/2023 12:23 PM
434	Restaurant	3/9/2023 12:21 PM
435	Farm to table style restaurant with liquor license and outdoor seating/activities	3/9/2023 11:47 AM
436	Henry's or small grocery again, restaurant or cafe, cvs	3/9/2023 11:42 AM
437	restaurant/pub	3/9/2023 11:32 AM
438	retail outlets for daily needs ( grocery store or pharmacy)	3/9/2023 10:57 AM

## Topsfield Master Plan Community Survey

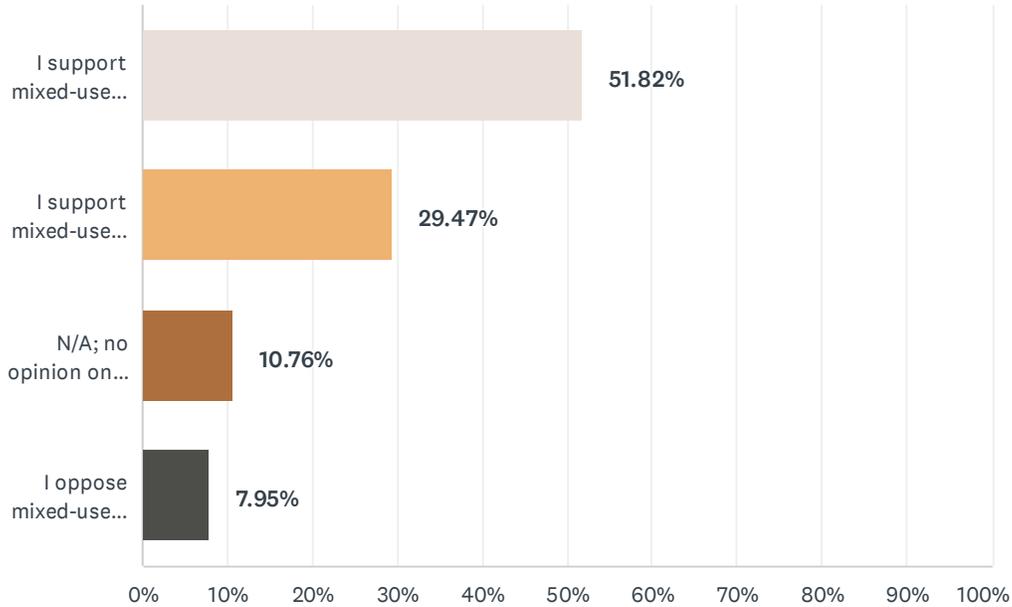
439	book/gift store	3/9/2023 10:54 AM
440	Restaurant, Brewery, Retail	3/9/2023 10:32 AM
441	Restaurant and bar	3/9/2023 10:22 AM
442	A bar. Small pharma too	3/9/2023 10:13 AM
443	Bed & Breakfast	3/9/2023 10:13 AM
444	Pub/dine in restaurant	3/9/2023 10:07 AM
445	Downtown area looks like 3rd world country	3/9/2023 9:31 AM
446	Restaurant	3/9/2023 9:31 AM
447	Keep businesses that come in small business and maybe family oriented	3/9/2023 9:31 AM
448	small grocery store	3/9/2023 8:38 AM
449	A sit down restaurant, ex... 15 Walnut...	3/9/2023 8:32 AM
450	More food options /sit down restaurant or pub	3/9/2023 8:28 AM
451	Small restaurant open after 3 that serves anything other than pizza and subs	3/9/2023 7:05 AM
452	Restaurant/Pub	3/9/2023 5:58 AM
453	Restaurant	3/9/2023 5:52 AM
454	Grocery and drug store.	3/9/2023 12:35 AM
455	Small, grocery store, small pharmacy	3/8/2023 11:11 PM
456	Bigger grocery store	3/8/2023 11:02 PM
457	Restaurant or good takeout not pizza	3/8/2023 9:44 PM
458	Restaurant with liquor license	3/8/2023 9:44 PM
459	A sit down, family friendly restaurant	3/8/2023 9:13 PM
460	Full service restaurant	3/8/2023 9:08 PM
461	full-service restaurant	3/8/2023 8:52 PM
462	Bakery	3/8/2023 8:48 PM
463	Restaurant/ food	3/8/2023 8:38 PM
464	Resturant/bar and gym with pool or YMCA like community area	3/8/2023 8:21 PM
465	Marijuana store	3/8/2023 8:20 PM
466	Ice cream parlor, small grocery store, butcher, takeout restaurants	3/8/2023 8:20 PM
467	Nicer restaurant (not too nice though)	3/8/2023 8:15 PM
468	Cheese maker	3/8/2023 8:01 PM
469	A Conley's style drug store (family owned/community resource)	3/8/2023 7:35 PM
470	Restaurant/tavern/pub	3/8/2023 7:32 PM
471	More restaurants	3/8/2023 7:17 PM
472	Real restaurant with dinner	3/8/2023 7:16 PM
473	Restaurant, grocery store, pharmacy	3/8/2023 7:10 PM
474	Restaurant/pub	3/8/2023 6:52 PM
475	Restaurant / bar	3/8/2023 6:52 PM
476	An indoor roller skating place. A great/ fun place for kids, adults to gather.	3/8/2023 6:25 PM

## Topsfield Master Plan Community Survey

477	Locally owned grocery (not a chain)	3/8/2023 6:23 PM
478	Youth community center	3/8/2023 5:53 PM
479	Grocery store	3/8/2023 5:51 PM
480	decent restaurant with a full liquor license	3/8/2023 5:46 PM
481	Mom and pop stores/restaurants	3/8/2023 5:16 PM
482	Restaurant	3/8/2023 5:00 PM
483	Bar/Restaurant	3/8/2023 4:49 PM
484	Small grocery store	3/8/2023 4:43 PM
485	Restaurant	3/8/2023 4:39 PM
486	Restaurants and a relevant downtown	3/8/2023 4:34 PM
487	Restaurant	3/8/2023 4:29 PM
488	Restaurants	3/8/2023 4:13 PM
489	small restaurant with outdoor seating	3/8/2023 4:13 PM
490	Brewery	3/8/2023 3:54 PM
491	sit down restaurant or pub	3/8/2023 3:42 PM
492	Grocery store and good coffee shop. Bring back the bakeshop downtown!	3/8/2023 3:39 PM
493	Restaurant, full service	3/8/2023 3:36 PM
494	Tavern. Casual dining.	3/8/2023 3:35 PM
495	Indoor Recreation Facility	3/8/2023 3:30 PM
496	Restaurant other than pizza/subs	3/8/2023 3:29 PM
497	gift store, clothing store, market, sit-down restaurant	3/8/2023 3:25 PM
498	Grocery store / restaurant	3/8/2023 2:34 PM
499	Cafe and Small Grocery store like Crosby's.	3/8/2023 2:28 PM
500	Child care, pre school, working parent support	3/8/2023 1:40 PM
501	Small grocery store like Henry's	3/8/2023 1:08 PM
502	Bookstore	3/8/2023 1:03 PM
503	card store/gift shop	3/8/2023 12:51 PM
504	more restaurants and food options	3/8/2023 12:36 PM
505	nice restaurant	3/8/2023 12:18 PM
506	Sit down family restaurant	3/7/2023 1:00 PM
507	More restaurants and a brewery	3/7/2023 10:27 AM
508	Small, local owned	3/7/2023 9:21 AM
509	diner/restaurant	3/7/2023 8:43 AM
510	Restaurant	3/7/2023 8:07 AM
511	Any restaurants	3/2/2023 12:19 PM
512	Full service restaurant	3/1/2023 8:58 PM
513	Brewery, restaurant, coffee shop	2/28/2023 12:20 PM
514	A small grocery store or pharmacy	2/28/2023 11:03 AM

**Q19 Do you favor or oppose mixed-use buildings with both residential and commercial uses in the same building? For the purposes of this question, please assume that mixed-use buildings would be appropriately scaled to fit within the context of Topsfield's development patterns.**

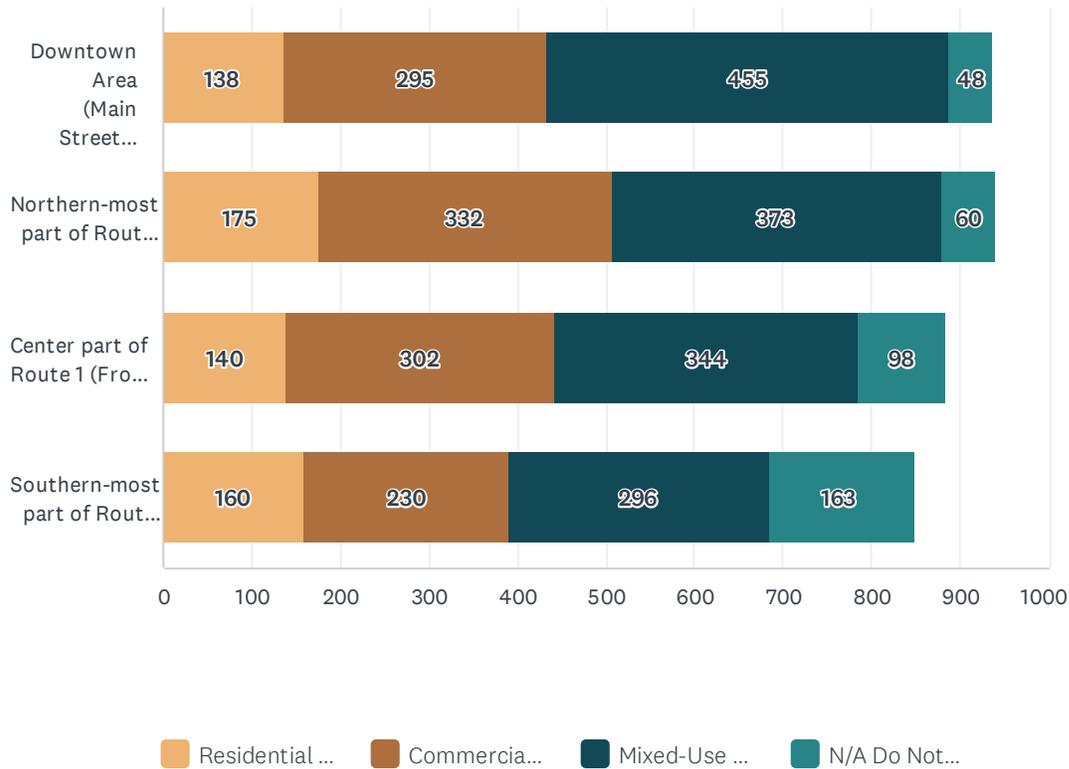
Answered: 604 Skipped: 152



ANSWER CHOICES	RESPONSES	
I support mixed-use buildings in specific locations across Town	51.82%	313
I support mixed-use buildings throughout Town	29.47%	178
N/A; no opinion on mixed-use buildings	10.76%	65
I oppose mixed-use buildings in all parts of Town	7.95%	48
<b>TOTAL</b>		<b>604</b>

## Q20 At which locations would you support residential, commercial, or mixed-use development? For each site, assume thoughtful and appropriate design that is in context with the surroundings.

Answered: 594 Skipped: 162



	RESIDENTIAL DEVELOPMENT	COMMERCIAL DEVELOPMENT	MIXED-USE DEVELOPMENT	N/A DO NOT SUPPORT DEVELOPMENT HERE	TOTAL RESPONDENTS
Downtown Area (Main Street/S. Main Street)	23.35% 138	49.92% 295	76.99% 455	8.12% 48	591
Northern-most part of Route 1 (From Ipswich Border to Ipswich Road Intersection)	29.86% 175	56.66% 332	63.65% 373	10.24% 60	586
Center part of Route 1 (From Ipswich Road Intersection to the Fairgrounds)	24.18% 140	52.16% 302	59.41% 344	16.93% 98	579
Southern-most part of Route 1 (From the Fairgrounds to the Danvers Border)	27.78% 160	39.93% 230	51.39% 296	28.30% 163	576

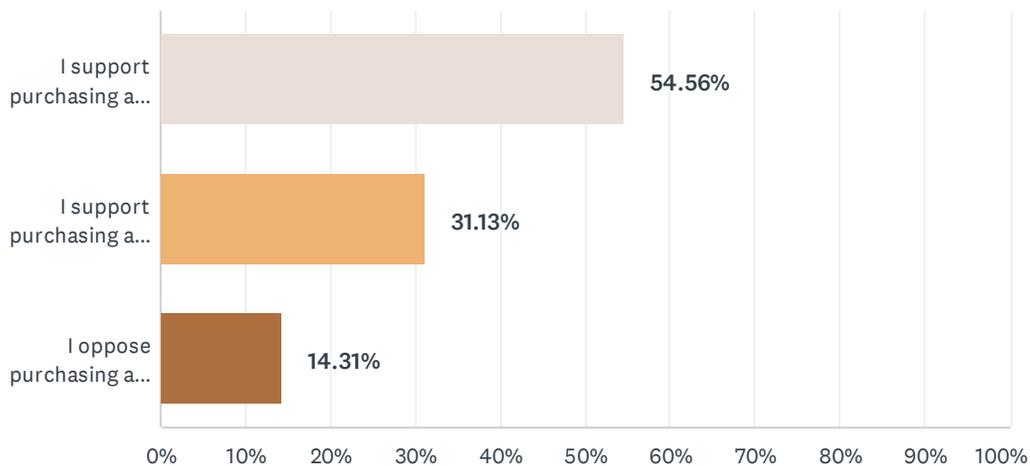
#	OTHER LOCATION (PLEASE SPECIFY)	DATE
1	Consolidate elementary schools into a single, new modern one at Proctor (keep the historic part out front, redo the back). Sell Steward to a developer for housing (condos and single family).	5/8/2023 7:40 PM
2	I DO NOT support the High Street/Boston St commercial zoning change	5/8/2023 4:37 PM

## Topsfield Master Plan Community Survey

3	Ipswich River to Rt 97 should be focus of development, then from Ipswich Rd North to Town Border with Ipswich. Downtown would be tertiary to these first two choices.	5/8/2023 1:25 PM
4	Downtown	5/4/2023 9:22 AM
5	Fairgrounds itself, and adjacent undeveloped properties currently only utilized for fair parking.	4/19/2023 9:39 PM
6	Two blocks in from Rt 1 on Central St.	3/24/2023 8:35 PM
7	None.	3/22/2023 7:49 PM
8	IRA, ORA Res	3/22/2023 5:53 PM
9	Please stay away from busy intersections! If you need to commute, you know those intersections can get really bad at certain times of the day, backed up as far on 97 as the alternate entrance to the fairgrounds or downtown all the way to Towne Lane. Putting businesses at these intersections makes me think the people who are making these decisions don't drive between 8-9 and	3/18/2023 3:38 PM
10	Topsfield town forest. affordable housing.	3/16/2023 7:15 PM
11	It really depends on the details of the project, not the location per se. Does it look nice and fit in, does it make use of existing infrastructure in better way, will it increase traffic and by how much, what type of housing or businesses will be attracted, etc.	3/15/2023 4:13 PM
12	sell half of town hall for office space	3/9/2023 10:13 AM
13	I live in this area and we already have the fairgrounds and Nike Village. We (myself with four other households) stopped the Cabot Theaters music venue on Fair View Farm before they even had a chance to propose their plan and we'd do the same if the Town ever decided to entertain mixed-use development plans in this area.	3/9/2023 8:38 AM
14	Any of the other areas where lots could reasonably hold a home but they fail to meet the restrictive zoning requirements by a small margin	3/8/2023 4:34 PM

## Q21 Do you favor or oppose purchasing additional land for conservation or increasing the number of open spaces available to the public?

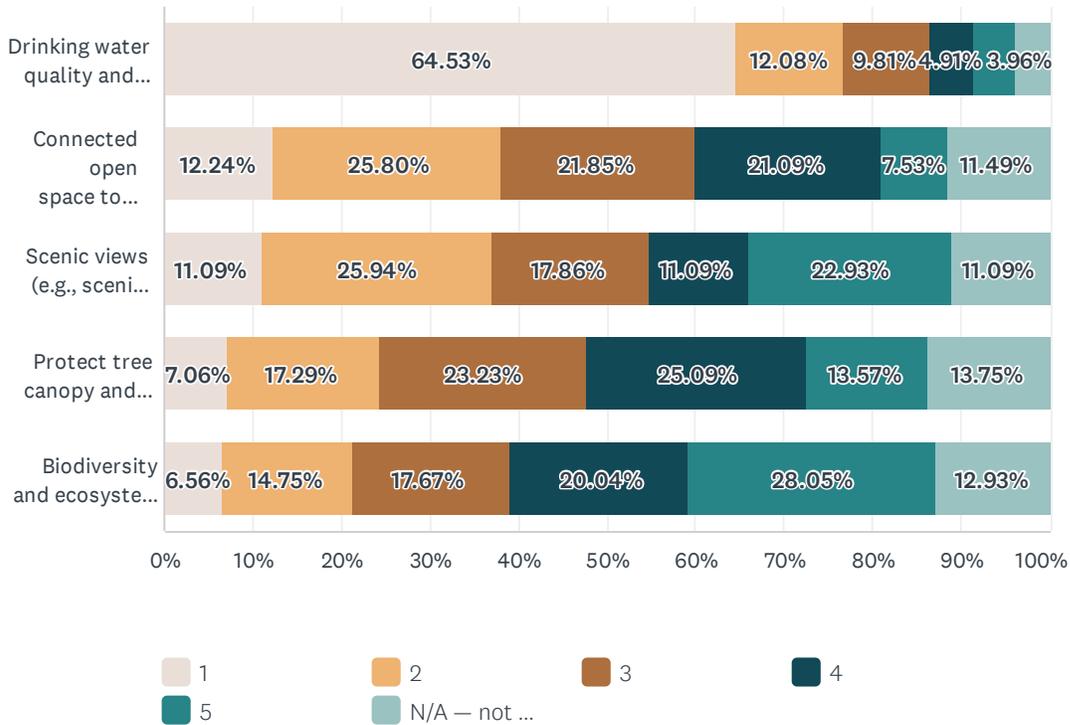
Answered: 559 Skipped: 197



ANSWER CHOICES	RESPONSES	
I support purchasing and protecting additional lands with public funds	54.56%	305
I support purchasing and protecting additional lands, but not with public funds	31.13%	174
I oppose purchasing and protecting additional lands — not needed in Topsfield	14.31%	80
<b>TOTAL</b>		<b>559</b>

## Q22 Please rank how you would prioritize preserving and enhancing the following natural resources.

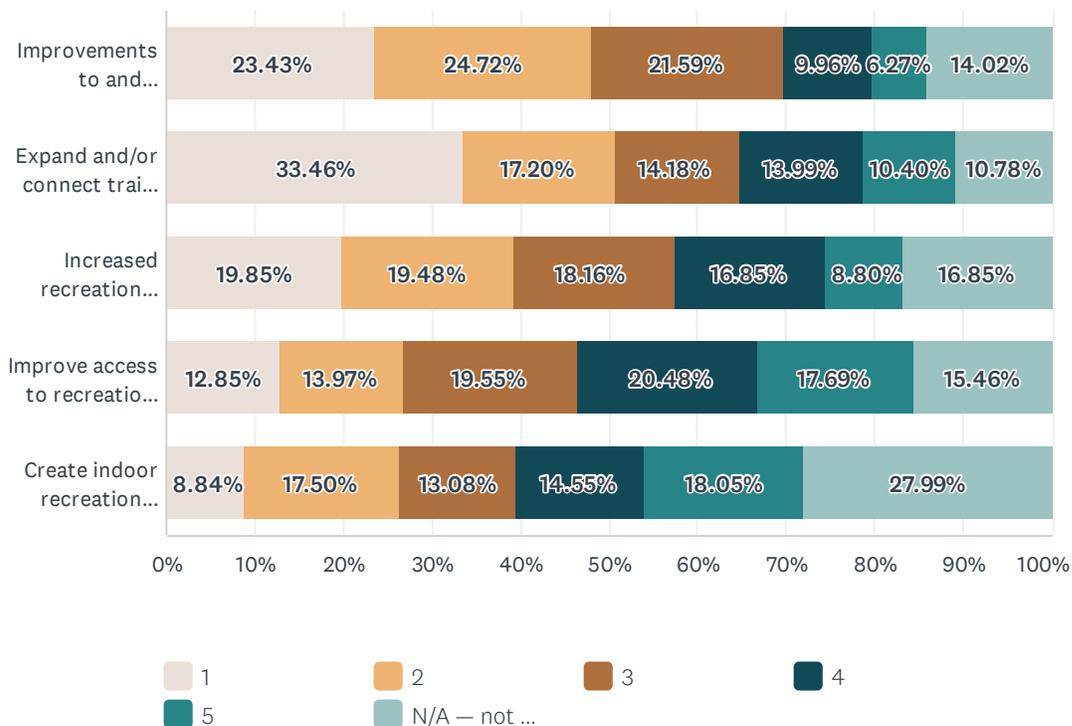
Answered: 567 Skipped: 189



	1	2	3	4	5	N/A — NOT A PRIORITY	TOTAL	SCORE
Drinking water quality and quantity	64.53% 342	12.08% 64	9.81% 52	4.91% 26	4.72% 25	3.96% 21	530	4.32
Connected open space to support natural habitats	12.24% 65	25.80% 137	21.85% 116	21.09% 112	7.53% 40	11.49% 61	531	3.16
Scenic views (e.g., scenic roads, scenic vistas, etc.)	11.09% 59	25.94% 138	17.86% 95	11.09% 59	22.93% 122	11.09% 59	532	2.90
Protect tree canopy and vegetative cover	7.06% 38	17.29% 93	23.23% 125	25.09% 135	13.57% 73	13.75% 74	538	2.76
Biodiversity and ecosystems (e.g., native plants, variety of plants, etc.)	6.56% 36	14.75% 81	17.67% 97	20.04% 110	28.05% 154	12.93% 71	549	2.45

## Q23 Please rank how you would prioritize the following recreation ideas, with 1 being the highest priority.

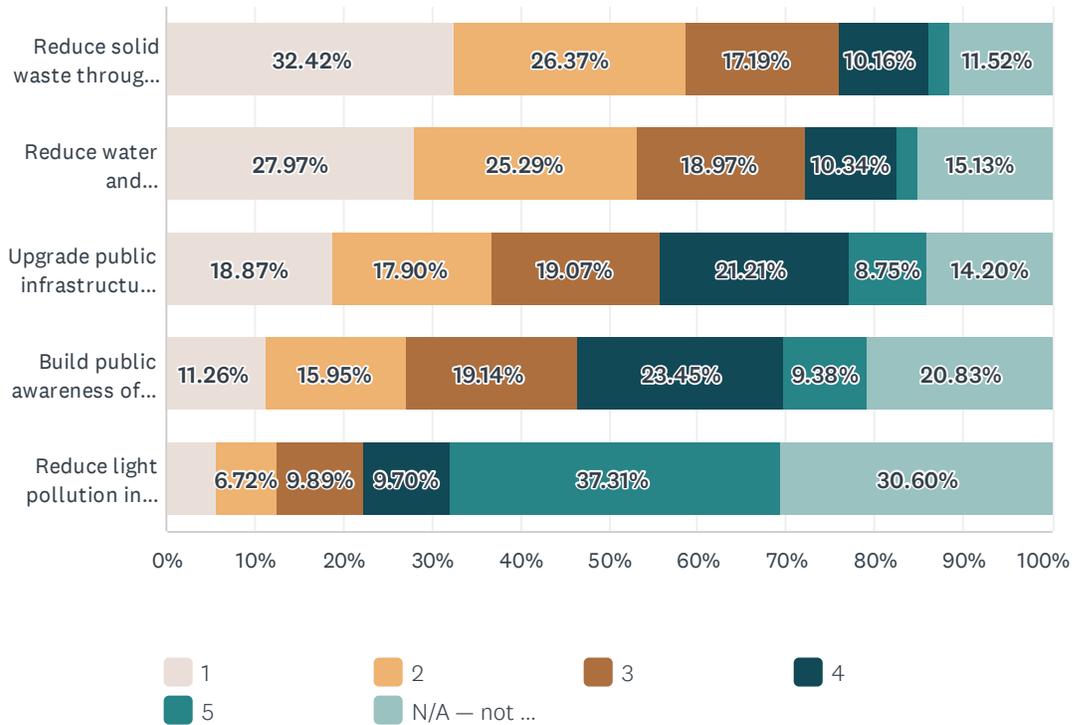
Answered: 559 Skipped: 197



	1	2	3	4	5	N/A — NOT A PRIORITY	TOTAL	SCORE
Improvements to and additional amenities for outdoor recreation locations (e.g., bathrooms, parking, benches, boat launches, etc.)	23.43% 127	24.72% 134	21.59% 117	9.96% 54	6.27% 34	14.02% 76	542	3.57
Expand and/or connect trails (e.g., hiking, biking, equestrian, etc.)	33.46% 177	17.20% 91	14.18% 75	13.99% 74	10.40% 55	10.78% 57	529	3.55
Increased recreation programs and events	19.85% 106	19.48% 104	18.16% 97	16.85% 90	8.80% 47	16.85% 90	534	3.30
Improve access to recreational facilities for those with mobility disabilities	12.85% 69	13.97% 75	19.55% 105	20.48% 110	17.69% 95	15.46% 83	537	2.81
Create indoor recreation facilities	8.84% 48	17.50% 95	13.08% 71	14.55% 79	18.05% 98	27.99% 152	543	2.79

## Q24 Please rank how you would prioritize the following sustainability approaches/initiatives in Topsfield, with 1 being the highest priority.

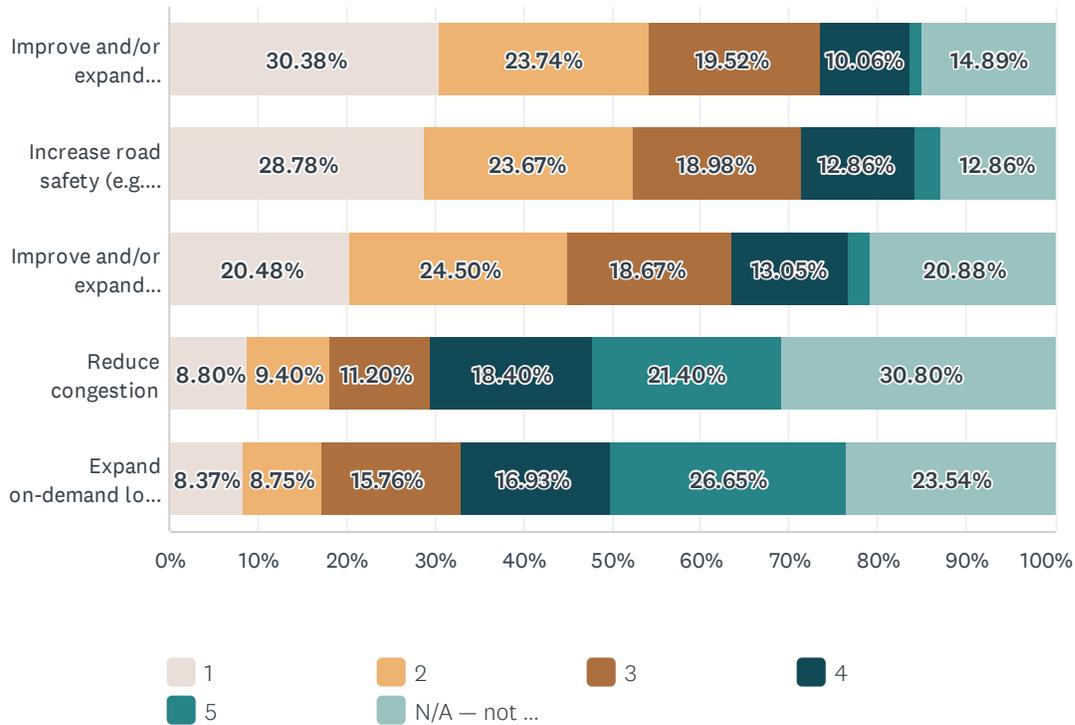
Answered: 549 Skipped: 207



	1	2	3	4	5	N/A — NOT A PRIORITY	TOTAL	SCORE
Reduce solid waste through reuse, recycling, and composting options	32.42% 166	26.37% 135	17.19% 88	10.16% 52	2.34% 12	11.52% 59	512	3.86
Reduce water and non-renewable energy consumption	27.97% 146	25.29% 132	18.97% 99	10.34% 54	2.30% 12	15.13% 79	522	3.78
Upgrade public infrastructure and provide resources for hazard resilience, including to protect from flooding	18.87% 97	17.90% 92	19.07% 98	21.21% 109	8.75% 45	14.20% 73	514	3.20
Build public awareness of sustainability and climate actions individuals can take	11.26% 60	15.95% 85	19.14% 102	23.45% 125	9.38% 50	20.83% 111	533	2.95
Reduce light pollution in Topsfield	5.78% 31	6.72% 36	9.89% 53	9.70% 52	37.31% 200	30.60% 164	536	2.05

## Q25 Please rank how you would prioritize the following transportation ideas, with 1 being the highest priority.

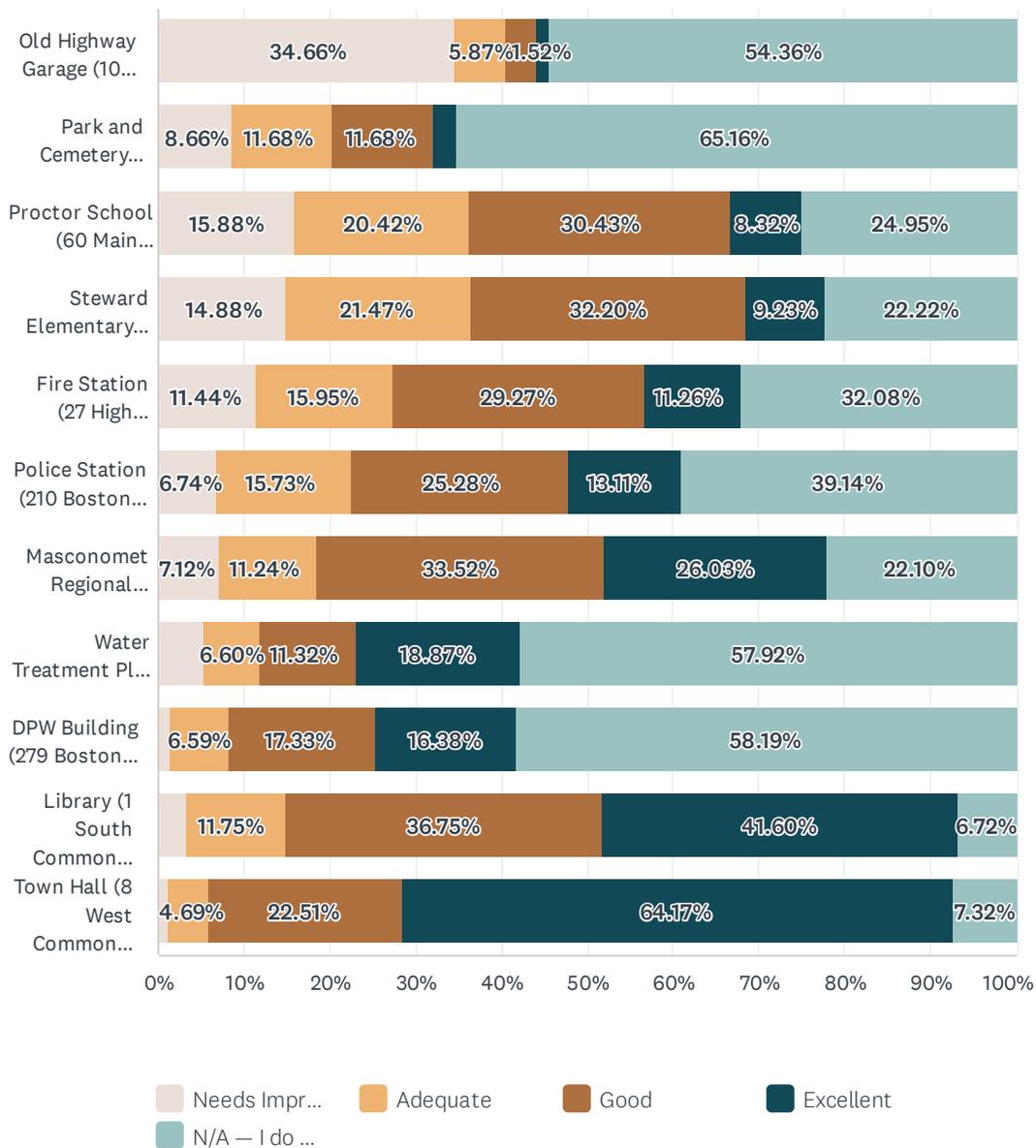
Answered: 533 Skipped: 223



	1	2	3	4	5	N/A — NOT A PRIORITY	TOTAL	SCORE
Improve and/or expand pedestrian network (e.g., ADA-compliant sidewalks, crosswalks, etc.)	30.38% 151	23.74% 118	19.52% 97	10.06% 50	1.41% 7	14.89% 74	497	3.84
Increase road safety (e.g., reduce speeding and crashes)	28.78% 141	23.67% 116	18.98% 93	12.86% 63	2.86% 14	12.86% 63	490	3.72
Improve and/or expand bicycling network (e.g., bike paths, bike lanes, etc.)	20.48% 102	24.50% 122	18.67% 93	13.05% 65	2.41% 12	20.88% 104	498	3.60
Reduce congestion	8.80% 44	9.40% 47	11.20% 56	18.40% 92	21.40% 107	30.80% 154	500	2.51
Expand on-demand local transit options, especially for older adults	8.37% 43	8.75% 45	15.76% 81	16.93% 87	26.65% 137	23.54% 121	514	2.41

## Q26 How would you rate the quality of the following town facilities? This question relates to the physical buildings not the services provided at each location.

Answered: 539 Skipped: 217

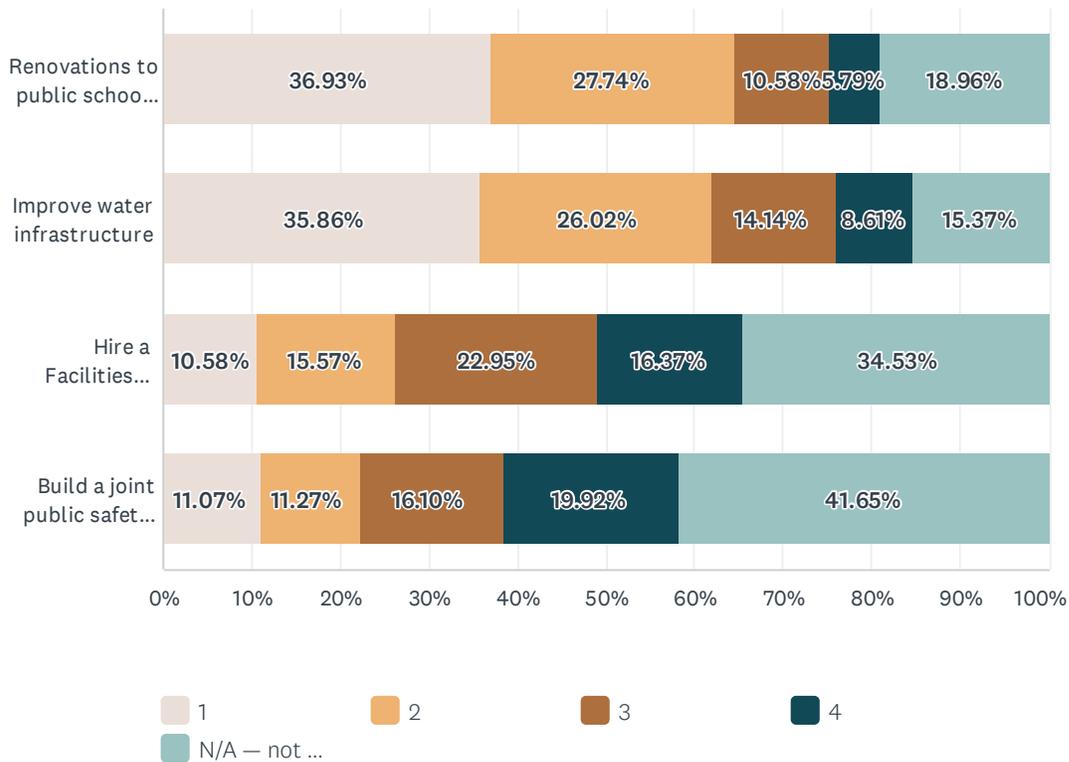


Topsfield Master Plan Community Survey

	NEEDS IMPROVEMENT / POOR	ADEQUATE	GOOD	EXCELLENT	N/A — I DO NOT KNOW THE STATUS OF THIS BUILDING	TOTAL	WEIGHTED AVERAGE
Old Highway Garage (10 School Ave)	34.66% 183	5.87% 31	3.60% 19	1.52% 8	54.36% 287	528	-0.61
Park and Cemetery Building (8 Haverhill Road)	8.66% 46	11.68% 62	11.68% 62	2.82% 15	65.16% 346	531	0.25
Proctor School (60 Main Street)	15.88% 84	20.42% 108	30.43% 161	8.32% 44	24.95% 132	529	0.42
Steward Elementary School (261 Perkins Row)	14.88% 79	21.47% 114	32.20% 171	9.23% 49	22.22% 118	531	0.46
Fire Station (27 High Street)	11.44% 61	15.95% 85	29.27% 156	11.26% 60	32.08% 171	533	0.59
Police Station (210 Boston Street)	6.74% 36	15.73% 84	25.28% 135	13.11% 70	39.14% 209	534	0.74
Masconomet Regional Middle/High School (20 Endicott Road, Boxford)	7.12% 38	11.24% 60	33.52% 179	26.03% 139	22.10% 118	534	1.01
Water Treatment Plant (279 Boston Street)	5.28% 28	6.60% 35	11.32% 60	18.87% 100	57.92% 307	530	1.04
DPW Building (279 Boston Street)	1.51% 8	6.59% 35	17.33% 92	16.38% 87	58.19% 309	531	1.16
Library (1 South Common Street)	3.17% 17	11.75% 63	36.75% 197	41.60% 223	6.72% 36	536	1.25
Town Hall (8 West Common Street)	1.31% 7	4.69% 25	22.51% 120	64.17% 342	7.32% 39	533	1.61

## Q27 Please rank how you would prioritize the following public facilities ideas, with 1 being the highest priority.

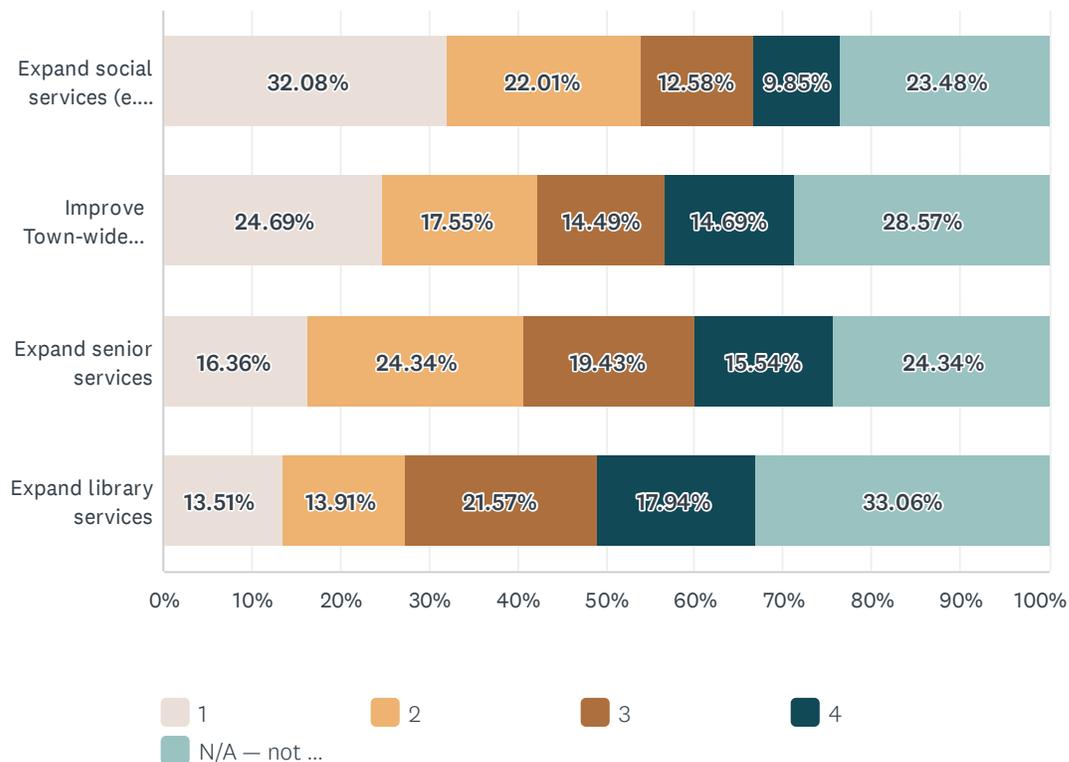
Answered: 527 Skipped: 229



	1	2	3	4	N/A — NOT A PRIORITY	TOTAL	SCORE
Renovations to public school buildings	36.93% 185	27.74% 139	10.58% 53	5.79% 29	18.96% 95	501	3.18
Improve water infrastructure	35.86% 175	26.02% 127	14.14% 69	8.61% 42	15.37% 75	488	3.05
Hire a Facilities Director for overseeing and conduction maintenance of all municipal buildings	10.58% 53	15.57% 78	22.95% 115	16.37% 82	34.53% 173	501	2.31
Build a joint public safety building to house both the fire and police departments	11.07% 55	11.27% 56	16.10% 80	19.92% 99	41.65% 207	497	2.23

## Q28 Please rank how you would prioritize the following public services ideas, with 1 being the highest priority.

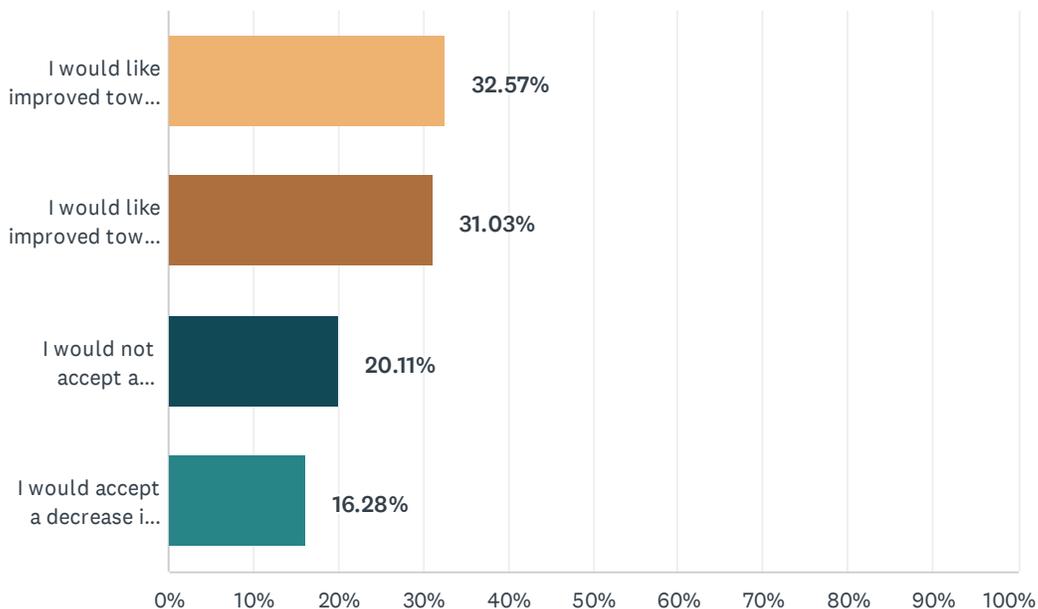
Answered: 514 Skipped: 242



	1	2	3	4	N/A — NOT A PRIORITY	TOTAL	SCORE
Expand social services (e.g., mental health support, food assistance, etc.)	32.08% 153	22.01% 105	12.58% 60	9.85% 47	23.48% 112	477	3.00
Improve Town-wide communication systems	24.69% 121	17.55% 86	14.49% 71	14.69% 72	28.57% 140	490	2.73
Expand senior services	16.36% 80	24.34% 119	19.43% 95	15.54% 76	24.34% 119	489	2.55
Expand library services	13.51% 67	13.91% 69	21.57% 107	17.94% 89	33.06% 164	496	2.34

## Q29 Which of the following best describes your opinion on the cost of town services?

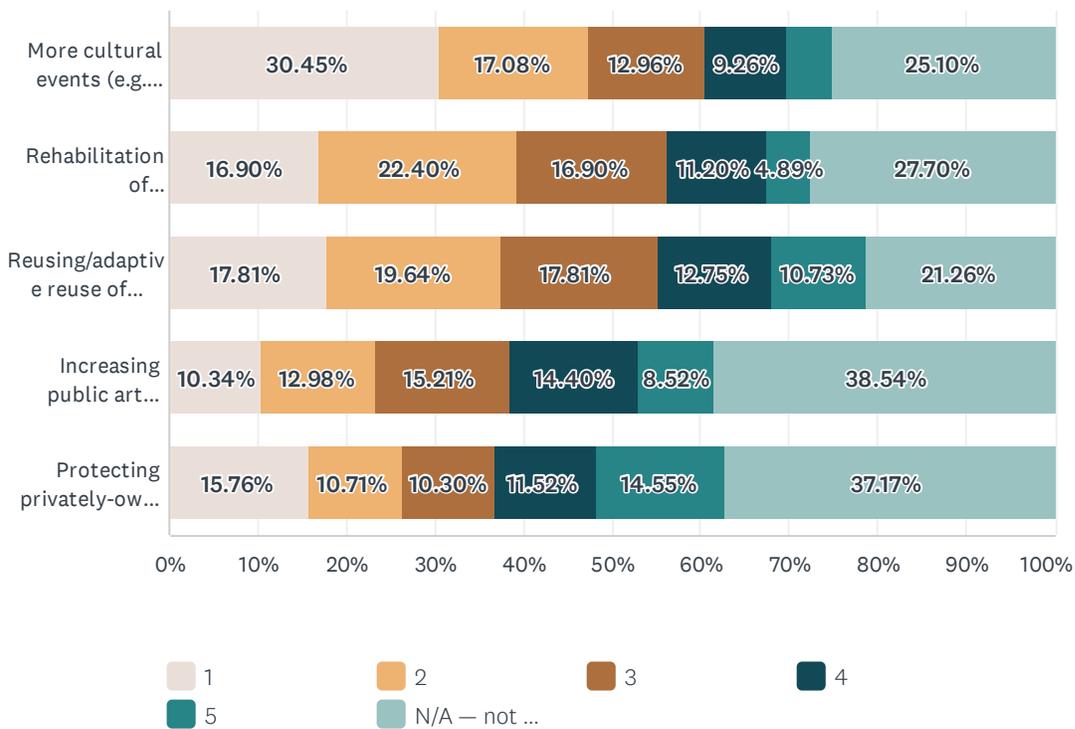
Answered: 522 Skipped: 234



ANSWER CHOICES	RESPONSES	
I would like improved town services and am willing to pay increased taxes for this	32.57%	170
I would like improved town services but am NOT willing to pay increased taxes for this	31.03%	162
I would not accept a decrease in town services even with lowered taxes	20.11%	105
I would accept a decrease in town services in order to lower taxes	16.28%	85
<b>TOTAL</b>		<b>522</b>

### Q30 Please rank how you would prioritize implementing the following historic and cultural initiatives in Topsfield, with 1 being the highest priority.

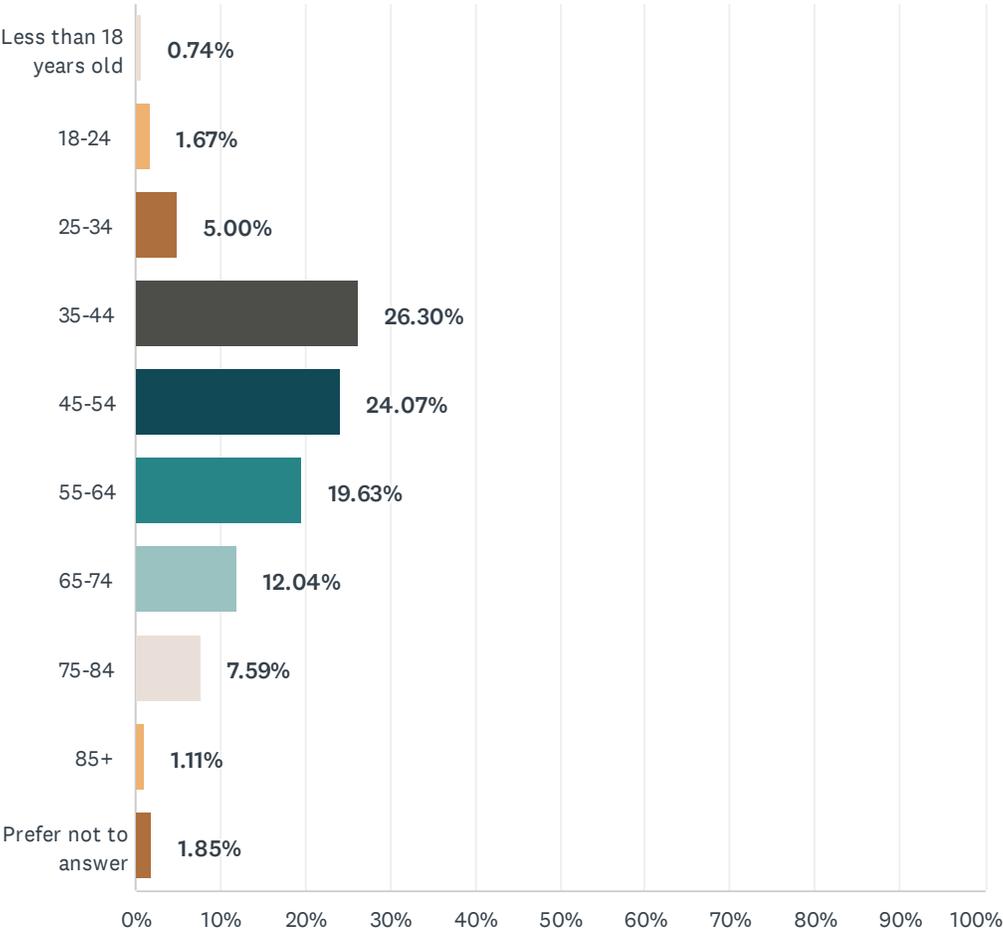
Answered: 518 Skipped: 238



	1	2	3	4	5	N/A — NOT A PRIORITY	TOTAL	SCORE
More cultural events (e.g., festivals, parades, etc.)	30.45% 148	17.08% 83	12.96% 63	9.26% 45	5.14% 25	25.10% 122	486	3.78
Rehabilitation of publicly-accessible historic buildings (e.g., ADA-compliant, energy efficient, etc.)	16.90% 83	22.40% 110	16.90% 83	11.20% 55	4.89% 24	27.70% 136	491	3.49
Reusing/adaptive reuse of historic structures for residential, commercial, or municipal purposes	17.81% 88	19.64% 97	17.81% 88	12.75% 63	10.73% 53	21.26% 105	494	3.27
Increasing public art (e.g., murals, sculptures, etc.)	10.34% 51	12.98% 64	15.21% 75	14.40% 71	8.52% 42	38.54% 190	493	3.04
Protecting privately-owned historic properties	15.76% 78	10.71% 53	10.30% 51	11.52% 57	14.55% 72	37.17% 184	495	3.03

### Q31 What is your age?

Answered: 540 Skipped: 216

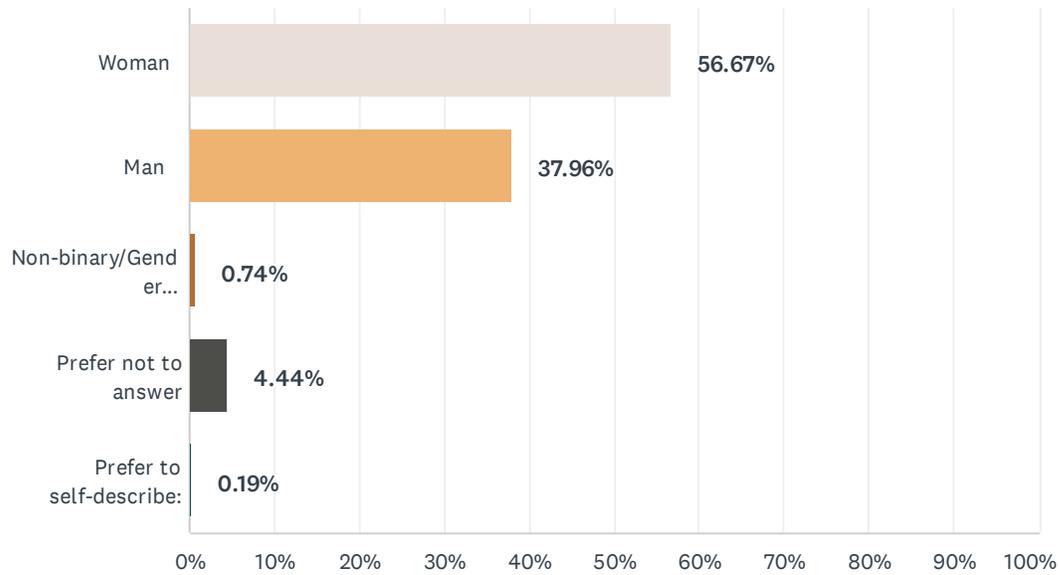


Topsfield Master Plan Community Survey

ANSWER CHOICES	RESPONSES	
Less than 18 years old	0.74%	4
18-24	1.67%	9
25-34	5.00%	27
35-44	26.30%	142
45-54	24.07%	130
55-64	19.63%	106
65-74	12.04%	65
75-84	7.59%	41
85+	1.11%	6
Prefer not to answer	1.85%	10
<b>TOTAL</b>	<b>540</b>	

## Q32 What is your gender identity?

Answered: 540 Skipped: 216

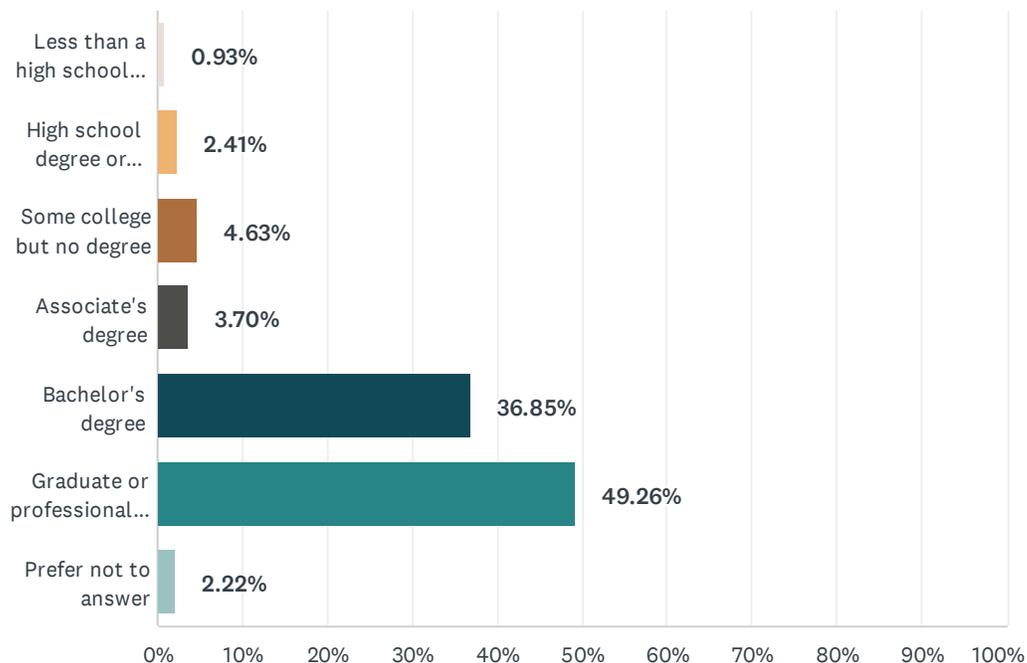


ANSWER CHOICES	RESPONSES	
Woman	56.67%	306
Man	37.96%	205
Non-binary/Gender Non-Conforming	0.74%	4
Prefer not to answer	4.44%	24
Prefer to self-describe:	0.19%	1
<b>TOTAL</b>		<b>540</b>

#	PREFER TO SELF-DESCRIBE:	DATE
1	There should only be 2 choices here stop the insanity	3/19/2023 6:46 AM

### Q33 What is the highest level of schooling you have completed or the highest degree you have earned at this point?

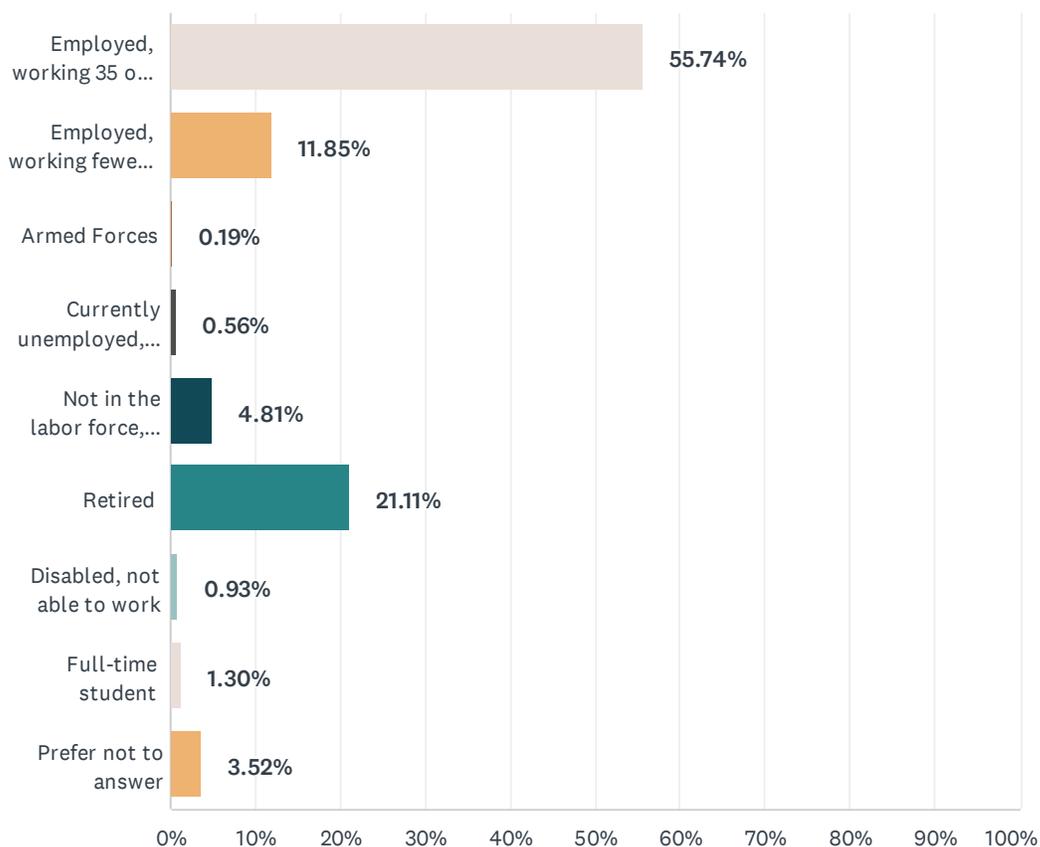
Answered: 540 Skipped: 216



ANSWER CHOICES	RESPONSES	
Less than a high school degree	0.93%	5
High school degree or equivalent (e.g., GED or HiSET)	2.41%	13
Some college but no degree	4.63%	25
Associate's degree	3.70%	20
Bachelor's degree	36.85%	199
Graduate or professional degree	49.26%	266
Prefer not to answer	2.22%	12
<b>TOTAL</b>		<b>540</b>

### Q34 Which of the following best describes your employment status?

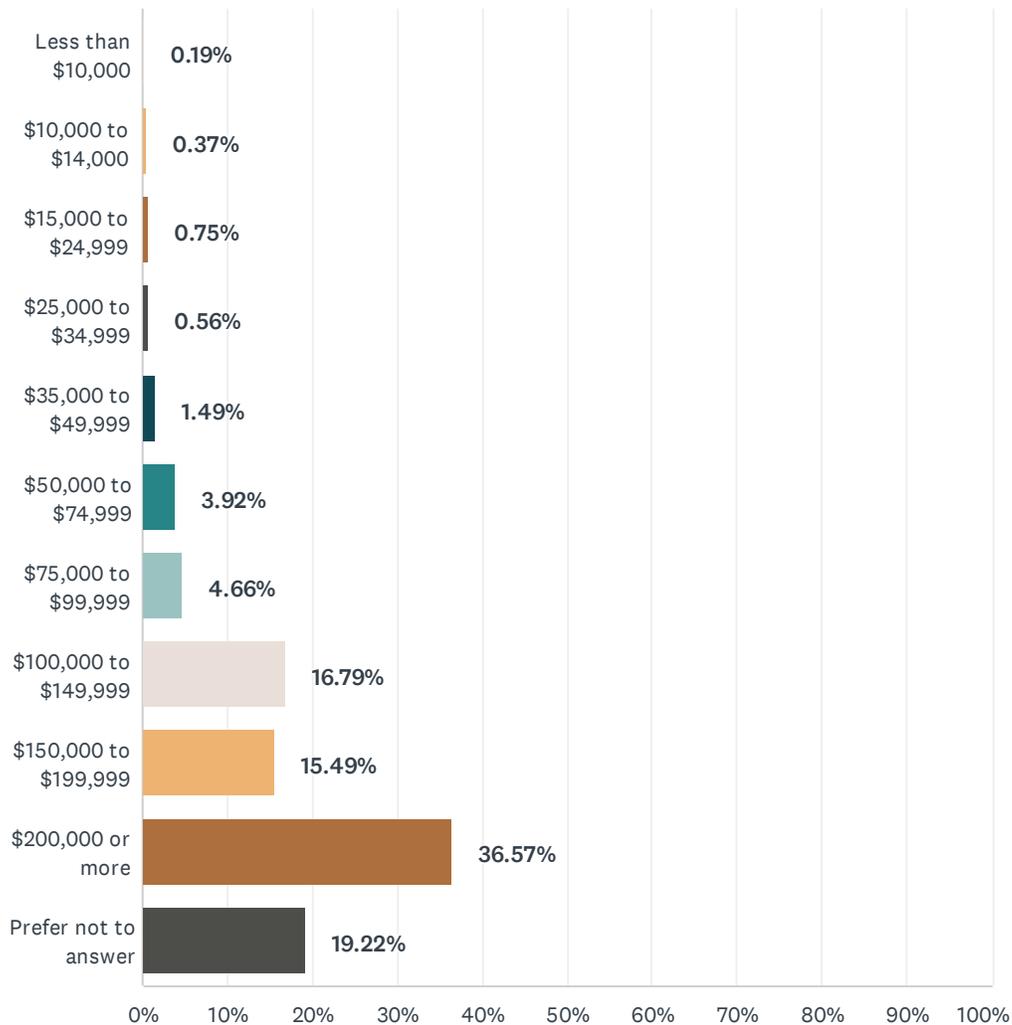
Answered: 540 Skipped: 216



ANSWER CHOICES	RESPONSES	
Employed, working 35 or more hours per week	55.74%	301
Employed, working fewer than 35 hours per week	11.85%	64
Armed Forces	0.19%	1
Currently unemployed, looking for work	0.56%	3
Not in the labor force, NOT looking for work (including full-time care givers/stay-at-home parents)	4.81%	26
Retired	21.11%	114
Disabled, not able to work	0.93%	5
Full-time student	1.30%	7
Prefer not to answer	3.52%	19
<b>TOTAL</b>		<b>540</b>

### Q35 What was your household's annual income last year (including all income sources)?

Answered: 536 Skipped: 220

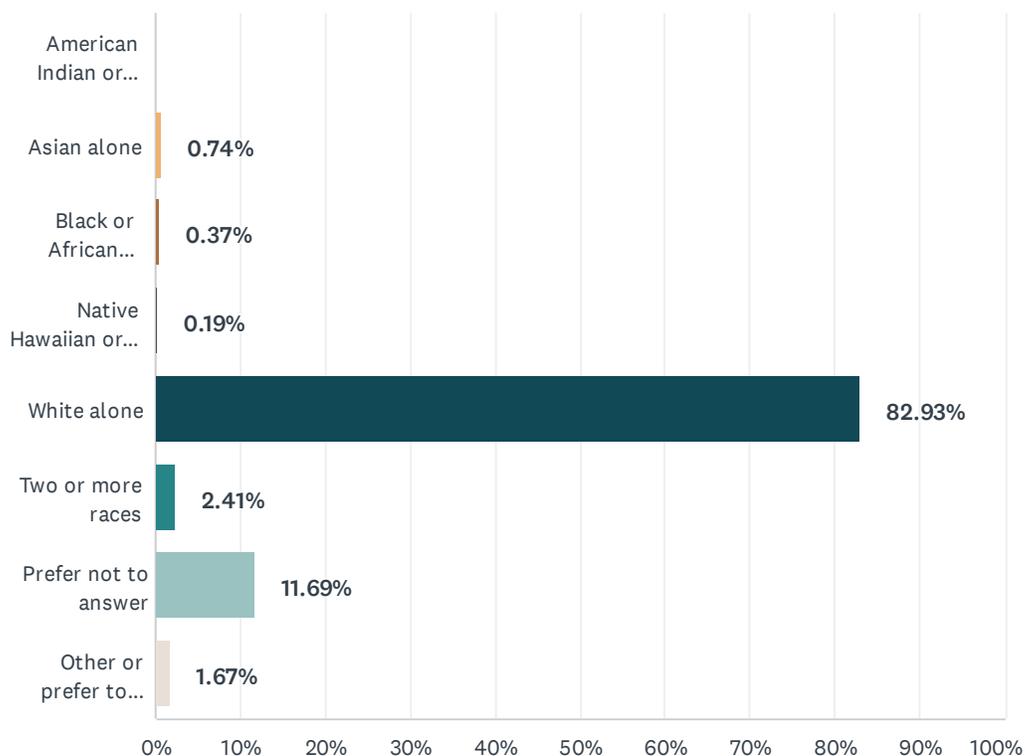


Topsfield Master Plan Community Survey

ANSWER CHOICES	RESPONSES	
Less than \$10,000	0.19%	1
\$10,000 to \$14,000	0.37%	2
\$15,000 to \$24,999	0.75%	4
\$25,000 to \$34,999	0.56%	3
\$35,000 to \$49,999	1.49%	8
\$50,000 to \$74,999	3.92%	21
\$75,000 to \$99,999	4.66%	25
\$100,000 to \$149,999	16.79%	90
\$150,000 to \$199,999	15.49%	83
\$200,000 or more	36.57%	196
Prefer not to answer	19.22%	103
TOTAL		536

## Q36 How would you describe your racial identity?

Answered: 539 Skipped: 217



ANSWER CHOICES	RESPONSES	
American Indian or Alaskan Native alone	0.00%	0
Asian alone	0.74%	4
Black or African American alone	0.37%	2
Native Hawaiian or other Pacific Islander alone	0.19%	1
White alone	82.93%	447
Two or more races	2.41%	13
Prefer not to answer	11.69%	63
Other or prefer to self-describe:	1.67%	9
<b>TOTAL</b>		<b>539</b>

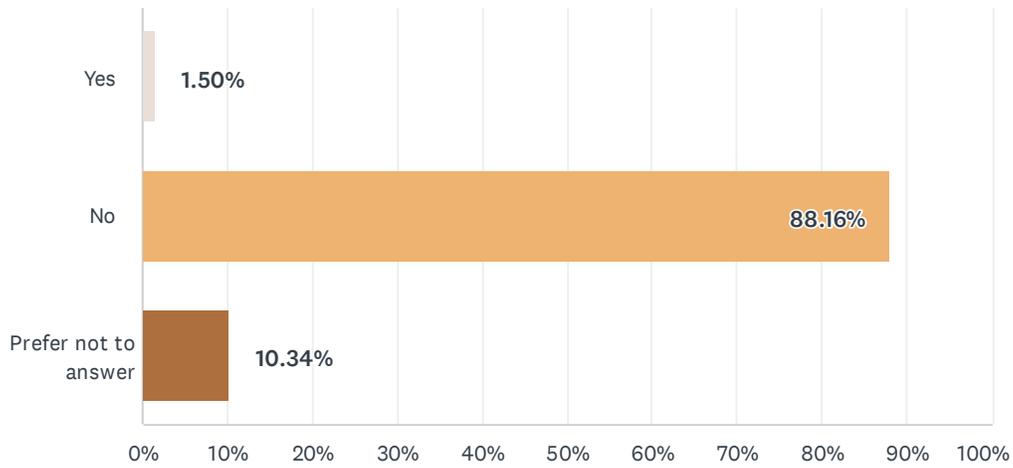
#	OTHER OR PREFER TO SELF-DESCRIBE:	DATE
1	I'm not sure what the "alone" descriptor means in any of these choices	5/9/2023 11:00 PM
2	EuroAmerican	5/4/2023 5:15 PM
3	American ! of european descent!	5/3/2023 2:08 PM
4	Middle Eastern	4/2/2023 9:19 PM

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5	Hispanic	3/29/2023 11:11 AM
6	Slovakian	3/24/2023 8:55 PM
7	why does this matter. Stop spending so much money	3/23/2023 11:12 AM
8	Euro-mutt	3/22/2023 8:12 PM
9	Why does this matter	3/19/2023 6:46 AM

### Q37 Are you of Hispanic, Latino, or Spanish origin?

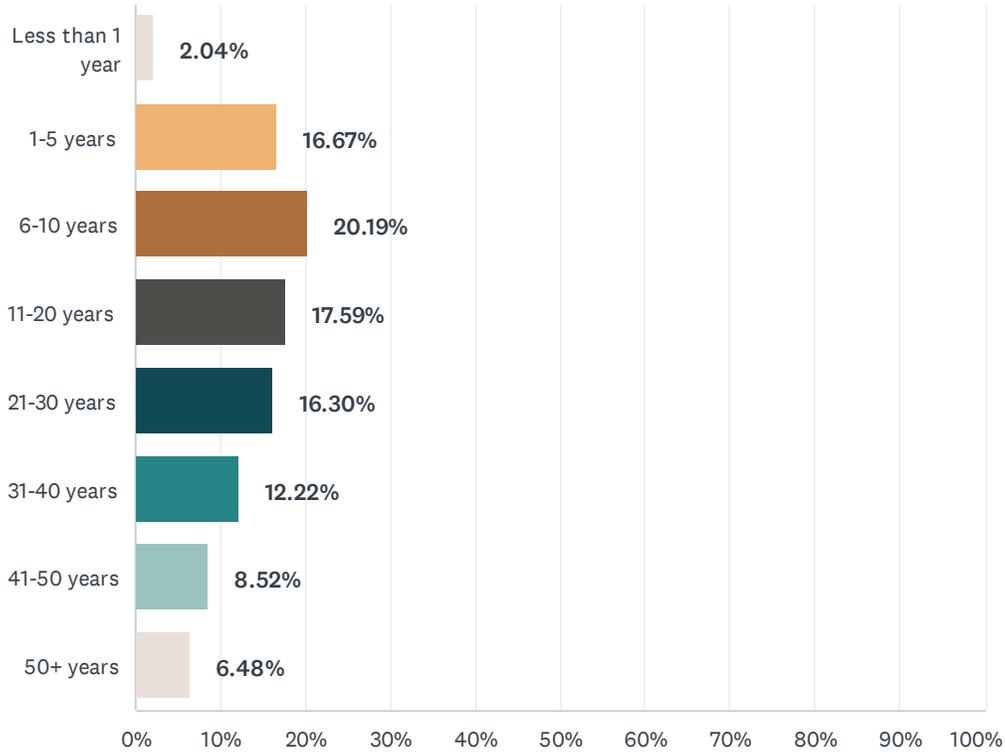
Answered: 532 Skipped: 224



ANSWER CHOICES	RESPONSES
Yes	1.50% 8
No	88.16% 469
Prefer not to answer	10.34% 55
<b>TOTAL</b>	<b>532</b>

### Q38 How long have you been associated with Topsfield (either as a resident, employee, property or business owner, or other association)?

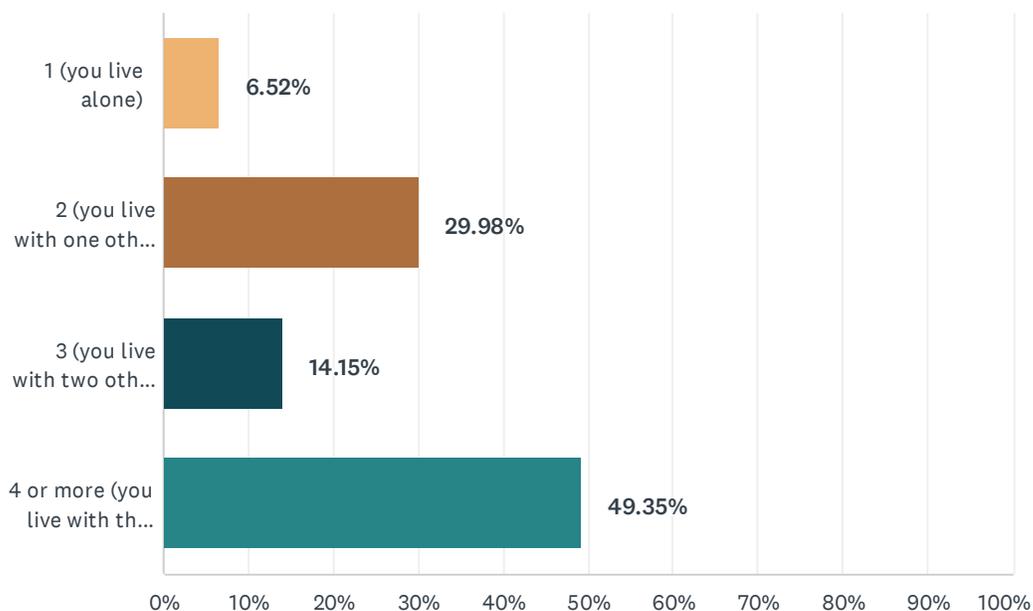
Answered: 540 Skipped: 216



ANSWER CHOICES	RESPONSES	
Less than 1 year	2.04%	11
1-5 years	16.67%	90
6-10 years	20.19%	109
11-20 years	17.59%	95
21-30 years	16.30%	88
31-40 years	12.22%	66
41-50 years	8.52%	46
50+ years	6.48%	35
<b>TOTAL</b>		<b>540</b>

### Q39 Including yourself, how many people currently live in your household?

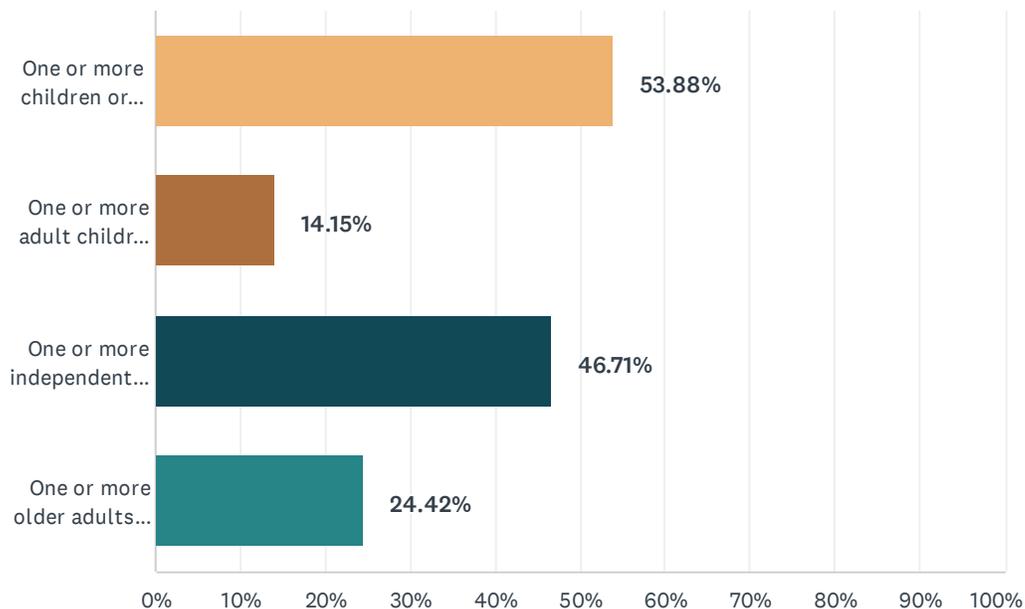
Answered: 537 Skipped: 219



ANSWER CHOICES	RESPONSES	
1 (you live alone)	6.52%	35
2 (you live with one other person)	29.98%	161
3 (you live with two other people)	14.15%	76
4 or more (you live with three or more other people)	49.35%	265
TOTAL		537

### Q40 Including yourself, who lives in your household? Please check all that apply.

Answered: 516 Skipped: 240



ANSWER CHOICES	RESPONSES	
One or more children or dependents under the age of 18	53.88%	278
One or more adult children or dependents over the age of 18	14.15%	73
One or more independent adults between the ages of 18-64	46.71%	241
One or more older adults aged 65 or older	24.42%	126
Total Respondents: 516		

## Q41 What other ideas or suggestions do you have about your vision for the future of Topsfield?

Answered: 276 Skipped: 480

#	RESPONSES	DATE
1	More culture, fewer sub shops. Art. Bike paths. Some businesses like restaurants or grocer to keep things local and inviting.. and to bring in some tax revenue. No big housing developments... this ruins the land.	5/10/2023 3:39 PM
2	I would love to see the downtown better developed. I know this has been attempted for years. I think there is a middle ground where we can preserve the "rural" nature of Topsfield while addressing our needs to increase the tax base in a thoughtful way.	5/10/2023 11:40 AM
3	Initiatives need to be taken to make more commercial and industrial accessible for businesses to come into our town. Our high taxes do not line up with what we receive as residents. Our elementary schools are severely lacking in every aspect and need to be prioritize now more than ever. Thus should be treated as a Town Emergency and not a line item to be scrutinized in our Town Budget.	5/10/2023 9:27 AM
4	I think priority should be made to purchasing the store area where Gil's is. If we purchased that away from the slum lord who currently owns it, we could attract small businesses and fix that spot up. That would be a major improvement	5/10/2023 8:58 AM
5	Please open our town to commercial business	5/10/2023 12:57 AM
6	A summer Rec "park" program please!	5/9/2023 10:17 PM
7	lower high taxes	5/9/2023 5:49 PM
8	Consider exploring the town adopting the Community Preservation Act. Ensure SMART growth - we need more commercial base, but this needs to be well planned (we cannot rezone without thought and consideration of future impacts). Many surrounding communities have not done good planning and as a result, they've lost their New England character. Thank you very much for the time and effort ensuring Topsfield's charm and character remains for decades to come.	5/9/2023 4:50 PM
9	Downtown needs serious work. Topsfield shopping center makes it the worst downtown on the north shore.	5/9/2023 4:02 PM
10	Try and fix the shopping center...parking lot and update facade.	5/9/2023 1:33 PM
11	My major concern is downtown Topsfield. Buildings/ parking lots are not kept up. We need more businesses, -especially a grocery store and restaurants.	5/9/2023 1:00 PM
12	Raise taxes!!!	5/9/2023 11:41 AM
13	I only support mixed use buildings if they're going to have actual affordable housing options, no one wants mixed use with more bland "luxury" apartments.	5/9/2023 10:36 AM
14	Keep out large corporations such as Walmart and fast food places	5/9/2023 8:14 AM
15	I'd like to see some of the provocative, political signage removed. An example are the signs put up by Evans Industries.	5/9/2023 7:57 AM
16	Sidewalk on Ipswich Road East of Route 1 to connect to Bradley Palmer and/or Asbury St	5/9/2023 7:13 AM
17	We need to find a balance between honoring the history of topsfield and being progressive to serve the needs of the citizens with progressive ideas which will lower the residential property taxes. That single fact alone is choking the town.	5/8/2023 9:15 PM
18	Do not develop high street and route one intersection. Please purchase the ball fields. Please allow for a brewery or tavern...	5/8/2023 8:55 PM
19	Initiatives to reduce traffic speeding on South Main St. etc. e.g. speed humps, permanent	5/8/2023 8:10 PM

## Topsfield Master Plan Community Survey

	speed signs, traffic cameras to catch violaters	
20	Close Steward, sell that land to a developer for condos, 40B, and single family. Keep the old historic part of Proctor, but tear down the back and build a new modern K-6 school. This will result in economies of scale (one principal, one food services, one librarian, one location for buses) and everyone is downtown frequenting shops after school. Cost savings here relative to current duplication at two small schools. Need to figure out how to get rid of Flump...need a developer to make him an offer he can't refuse, then we allow the developer the freedom to redevelop (mixed use). Need to buy into MWRA for water and cease pumping the Ipswich wetlands (regional problem not unique to Topsfield). The rail trail and Ipswich Rivers could be huge economic booms to the town if we could get some restaurants and shops along their paths. I would love to see the Fairgrounds shipped out, have a developer build a small version of Lynnfield Marketplace. Visit by kayak on the river, or by bike along the rail trail. New tax revenue for the town, and new commercial services for the residents.	5/8/2023 8:05 PM
21	Please put a brewery or tavern at the old maintenance building. Please don't develop the corner of high st and route 1. Please purchase the ball fields and don't put housing there	5/8/2023 7:55 PM
22	Take the parking lot downtown by eminent domain. Buy the Topsfield Fair. Turn it back into an agricultural event, not a townie carnival. Invest in the high school campus. It is sorely in need of upgrades to the buildings and grounds. Farmer's Market !!!!!!!	5/8/2023 6:54 PM
23	Turf field at the high school Overhaul downtown commercial area (Dawson, Gil's, etc)... that is currently a pretty depressing area, and could be a huge improvement to the town to make this nicer, encourage a few better businesses to set up shop there (e.g. a toy store, a nice sit down restaurant like a smaller Maggie's Farms in Middleton)	5/8/2023 5:05 PM
24	Do not develop Emerson Field Brewpub or Restaurant at old garage	5/8/2023 4:46 PM
25	Restaurants please	5/8/2023 4:43 PM
26	I would like Topsfield to stay a small town with a small town vibe.	5/8/2023 3:52 PM
27	Find better ways to generate revenue without having to increase the dollars of taxes paid by residents. Get money to come into the town from outside the town. Taxes are too high for the level of services provided (or lack of services). Topsfield Village Shopping Centre in Downtown is a dump - the slumlord who owns it should be forced to improve or sell the buildings he owns - many roofs leak, the wood supports are rotting, businesses are vacant and not attracting outsider money. Having a "pocket park" for 30 years in the front of the crappy lot is an insult to the tax payers. Develop the RT 1 section along the fairgrounds - with For-Profit companies buying/running it so we generate tax receipts. Fairgrounds illegally uses their not-for-profit status to generate unrelated business income and does not pay tax on it. Topsfield deals with 10 days of noise and crime with limited benefit to our local businesses. Charge a per car fee in Sept/Oct to the Fair and get revenue coming in. Restrict their usage of the parking lot on the Danvers/Topsfield line Tax ID 69-15 - which is illegally using an agricultural tax code to evade taxes. The property is used as a parking lot and advertisement - it does not generate farm/agricultural use. Stop letting the Fair run all over the tax payers of the town. A drive-in movie theater? Who authorized that, and why did the town receive ZERO revenue from it?	5/8/2023 1:46 PM
28	Please find a way for senior citizens on fixed income to have lower taxes.	5/7/2023 8:24 PM
29	Please maker lower tax bracket for senior citizens! Schools should always be high priority.	5/7/2023 8:23 PM
30	The town is well run I like living here thanks to all who make it a great place to live.	5/7/2023 3:00 PM
31	Thank you! Would like to see how the schools can be supported at highest standards without over-burdening local taxpayers purely due to state and federal budgeting that includes unfunded mandates which must be covered by local tax base when the state or federal tax revenue falls short of fully funding services that they require.	5/7/2023 12:07 PM
32	Keep the rural beauty & community cohesiveness with careful thought out limited expansion... commercial & residential	5/5/2023 10:26 PM
33	The majority of our children play sports and leave Topsfield to participate (Indoor Soccer/Flag football/Ice hockey). One thing we should think about is building a multi use athletic facility in town. This facility would bring children and families into town and provide economic benefits to restaurants, shops etc down town. If we could strategically place this facility within a close range to downtown, I believe it could bring a wave of visitors each evening/weekend into town.	5/5/2023 11:02 AM

## Topsfield Master Plan Community Survey

34	Thank you for the creative ideas such as leasing a portion of the shopping center parking lot so it can be improved. I hope the town also sanctions the owner whenever and however possible for the dangerous potholes and other maintenance derelictions.	5/5/2023 8:26 AM
35	Just keep the small town feel with lots of open space.	5/5/2023 6:39 AM
36	Downtown is pathetic	5/4/2023 9:40 PM
37	More BUSINESS!	5/4/2023 9:14 PM
38	Any expansion of the town budget should be put on hold, until the upcoming state and federal taxes, and monetary inflation are significantly reduced to 2018 levels. Housing construction should stop, because of our long history of mandatory water restrictions in the summer. The addition of high occupancy condos or nursing homes would put our households and businesses seriously in jeopardy, to say nothing of our schools and social services! Town personel replacement should proceed by attrition only, not by expansion of staff positions, with the only exceptions being police and fire/emergency departments. Hopefully, these budget restrictions will permit people to enjoy what our once quiet town enjoyed as a community. We've had a number of years to experience the hazards of large government bureaucracies, it's time to learn how to solve problems with our minds, instead of seeing money as a quick fix to every problem.	5/4/2023 6:23 PM
39	I have seen no progress only deterioration of the town since I have arrived. We certainly need more taxable businesses and it would be nice to not be held hostage by an absentee landlord in the center of town (unlikely to change). I am skeptical of any real change in the coming years and will likely sell when my kids are out of school because of it.	5/4/2023 4:51 PM
40	- Develop where there's already space dedicated. Clearing more forest in sensitive ecological areas is not what we want - We know there's ongoing public interest in updating the downtown strip mall (at least the paving), and there seems to be some oppotunity to make this more of a hub location and potential for more development. I love that I can ride my bike to downtown via the rail trail - Protect our land & water. There's such amazing nature here, and this is my personal #1 reason that I love living in Topsfield. I get out on the trails and nature preserves almost every day, both on foot and on bike. - Elder care & services are on our mind. We're caregiving for a parent who lives with us, and are interested in getting her out into the community more. We know that Topsfield isn't the most affordable place to live, so we appreciate the efforts that Topsfield gives to these issues. - We love it here, and really enjoy the nature, peace, location, and people. It's a friendly town.	5/4/2023 9:38 AM
41	Pass minimal building maintenance and safety ordinances, particularly for commercial buildings. Look at Cary, NC (not that we would want to fully go to their full level), but something that requires business owners to maintain their properties.	5/3/2023 2:57 PM
42	Don't Change The Town!!! It's NOT a CITY and we don't want it to become one. Minimize development as much as possible!	5/3/2023 2:11 PM
43	Wise use of current resources, expand business development in key locations (downtown & rt1 around fairgrounds) before large public capital outlays/new construction initiatives...	5/3/2023 12:27 PM
44	1. Retain its small-town feel 2. Develop small commercial businesses along Rt 1 3. Acquire and completely redesign the Shopping Center along the lines of the shopping center in Hamilton. 4. Continue to invest in the schools 5. Create more walking-friendly access to areas in town 6. Create an area downtown that allows 1 or more restaurants to open in the evening and promote them.	5/3/2023 11:34 AM
45	Sprucing up the downtown area and new signage it terrific. Care needs to be given if the town decides to get into the renovation or purchase of real property with the forever cost of maintaining real property. Digging into the Flomp property is a start of further beautification with perhaps taking over the entire parking lot by eminate domain. As for the building, that would be a great tear down and build new mixed (commercial on ground floor and apartments above) buildings. Similar to what is in central Ipswich or Newburyport. What I would really like to see is a better way to cross over Route One in order to get into town by bike or walking. The rail trail is a very good start. But there should be one at the top of Wheatland Hill (even blinking lights as is in the rail trail) and at Ipswich Road, by Dunkins'. This could be a manual press "walk light" to change the lights at the corner.	5/3/2023 10:09 AM
46	While I would welcome a more vibrant downtown I also hope that Topsfield maintains its sweetness and doesn't become too commercialized. Small businesses that primarily serve the	5/2/2023 9:35 PM

## Topsfield Master Plan Community Survey

local community should be enough. As a 20 plus-year resident I have seen my taxes triple and it is unsustainable for my family to continue living here as we enter retirement even though we would like to. I propose a cap on taxes for senior citizens who have lived here for a certain number of years.

47	Improve and expand the shopping plaza..	5/2/2023 4:05 PM
48	Provide information about upcoming meetings (like the forum for candidates last week, I didn't know of it). Preserve the historic character of roads, streets, bridges (like on Perkins Row). Get more input/feedback on specific programs (like council on aging).	5/2/2023 4:05 PM
49	The main downtown Topsfield shopping area & parking lot have continuously degraded in appearance and disrepair over the last couple of decades. It is in need of serious maintenance and improvements to support more small businesses. It has become an embarrassment to this town. The vision would be to have the Town exert authority to force the private owners to make improvements or levy fines. There must be some historic district ordinances or safety issues being violated. We can only seem to sustain a handful of attractive, successful small businesses. There are many vacancies. It is disconcerting, as it contributes to the devaluation of our residential neighborhoods and community.	5/1/2023 6:37 PM
50	keep it rural and ag. feel	5/1/2023 3:21 PM
51	We would like to see Topsfield stay the same sleepy community where we moved into. The downtown should be fixed up but we do not want to see Topsfield crowded.	4/30/2023 5:23 PM
52	I think affordable housing is very important as well as preserving natural areas and offering opportunities to develop native ecosystems and sustainable ways of living ( ie letting lawns grow)	4/30/2023 3:22 PM
53	I'd love the town to fix the privately owned property downstairs with much better curb appeal. Can we add garden beds and mulch. The strip mall needs a makeover and I'd love the town to negotiate with the private property owner.	4/29/2023 8:51 PM
54	Site improvements at the shopping center and Richdale store plus tree planting downtown.	4/29/2023 1:08 PM
55	Topsfield must do what's necessary to renovate/improve the Topsfield Shopping Center to make it an attractive/inviting place to shop and eat.	4/29/2023 12:28 PM
56	I would like to see noise ordinance and leash control. We have neighbor working in his back yard as he has animals with heavy machines every single weekend. For us Topsfield is not quiet it is crazy we simply can't use our back yard because of the noise and the police can't do anything as there is not noise ordinance in Topsfield.	4/28/2023 6:15 AM
57	Since we live in East Boxford on the Topsfield Town line, we appreciate the business districts that Topsfield offers the limited business districts in Boxford.	4/27/2023 10:48 PM
58	fire Kevin - he costs to much	4/27/2023 8:17 PM
59	Get more businesses into Topsfield	4/27/2023 3:57 PM
60	As with many things currently, Topsfield's self-conscious growth is moving very quickly. I'd be ok if we slammed on the brakes and slowed down growth and development. We are a remarkably comfortable town. We don't need to keep adding new bells and whistles just because we can. The rural nature of Topsfield is what keeps me here, not the modernization and increased comfort. It ain't broke — why fix it?	4/25/2023 11:32 AM
61	Return of a retail center.	4/25/2023 11:27 AM
62	Greater use of Great Hall. Community events, dances, music etc. Need a master scheduler to book & run paying events. Hall is beautiful but completely underutilized especially at night.	4/25/2023 11:24 AM
63	Improve Downtown Market Area. Needs update.	4/25/2023 9:43 AM
64	Try to keep the increase in the real estate tax to no more than 2 1/2%.	4/23/2023 4:27 PM
65	Improve downtown appearance specifically topsfield village shopping center, the old convenience store and this	4/23/2023 7:55 AM
66	If we want people to stop and spend money (thus reducing residential taxes) There needs to be a "draw". That draw could be "this is a cute little town" but they won't think that driving through on Rte one. A pretty/quaint/nostalgic Rte 1 is the key to prosperous restaurants and gift shops,	4/21/2023 11:02 AM

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even if they are downtown. Take advantage of the river and other scenic views when designing. Everyone loves a riverwalk! Amesbury, and Rockport come to mind as successful small towns to pattern after. Also, public restrooms (that are nearly always open) are a MUST.

67	The Route 1 corridor in the vicinity of and including the fairgrounds is a rare large open tract of land that holds great potential, but lies largely dormant 11 months of the year. I can imagine a PPP (public private partnership) where the town and agricultural society find a way for residents to develop and better utilize the space 90% of the time, while maintaining (and improving) the Topsfield Fair tradition each October.	4/19/2023 10:09 PM
68	Better productivity as technology, e.g. AI, becomes available to make it possible. For example, school head count per student (teachers-administration-support-staff) has increased in the last 50 years. Eventually machines should be able to reduce the individual workload and increase productivity. The same should apply to town office functions.	4/17/2023 11:25 AM
69	Money for the schools and more restaurants downtown.	4/14/2023 9:29 PM
70	Would like to see rail trail completed north of Washington Street to Boxford. Would like to see bike lanes on busier roads, particularly Route 97 north of town common and Ipswich Road from Route 1 to Ipswich town line.	4/14/2023 4:35 PM
71	My wife and I moved our 6 months old twin sons to Topsfield 46 years ago and it was a great experience could not have worked out better for us and our boys. One son has and ivy league degree and the other has a PhD in chemistry from the University of California. The most disturbing part of Topsfield is that it is not the same community we moved to in 1977, I believe that Topsfield has become a school district and is no longer a cohesive community. I have seen every house in my neighborhood sell, some three or four times. Most families move out shortly after their last senior graduates from Masconomet High School. They do not seem to put down roots or have any commitments to Topsfield other than to get their children's education and leave. I do not want to leave my home, but property taxes have been going steadily up and up sooner or later I will not be able to afford them and will be forced to sell. That will be a sad day for me as i have so many memories in this house. By the way unfortunately my wife passed away in 2020 from cancer related illness. We certainly do not need any more Taxes.	4/13/2023 9:46 PM
72	Improve the downtown area, increase variety of businesses downtown, then increase events to draw residents to the downtown. Look at Ridgefield, CT and what they provide for events.	4/11/2023 9:12 PM
73	Clean up the parking area downtown! It is disgraceful! Do something with the old garage on School Street! Fix the intersection at 97 and Ipswich Road.	4/11/2023 11:26 AM
74	Give seniors a tax reduction based on their age	4/10/2023 8:45 PM
75	Would be very pleased to see a revitalization of downtown including a market, a restaurant (with evening hours) and an expansion of the seasonal farmer's market. Interested in more programming around sustainability, conservation and renewable energy.	4/10/2023 4:08 PM
76	the village plaza downtown is an ideal location for mixed-use development. Topsfield needs to make economic development (including mixed-use) a priority in order to offset the residential tax burden. Additionally, I believe the Town should be investing more into its recreational resources such as playgrounds (making them more ADA accessible with a poured in place application), Hoods Pond and recreational playing fields	4/10/2023 9:33 AM
77	None	4/9/2023 8:25 PM
78	Downtown needs a major face lift, much more businesses, perhaps a sit down restaurant	4/8/2023 6:36 PM
79	Topsfield needs improvement with the concepts of inclusivity and diversity.	4/8/2023 10:59 AM
80	I would love to have a brewery or a restaurant in the center to socialize with friends at, rather than having to go to a neighboring town. I'd love to see more community events for kids.	4/8/2023 10:33 AM
81	Somehow get the owners of the Topsfield shopping center to spruce it up, the pot holes are terrible and the whole plaza needs a facelift	4/7/2023 10:13 PM
82	The small town feel and accessibility to downtown is great attribute for topsfield. While I enjoy and would like to many (if not all) of the services to continue, continue to have great schools an schools system etc . I think we should be very careful expanding things beyond our current framework. ie new buildings , complete renovations, lots of new multi use bushings etc this	4/7/2023 9:35 PM

## Topsfield Master Plan Community Survey

actions would lead to higher taxes vs lower. In addition, the Ipswich river aquifer does not have the capacity to have a significant consumption increase. In the spirit of sustainability muted growth and consumption should be the main intent.

83	Desperately need a Town Tree Warden even if shared with another community. Super of Highway Dept position should not also be the Tree Warden position. Conflicting interests.	4/7/2023 9:01 PM
84	I love living in Topsfield! More businesses, including a town pub and full service restaurant would be great but I want to see Topsfield preserve its rural, historic, beautiful identity.	4/7/2023 8:59 PM
85	Think big. Topsfield is incredible and has so much potential to become greater while still maintaining it's identity.	4/7/2023 8:42 PM
86	Develop the town center.	4/7/2023 5:03 PM
87	solar field at the old dump Look around, business on the bottom units do not rent	4/7/2023 2:54 PM
88	GET A BAR DOWNTOWN	4/6/2023 9:37 PM
89	Densify and tastefully redevelop Downtown w/residential & commercial uses. Also, densify and tastefully redevelop Route 1 corridor (including wasted land that is only used for Fair parking 10 days of the year). The purpose of this new development should be to spread the tax burden around similar to Ipswich, Danvers, Middleton, Peabody, etc. If such development will NOT lower taxes, then change nothing. The working-age residential taxpayers in Topsfield are maxed to the limit, especially considering the relative lack of commercial ratepayers compared to other towns and the relatively high # of senior households that take advantage of the homestead exemption and pay little or no property taxes. Also, the Town should consider adding its own electric department similar to Rowley, Ipswich, Middleton, Danvers, Peabody, etc. Current rate of property tax growth and National Grid electric rate increases are NOT sustainable! Not everyone in MA can move to NH or FL, so let's try to make our little piece of the state more affordable for regular folks!	4/6/2023 6:54 PM
90	I would love to see our downtown area offer more than banks, financial planners and law offices. The Dawson's shopping center is horrible and needs to be revitalized.	4/6/2023 8:43 AM
91	The commercial tax base needs to increase in order to alleviate the tax burden on individuals and increase the services offered by the town.	4/5/2023 12:46 PM
92	would like to see more affordable housing for disabled and older adults using buildings already in place to preserve the look and feel of topsfield.	4/5/2023 11:11 AM
93	a patio for the senior citizens. more classroom space for the senior activities. pickleball courts for the seniors. underground utilities down town. fix the shopping center. slow down the speed of car that travel through the downtown area with police details. combine Stewart and Proctor school together. Police detail when children are being dropped off at the Proctor School. Sign to help navigate the Town we are not happy about paying for the car charging station on our electric bill can our Town meet the ten percent affordable housing mark?	4/4/2023 3:58 PM
94	Outdoor patio to be used by the Town Hall and COA	4/4/2023 3:54 PM
95	Try to bring in more commercial customers to help with taxes and downtown development. Keep rural areas intact.	4/4/2023 11:47 AM
96	Invite some small businesses in to help with taxes but still maintain the small town feel	4/3/2023 8:52 PM
97	I'd like to see the fairgrounds providing more of a benefit to the local community. I am not sure I see evidence that they are contributing back to topsfield in a way that reflects their \$7m or so in annual revenue. They aren't supporting the town with tax revenue and, despite possessing incredibly valuable assets and infrastructure, does little to support the educational, economic or social development of the town. At least they could host food truck festivals, truck events, antique fairs with live music and beer gardens, etc. it's unusual to have that kind of infrastructure in a town like ours but have so little going on. We go to amesbury , Ipswich, etc to go have fun, would love to stay in town!	4/3/2023 6:20 PM
98	I would like to see sustainability & environmental infrastructure improvements throughout town. I would like to limit the destructive development associated with new housing, new businesses, etc. I want to see more planting & less dead soil at the side of roads (97 for example).	4/3/2023 2:52 PM
99	Bring back commuter bus to Boston	4/3/2023 1:19 PM

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100	Please add restaurants or beer gardens or both! We are a community of young parents who want a night out without having to drive to another town. We should be able to enjoy our downtown, considering all we pay in taxes, without compromising our "small-town" feel, or safety.	4/2/2023 9:21 PM
101	For starters, the central plaza needs a dramatic facelift on par with the plaza in downtown Hamilton or the Tannery in Newburyport. It needs repaving, trees planted, lampposts and facades updated, etc. This would help attract more restaurants and small businesses to the plaza. We need to continue to promote commercial development along route 1 to bring in additional revenue and ease property taxes, which are getting out of hand.	4/2/2023 8:48 PM
102	We need to pay out public school teachers and bring in businesses to the town - restaurants, bars, etc a	4/1/2023 2:31 PM
103	Please pay the elementary teachers more money so it is in line with other towns and the high school. The teachers are excellent and need big raises immediately to keep Topsfield an appealing place to live in. If we lose the teachers the town will suffer. Please include proper annual raises for all teachers into the town budget every year.	4/1/2023 2:13 PM
104	I think we need to encourage commercial development to lower property taxes. The issues going on right now with the elementary schools are indicative of a larger systemic problem that will only get worse if we don't act.	4/1/2023 10:50 AM
105	More opportunities for business / commercial space. Restaurant/bar/ brewery.	3/31/2023 9:43 AM
106	Preserving natural space should be priority- preventing over-development.	3/30/2023 3:43 PM
107	We need something to draw more young families and business here. The downtown is sad. We need restaurants, shops, cafes, a brewery etc. There is nothing drawing people to stay and spend more money downtown. Its a transactional place at the moment. It should be a beautiful, walkable downtown.	3/30/2023 11:52 AM
108	Rehabilitation of downtown commercial area is a priority before expanding development. There are many, many spaces for rent and empty shop windows. The existing space is underutilized and should be improved before new buildings are added along Route 1. Expand public walking/biking connections to downtown area to help fuel revitalization -- the 1 mile walk from where we live is not safe but would be used regularly by adults and older children here if it were available.	3/30/2023 9:05 AM
109	More commitment to younger families by \$\$\$\$ to better schools and playgrounds and ball fields	3/29/2023 11:13 PM
110	Topsfield has the unique combination of sublime natural landscape and an inviting, pedestrian-friendly downtown. By ameliorating these strengths, it can become the exemplum of a modern, ecologically sustainable town with a flourishing town center that supports the health and well-being of residents. I would like to see continued preservation of nature on the periphery of the town, with increased commercial and cultural activity in the town center, inclusive of things like shops, restaurants, monthly farmers markets and other cultural events.	3/29/2023 9:50 PM
111	LOVE the great schools and all the amazing community events! My two primary interests/concerns are growing businesses in Topsfield to keep property taxes reasonable and environmental sustainability (particularly water management to react to potentially increasing extreme weather conditions).	3/29/2023 9:31 PM
112	I moved to Topsfield to start a family with its strong schools, small town feel and community. I hope we can fund the schools so we keep the wonderful staff and can also improve the infrastructure. I would also like to see some small businesses downtown and bring back a little life to the downtown while still keeping the small town feel (nothing too commercial/chain). I also think the taxes are so hard on the older residents and that seems unfair as they likely moved here to raise a family when they were my age, let's figure out a way for them to afford it too. Maybe raise taxes on certain income brackets or on families with school age children if money is going towards schools. I also suggest asking people what they love about Topsfield and then try to preserve those qualities.	3/29/2023 9:03 PM
113	Make 8 school street a restaurant, revitalize the Gil's plaza to get more businesses in. Otherwise do everything possible to lower taxes	3/29/2023 7:51 PM
114	Pharmacy downtown	3/29/2023 7:24 PM

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115	Restaurant/pub/bar	3/29/2023 3:01 PM
116	I would love to see a small grocery store, pharmacy, and restaurant come to downtown Topsfield. Many members of the community enjoy walking downtown, socializing, and supporting the local businesses.	3/29/2023 2:36 PM
117	Do NOT raise my taxes. I already pay a substantial amount in property taxes. Any increase due to the master plan will place an undue economic hardship on my family. The town is fine the way it is. Keep it simple.	3/29/2023 11:59 AM
118	I think we have good outdoor spaces but don't maintain them. Klock park, Pyebrook, fields and ciurts by town hall	3/29/2023 11:16 AM
119	Don't raise taxes.	3/29/2023 11:16 AM
120	Improve and expand all playgrounds for children. Create a playground in Klock Park.	3/29/2023 11:12 AM
121	More family friendly events. A space that has a playground and eating options. Spaces like this are frequent in Europe and promote a unified community where people of all ages can gather	3/29/2023 11:09 AM
122	Please bring businesses to Topsfield! It would make it so much more vibrant. Also please take some interest in the schools and their poor buildings.	3/29/2023 10:55 AM
123	Building up the main street in Topsfield, bringing more businesses in, food, restaurants, pubs to gather and support	3/29/2023 10:46 AM
124	Multi use of historical buildings in town for residential and businesses. An Inn or B&B for all of the local weddings and fairgoers would be popular. A restaurant in town is a must - one similar to the Hart House in Ipswich, blending history with function.	3/29/2023 9:55 AM
125	Downtown development seems to be a top priority. Infrastructure that welcomes new restaurants. Restaurants that make us proud of them as a representation of the town and where we wish to spend our money vs. driving to other towns. Regular food truck nights in spring/fall to bring the community together. Less uptight oversight of modest alcohol initiatives associated with town events.	3/29/2023 7:48 AM
126	The town should evaluate the public safety buildings both police and fire and also consider renovations or replacement of both stations. The town should also look at the staffing of the fire department and strongly consider staffing the station with more Call firefighters to save money and to effectively utilize the current Call Firefighters.	3/28/2023 7:59 PM
127	I think downtown Topsfield could be beautiful if only we could renovate (tear down and rebuild) the plaza in town. I would love to see small businesses feel welcome and think our little downtown could be a draw for people from other communities if we offered a beautiful, unique place for lunch, shopping and recreation. If it were possible to make the plaza a place people want to shop in, could we then rethink the entire plan of downtown? What if we changed the traffic pattern and made Main St one way between the post office and the end of the plaza and then built a road that passes in front of the plaza that is one way going in the other direction? This way we would incorporate the plaza more fully into the downtown and potentially attract more business. We could include indoor and outdoor dining areas, green space and parking. If nothing else, the downtown buildings are in serious need of renovation and I can't imagine the town making much progress in the downtown without addressing this issue. The taxes in Topsfield will soon become unsustainable, so I imagine you are hoping for greater commercial growth beyond downtown but I think our little downtown would be a nice start.	3/28/2023 4:50 PM
128	I agree that improvements should be/could be made, but not to the extent of driving life long residents out of their home with higher taxes. I feel very sad for the younger generation that have grown up here and being unable to afford to reside here. There has to be a happy medium.	3/28/2023 2:48 PM
129	Lower property tax	3/28/2023 2:44 PM
130	The most significantly lacking feature of Topsfield is diversity. The town and its residents would all benefited from a more diverse population and that brings. Additionally, I feel that it is important to maintain the look, feel, culture, and spirit of the town; while finding creative ways to introduce sources of revenue to offset the increased taxes on the residents. Topsfield is a unique and special place that is deserving of the creative problem solving to accomplish this	3/27/2023 10:33 PM

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goal. Three other priorities to strive for in the master plan are sustainability in our public service, engaging our community of all ages and backgrounds, and preserving green space.

131	Please, please please return the garbage receptacles to Main Street. They were removed during Covid. The streets are a mess, there is nowhere for anyone to throw anything out. Someone told me this is a "carry in and carry out" town. Doesn't make any sense to pay the Parks and Rec people to come and clean up the streets when we could just have garbage bins. It's getting worse and worse as the weather is improving. I don't understand the thinking behind this- we are not providing opportunities for our children who are in town afternoon to be responsible and throw things away in the correct place. I've seen several kids, but also adults just toss things into a bush/the road/etc. This is a beautiful town- why can't we afford to have garbage cans?????	3/26/2023 9:45 PM
132	More fire and police department staff to support the safety needs of the community.	3/26/2023 12:26 PM
133	Making housing affordable so younger generations can live in this town. Updating fire and police buildings and safety needs. Bringing in more businesses to lower taxes. Budgeting pay raises in the budget for police, fire, and DPW	3/26/2023 12:21 PM
134	The downtown area continues to decline!! Somehow all the parking spaces are used, when no one is in sight?? That makes stopping to shop hard. And there is attitude I find off putting. I am Harvard grad, award winner....but if I go downtown in causal clothes, I get "looks". Therefore, I prefer to go to Ipswich where they must think I am a clammer, thatI make money by the bushel..and everyone is pleasant. How do you eradicate poor attitude?? I see some of that seep into community news, Facebook postings, school demands...a sense of superiority abounds...and it is unpleasant. If the parking downtown is bus passengers clogging our streets all day...something should be done to stop it..it hurts our local business, drives people away. And we don't get news of politics anymore since the Trial Town stopped...what is going on??	3/26/2023 10:25 AM
135	We need to protect our river and our natural spaces, which are crucial to Topsfield's character. We also need to encourage evolving into a more diverse community both economically and ethnically.	3/25/2023 5:02 PM
136	Find grant monies and act!	3/25/2023 3:57 PM
137	Four major concerns: (1) preserving the open, semi-rural character of the town; (2) developing affordable housing near town center so that the town is no longer hostage to 40B proposals in unsuitable locations; (3) attracting appropriate businesses in sensible locations to expand our narrow tax base; (4) actively promoting greater ethnic diversity, please!	3/25/2023 3:49 PM
138	Would very much like to see more resources out toward maintaining our existing ball fields at a better level than they are currently maintained	3/25/2023 3:18 PM
139	Would like to see the downtown revitalized with shops, restaurants, etc. Would probably require a purchase of the shopping center in conjunction with a private partner	3/25/2023 12:15 PM
140	The schools - particularly the teachers - need prioritization and support or our well-rated school system is going to continue to decrease in strength, lowering property value, and cache of this community. The plaza in downtown - for the 12 years I've lived here, I've complained and reached out about the plaza. We have to take action, fix what is a huge safety issue with the parking lot, update the look and feel of the structure, and hopefully this will invite more quality businesses. Currently the businesses are predominantly run down in look/feel/experience. What can we do to fix this so we can attract better businesses? Lastly, recycling - to encourage more residents to recycle more, let's offer recycling EVERY WEEK and launch a recycling education program on all of the stuff that can be recycled! Let's pull back trash collection services in favor of more recycling services.	3/25/2023 9:24 AM
141	More commercial development downtown is needed to help offset residential taxes. The downtown plaza in particular needs work. It's an eyesore and prevents us from attracting more businesses.	3/24/2023 9:57 PM
142	Don't need to expand business zoning, just make better use of what we've got. Flomp property and embarrassment. The Fairgrounds buying more and more developable property is a real problem. Not only is the land not developed it goes off the tax rolls. Maintain rural New Englan Village atmosphere.	3/24/2023 9:01 PM
143	I have come to view Topsfield as a place that looks backward and longs for the past. I would urge that the Town embrace change, including development, so that Topsfield can be vital. As	3/24/2023 2:25 PM

## Topsfield Master Plan Community Survey

	it now stands, it's stale.	
144	Prioritize safety and security, clean water, and reliable/affordable energy options for all residents, while keeping the historic/rural character of the town.	3/24/2023 9:16 AM
145	Create a Community Garden so residents can rent plots	3/24/2023 6:55 AM
146	Other ideas for compatible stores:artisan bakery, "fancy" pet store, garden shop/center, book store, ice cream stand (seasonal?), coffee cart , pharmacy, wine bar, gym — it's about places for kids to find work and kids/adults have done places to access in their community.	3/24/2023 5:42 AM
147	We need a grocery store and definitely keep the hardware store.	3/23/2023 10:23 PM
148	The elementary schools need funding and cultural/trauma/inclusion training.	3/23/2023 10:12 PM
149	Topsfield appears to function as many independent clusters rather than a unified identity. After living here for around 15 years, I don't feel a strong pull to the town center and I think there are opportunities to make it thriving and engaging. I see the efforts that are being made, and appreciate those, but there are a few gaping holes that, I think impact this feeling of community. Without a grocery store and a few other local businesses to support that community feeling in the center, it doesn't function as a place where you're going to hang out and check out a few shops. I'm glad Zumi 's has arrived, but sorry that the Topsfield bake shop moved. There appears to be a lot of properties that have kind of a blank storefront, and it creates this feeling of things being tucked away. I think it has a lot of possibility, but I've seen very little growth in the years I've been here. It functions as a rural community, rather than one that could have a thriving core or center. Honestly, if I could move, I probably would.	3/23/2023 7:21 PM
150	I would love to have a thriving commercial center that adds value to our community (with businesses like a small restaurant/bar, sandwich shop, gallery, cafe, etc). Places for folks to gather. But also places that would help offset the residential tax burden. I also welcome any development (commercial, light industrial, residential) along the Rt 1 corridor. And I live on North St so would be impacted by such development.	3/23/2023 6:52 PM
151	Revitalize the commercial area of downtown so that a grocery chain like McKinnon's would be interested in establishing roots here.	3/23/2023 5:09 PM
152	Take over Topsfield Fairgrounds to make marketplace for tax revenue. The annual fair does nothing for the Town of it's tax paying residents.	3/23/2023 4:02 PM
153	We need to diversify our tax base. The look of the parking lot and shopping "center" in downtown has deteriorated steadily. Finding a solution to the purchase of this decrepit property would be amazing. I envision pretty storefronts with condos and apartments above.	3/23/2023 1:20 PM
154	go through the planning board	3/23/2023 11:14 AM
155	When thinking about development, do so with consideration of the location of the town wells. Addition gas stations or manufacturing facilities in the groundwater protection zones is not prudent.	3/23/2023 9:55 AM
156	Need to update the plaza- it is an eye sore with very little business activity. Most people leave town to go to dinner or other things like food shopping. Plaza needs major help. Would be a nice draw for people to move here if the plaza had better offerings	3/23/2023 9:23 AM
157	Stay efficient and TRANSPARENT. Don't become top-heavy. Thank you.	3/23/2023 9:15 AM
158	More events at fair grounds	3/23/2023 5:21 AM
159	Attracting more businesses to support the tax base is so important. The downtown shopping center needs to be addressed as it is in such a sad state of disrepair. The schools should be adequately funded/cared for.	3/22/2023 8:26 PM
160	We need options for teens and tweens. A skateboard or bicycling park would be ideal. They get bored easily.	3/22/2023 7:07 PM
161	The shopping plaza is very run down and greatly in need of an overhaul. I know it is privately owned, but is there anything the town can do to apply pressure to improve it or sell it to someone who will invest in it?	3/22/2023 6:28 PM
162	1. Do not homogenize the Town as prescribed by Boston 2. Cherish and protect the environment we have now 3. Build resilience in anticipation of climate change	3/22/2023 6:16 PM

## Topsfield Master Plan Community Survey

163	Upscale restaurant downtown. Less building, more green space. Apply 2 acre building rule as Boxford did in order to keep its rural charm.	3/22/2023 6:01 PM
164	Topsfield has so much potential! When we first moved here I was surprised how little was available from things to do to places to get a meal. Things have gotten better but we have also lost a few good businesses. It feels like we are at a point where we need change ASAP. The cost of living here is not sustainable, we so often need to present an override to the town - when/how do we ever catch up? I know the subject of the village has been beaten to death but its a huge roadblock. If Flomp won't cooperate then we need to move our town center? Create a new gathering spot that is welcoming to business owners. I would love to stay in Topsfield instead of constantly going to Hamilton, Danvers etc to shop. We need more businesses/stores! We want to love it here, we really do! It feels like we should, but there is definitely something missing. The issues will the schools and teachers is very involved...somehow Topsfield has created a reputation for great schools. I am not saying the schools aren't great, but once you become resident and see it from the inside, we are constantly out of money and making cuts. We are not in the position that most people seem to think we are.	3/22/2023 5:09 PM
165	I'm thinking a lot about inclusivity and accessibility. We are not an inclusive town without access for all. I would love our town to become more diverse. The push back on mixed income housing feels at its core classist and snobby. That said - plans cannot be made without concrete plans for infrastructure improvements (traffic, for example) at the time of proposal. We can't be playing catch-up.	3/22/2023 4:05 PM
166	Revitalize the shopping center.	3/22/2023 3:42 PM
167	Keep Topsfield's character and say no to big developments or over development	3/22/2023 2:54 PM
168	Consideration of specific areas of Rte 1 for development. I would like Topsfield to be known to be more friendly and open to new businesses	3/22/2023 2:39 PM
169	Instead of buying more open space, I would like to see Topsfield find a buyer for the commercial property downtown. It should be a buyer that has a vested interest in keeping the town center rural in nature but still offering commercial properties that would bring additional tax revenue to the community. Allowing a landlord that seems to have a "hate" vendetta to Topsfield will, unfortunately, keep the center of town looking as though the community is about to file for bankruptcy. In addition, there should be a limit on the number of banks! We already have way too many.	3/22/2023 2:14 PM
170	Restore downtown, remove DPW Building from Rte 1 and fire all of them sub out services. Buy Emerson park and add it to town parks for kids and ederly with pump track and walking path.	3/22/2023 2:05 PM
171	When asked about my support for public services, I assumed that there would be questions about education. Is that not a public service????? I can not believe that there were questions about elder services but not services for our students and children?!?!?	3/22/2023 2:03 PM
172	It is perfect as is.	3/22/2023 1:27 PM
173	A more lively downtown with restaurants	3/22/2023 1:26 PM
174	Improve traffic intersections. Many are old wagon trails that need to be modernized for safety.	3/22/2023 1:11 PM
175	I like topsfield the way it is	3/22/2023 12:29 PM
176	.	3/22/2023 12:12 PM
177	I came to Topsfield for its historical and agricultural heritage. I am greatly concerned that Topsfield is losing this quality and attribute due to insensitive development. The town should embrace its character and focus on enhancing public awareness of it rather than trying to transform it into something it is not.	3/22/2023 11:57 AM
178	Thanks for this	3/22/2023 11:56 AM
179	Do whatever possible to improve the downtown lot area!	3/22/2023 10:40 AM
180	I think bringing in large businesses and housing for young families would destroy the towns original charm. Most of us moved here for the charm of Topsfield and its small town feel.	3/22/2023 8:32 AM
181	Bring businesses down town, we need to reduce taxes or we will need to move	3/21/2023 8:01 PM

## Topsfield Master Plan Community Survey

182	I think it would be great if we could have restaurants and the parking lot in town available for use. We live on 97 by Hood Pond and we would benefit tremendously from having sidewalks built.	3/21/2023 6:27 PM
183	Please help make the education system the best it can be and thank you for all you do.	3/21/2023 5:43 PM
184	Redo that PARKING LOT so the Residents of the town can use it -- The winter activities would have been wonderful if only we had winter? How about more on the Green summer things, more than last year. TU, you are doing a great job to get the town up and running again,	3/21/2023 5:28 PM
185	You might want to consider what people *Don't Love" About Topsfield in the Community Feel portion. White Privilege and an apparent lack of effort to promote diversity, equity, and inclusion are things I'd like to see change. Search of www.topsfield-ma.gov I find the following: "diversity" - 2 hits for "diversion" unrelated to social justice "equity" - 1 hit to a Cultural Council document that is not retrievable from July 13 2017 "inclusion" - 13 hits most from a Copy-and-Paste Event description for the Topsfield Indoor Memory Cafe.	3/21/2023 3:48 PM
186	Too much residential development of oversized, ridiculous looking homes eating into woodlands and natural landscape. The charm of this town is quickly disappearing. Protect local habitats and manage road congestion around key thoroughfares to allow for animal migration. Environmental concerns and climate change are not being addressed at all within schools or elsewhere within the town. Better recycling, reuse and waste management options. Deploy smart development strategies for increasing tax base of downtown and center part of route 1.	3/21/2023 2:50 AM
187	We need options for after school programming for grades 4-6.	3/20/2023 9:42 PM
188	Would like to see redevelopment of shopping plaza as mixed use with housing and retail. Walking path/ side walk connecting Main St and River Rd including Prospect Hill. Complete sidewalk on High St. Put in bike lane on Rt 97	3/20/2023 5:50 PM
189	I would love to someday have a public sewer system replace all septic systems in this community. I would also love to see undergrounding of all utilities (no above-ground wires).	3/20/2023 12:09 PM
190	Stop trying to change downtown. The residents have never before and never will support a business. Never put a restaurant in Topsfield.	3/20/2023 6:19 AM
191	Prioritizing our schools will increase everyone's property values. Progress towards creating the environment to create the best schools at all levels is imperative for the direction of our community.	3/19/2023 10:25 PM
192	Save the Stone Bridge! Add 5 day kindergarten! This survey does not seem like it's geared towards families nor prioritizing improving public schools and services for kids/families.	3/19/2023 7:18 PM
193	Schools waste money The fire and police station must be replaced	3/19/2023 5:34 PM
194	NO AFFORDABLE HOUSING We do not have the resources to support non taxpayers	3/19/2023 3:33 PM
195	With the recent assessment we saw a huge increase to the residential property tax. This will make it very hard to support any debt exclusion budget over rides in coming years as between tax bills, inflation, very expensive energy costs we went from cautiously comfortable (2 incomes, \$250k / year) to being pressed very tight financially. That is sickening.	3/19/2023 8:13 AM
196	Stop frivolous spending, and lower the tax bill.	3/19/2023 6:48 AM
197	Stop spending money like there is an endless supply. My taxes have more than doubled and I cannot point to anything the town has provided to me it is not required to supply. Lots of nice to have things that need to stop.	3/19/2023 5:23 AM
198	We as a community can think of ways to best use fairground as a business hub	3/18/2023 10:30 PM
199	We should have sidewalks on every street	3/18/2023 9:27 PM
200	more business offering services downtown ie restaurants, alcohol served, small grocery store to keep residents from having to go outside of town and to help revitalize and bring tax revenue.	3/18/2023 9:23 PM
201	Purchase the plaza property and redevelop.	3/18/2023 9:15 PM
202	I suggest providing enough support to our schools because that is an important reason why many decent families move to our town.	3/18/2023 7:49 PM

## Topsfield Master Plan Community Survey

203	There needs to be more focus on schools. The survey seems to avoid school funding. The town should support early childhood education including full time kindergarten, more preschool slots, and teacher funding.	3/18/2023 7:26 PM
204	Ban the installation and use of lawn sprinkler systems to conserve the watershed. Ban the use of chemical lawn fertilizers. Ban the use of rodenticides.	3/18/2023 6:06 PM
205	We need to somehow bring in more commercial businesses to offset taxes. The people cannot afford a large increase in taxes. The schools cannot handle more children.	3/18/2023 4:59 PM
206	I feel strongly that if we cannot update and maintain our schools people will go elsewhere. When we move in a few years it's not because the taxes are high, it's because I thought I moved to a town whose priorities were in line with mine and often they are not. Support the schools, take care of our police, fire, water and public works, and everything else is just secondary:	3/18/2023 3:46 PM
207	Would love to see the Topsfield Plaza become a shopping center to be proud of instead of embarrassed by.	3/18/2023 3:29 PM
208	Preschool and elementary schools need funding. We should have full day kindergarten and more pre school slots.	3/18/2023 2:45 PM
209	More meetings outside typical work hours for more public involvement	3/18/2023 2:44 PM
210	More consistent school funding. More events. Restaurant	3/18/2023 1:59 PM
211	Fiscally responsible (I'm still amazed at the town hall project) town, maintaining its sweet, safe, community and solid school system.	3/18/2023 12:24 PM
212	Topsfield has been a rural, agricultural town since its incorporation in 1650. As surrounding towns (sans Boxford) have grown and become more built up, our open space, scenic beauty, and calming vistas and family friendly activities have been a respite for those of us who chose this lifestyle. Change is not always good, do not open the door for "economic development" at the expense of sacrificing our very character of a small, quaint, New England town. It will be permanent and soul changing for many. We are NOT neighboring towns for a reason (Peabody, Beverly, Danvers, Andovers), bc we cherish our rural roots, open space, and relaxed vibe. We do not NEED economic development bc it surrounds us! What we do NEED is a town center that is vibrant again with shops for essentials, an attractive "mall", and a VARIETY of restaurants. Flomp has got to go and a big time investor to completely renovate/tear down the Village Shopping Center. Then retail first floor and housing second floors. Also, the old highway garage will not make it as a restaurant or a tavern or a pub - too small, too off the beaten path. It should also be retail and/or housing - perfect for 4 three bedroom affordable family housing townhouses. The Fair needs to "let go" of some of their property for "minor development". Specifically, the parcel across from PETCO which is an old gas station and a giant lot just sitting there for YEARS! Wouldn't that be a perfect spot for a restaurant, shops, even housing? Look to what's already around to improve, not add low income senior housing next to our historic common and spilling onto High Street.	3/16/2023 8:03 PM
213	Revitalize downtown, similar offerings to downtown Newburyport. Increase access to walking/cycling trails.	3/16/2023 3:21 PM
214	I feel the Town is a great Community to live and offers more than enough services. I can not Afford any additional taxes. We are beyond the breaking point.	3/16/2023 11:57 AM
215	Thousands of dollars are paid every summer to summer camps, having a summer camp program run by the town would be an instant money maker, modeled similarly after Boxfords offerings.	3/16/2023 8:32 AM
216	Keep it rural, small, no big businesses downtown - small businesses only	3/15/2023 4:25 PM
217	My main concern is the strain we put on the Ipswich River as our water supply. I think we need to adopt a net-zero approach to development in Topsfield. Having additional draw on the water supply is just not sustainable.	3/15/2023 12:18 PM
218	Taxes are too high for little return. Water quality is poor. There needs to be some type of social life-ie a bar or restaurant.	3/14/2023 8:40 PM
219	Affordable housing = special ed schooling costs = unsustainable tax assessments = end of Topsfield.	3/14/2023 5:20 PM

## Topsfield Master Plan Community Survey

220	A SMALL town with a great sense of community, where people live here for more than just the schools, and stay in town after their kids move out. However, we can't be all things to all people; no one should expect city amenities (fancy restaurants, wide selection of shopping, expansive recreational/entertainment opportunities). Instead, focus on QUALITY offerings that take advantage of what we already have (excellent library and outdoor recreation opportunities, compact center of town).	3/14/2023 11:33 AM
221	Protect open spaces for generations to enjoy	3/13/2023 9:11 PM
222	Need more stores downtown	3/13/2023 8:54 PM
223	Has there been any consideration to combine the Proctor and Stewart Schools to gain some economies of scale?	3/13/2023 6:55 PM
224	While I've almost reached 1 year living here I have noticed that the biggest issue the town has is increasing its development downtown. With no restaurants, bars, or other leisure businesses, we have to travel further out of town.	3/13/2023 2:25 AM
225	If possible clean up the village shopping center	3/12/2023 2:45 PM
226	Restaurants and shops. A downtown to be proud of.	3/11/2023 10:59 PM
227	Fix the downtown shopping center. It's great to have it but it's terrible to go to.	3/11/2023 8:22 AM
228	Keep town administrator	3/10/2023 5:18 PM
229	Welcome racial and economic diversity. Too many rich white people live here	3/10/2023 12:15 PM
230	Connecting the residential areas east of route one to the downtown community. Walkability is important.	3/10/2023 1:29 AM
231	Replanting trees that national grid cut down. Incentives to owner of plaza to clean it up but a second story on it for apartments mix use maybe affordable housing for seniors and put a tendercrop farm store or small grocery store	3/9/2023 6:48 PM
232	I'm concerned with the number of vacant, or poorly used, buildings in Topsfield. I think the empty space in Topsfield Crossing would be the perfect place for a small, comfortable restaurant. It seems to me that the best place for retailers to thrive is on Rte. 1 where they could benefit from the large volume of traffic. Perhaps some of the empty buildings, like the old gas station and the EBSCO building, could be rehabilitated into commercial/residential properties by adding second floors for apartments, as we also need housing.	3/9/2023 4:07 PM
233	Topsfield needs Bingo!	3/9/2023 2:58 PM
234	Consolidate resources with abutting towns. Open schools for recreational use on weekends.	3/9/2023 2:56 PM
235	We need to revitalize downtown, and we need to build a relationship with the Essex Ag/Topsfield Fair that is mutually beneficial, as a resident, the fair is a headache, an eyesore, and space that's wasted 11.5 months of the year, with no benefit to the town that I can see.	3/9/2023 12:34 PM
236	I would love to see Topsfield become more sustaining and earth friendly. All town buildings should be solar powered/geo-thermal as much as possible and any landscaping that's done down the road should be planned and planted with ecological care. Also, can we please get that shopping center in new hands and have it demolished and rebuilt intelligently? I know - it's complicated. Ok, one more - as much as possible it would be great to limit new development. The river can't handle it and neither can the wildlife. Thank you for doing this!	3/9/2023 12:18 PM
237	I believe historical and cultural improvements are important but they should be focused on after our core services like education, water quality and current infrastructure are addressed.	3/9/2023 12:05 PM
238	We have to protect our rural community and its values.	3/9/2023 11:48 AM
239	A continuation of and increase in the amount of town- wide activities. Examples would be the new Tomato Festival, the ice skating rink, the planned Winter festivities. I think those were wonderful ideas and I felt people really appreciated that.	3/9/2023 11:10 AM
240	Clean up downtown, restore bridge, purchase Emerson for parks and pumptrack	3/9/2023 10:38 AM
241	Get rid of the slum lord downtown and fix the shopping center.	3/9/2023 10:33 AM
242	We need to focus on increasing the tax base to maintain and improve the quality of our	3/9/2023 10:32 AM

## Topsfield Master Plan Community Survey

schools and town services. School rankings are one of the biggest drivers of property value. School quality includes far more than salaries. The quality of the buildings, grounds, variety of classes and special education services are all critically important.

243	keep it old school and charming. These people work hard to provide THIS Topsfield for their families not a heavily populated and congested town. I encourage improvements but small ones that fit within the current spaces and buildings already in place. please somebody work with the landowner of the shopping plaza downtown to fix it up and fill open spaces!!	3/9/2023 10:27 AM
244	Be kind and welcoming to all people.	3/9/2023 10:25 AM
245	Keep control of spending, then we don't have to chase revenues as much as we have. Marijuana farm is an excellent example	3/9/2023 10:18 AM
246	Invest in our schools, add businesses (particularly restaurants), and continue to make environmentally minded choices for the town.	3/9/2023 9:39 AM
247	Keep colonial appearance	3/9/2023 9:36 AM
248	Business is essential to offset the taxes but we need to make the downtown much more appealing for businesses to want to be there. The parking lot and empty business windows with a couple mismatched businesses without any curbside appeal would make me not want to have a business there. The building luxe moved to seems like more of an example of a well kept and appealing space.	3/9/2023 7:21 AM
249	Better community wide. Communication, not Facebook. Newspaper is missed.	3/9/2023 6:55 AM
250	We need a bigger tax base. Our schools budgets are a mess...our teachers don't get paid enough. We have few options to go out in town and enjoy a meal or drink with our neighbors and fellow community members. We need to identify *quickly* how we can bring more money into this town (and it's not by trying to cram in more businesses at intersections that are already very crowded). Why can't Route 1 be more like the stretch of High Street in Ipswich where there are coffee shops and restaurants mixed in with stores? That's a busy road too. I think it's time we take a hard look at the Fairgrounds and what they give back to to the town. It monopolizes so much land -- THAT JUST SITS VACANT FOR 350 DAYS A YEAR. The fair is no longer a fair...it's a glorified overpriced carnival that makes the Fairgrounds money and monopolizes town resources. Heck they got a liquor license last year and then they tried to screw the town residents out of ONE day of free tickets. Just exactly what are we getting from them in 2023? Times have changed...the spirit of the fair has changed too. There aren't even animals half the time anymore. You have a frankly pretty wealthy tax base living here...people who are willing to spend their money on quality entertainment. We should be working with (reputable) developers to find ways to bring in businesses that aren't going to be deterred by septic and other challenges associated with a rural town. Topsfield is never going to become Danvers (which is probably getting a little too over built)...but there is some happy medium. There are tons of young families moving here -- but it seems like our policies are still made to appease older long time residents who dream of a bucolic farming life. There are very few places in town where we can build and develop. Let's focus on those. And in addition to schools -- we need better recreational facilities. Our soccer fields are in crap shape. But again we don't have any extra money to do a quality repair of them. Our baseball fields only just got a satisfactory repair.	3/9/2023 6:35 AM
251	A few things that would be great to have: 1. A couple sit down restaurant options and or a more healthy counter service option 2. Green space utilizing the village parking lot. Sort of as parklets where people could Grab a sandwich, coffee or ice cream and kids could play in a park while eating in order to create community. The common and playground are far enough from downtown. 3. A dog park. Even if it's at Bradley Palmer. (emerson field would be ideal). A place for dogs and dog owners to meet. There are so many unfriendly dogs in this town because they aren't socialized. 4. More trash cans. People leave their trash all over this town because there are only maybe 2 public trash cans.	3/8/2023 9:31 PM
252	Stop light or stop sign on Main Street. Community gardens. Sustainable energy and practices in town buildings.	3/8/2023 9:17 PM
253	Need to assess recreation resources and find alternatives for SAFE playing fields in town.	3/8/2023 9:00 PM
254	I would like to see the schools continue to improve and undergo renovations when necessary. For Topsfield to remain a beautiful / rural town and safe place to raise a family with a caring community	3/8/2023 8:34 PM

## Topsfield Master Plan Community Survey

255	Diversity is so small in this town. I have heard many families complain that they have been victimized by racial profiling my neighbors. Students in public schools also learn better when there is a diverse culture with their peers. There needs to be starter homes and affordable housing to encourage more families help grow our community to be more welcome to ALL	3/8/2023 8:29 PM
256	We will grow stronger as we make thoughtful upgrades and improvements within the spirit of our community.	3/8/2023 7:54 PM
257	Would like to see the downtown shopping plaza redesigned/upgraded.!!!	3/8/2023 7:43 PM
258	Protect open space and rural life. Once developed it can never be undone	3/8/2023 7:23 PM
259	Revitalize the down town The shopping center is an embarrassment Fill empty spaces with businesses that would invite the community to support local	3/8/2023 7:18 PM
260	No big box commercial properties, ever.	3/8/2023 6:31 PM
261	Protect residential neighborhoods against mixed use and multiple housing development. Prioritize rural characteristics of the town. Fix the problem that is the shopping center. Take on Flomp and revitalize the area.	3/8/2023 6:03 PM
262	Make the survey shorter next time, people don't mind being helpful and answering questions but that was too long.	3/8/2023 5:19 PM
263	Finding a way to add tax revenue or any other revenues to the town to account for increases in services, in the meantime, seek out grant opportunities and creative funding through all department especially schools that could benefit from programs like green energy and utility use reduction, saving money that could be better used somewhere else.	3/8/2023 4:48 PM
264	Please fix the downtown area. It's an eye sore and an embarrassment. We will be moving out of town as soon as our children are done with school. This town offers zero amenities for the cost of living here. The schools are horrific (not just the buildings). There are so many better towns. We're so upset we moved here. Can't wait to get out.	3/8/2023 4:32 PM
265	shopping area at dawson's hardware location needs improvements	3/8/2023 4:28 PM
266	Downtown needs a facelift - would be great if Flomp would sell the plaza that he holds us hostage with. We could have a downtown that rivals Hamilton's. Would attract more small businesses and traffic and increase our tax income to help take some of this immense burden placed on residents to support this town with their property tax (and, ahem, water bills). And the elementary schools are struggling for funding, which is going to either result in yet another override for us to fund via taxes, or else the schools' resources and quality will suffer which will have a ripple effect to the town's ability to attract other families. Topsfield needs more income badly, and not from residential taxes, we already get next to nothing considering we have one of the highest tax rates around. Topsfield can still maintain a small town feel and still let in corporate retail - ala Hamilton. Imagine having a Trader Joes here? And our biggest draw for money and foot traffic is the Fair and the fact that we get nothing in return from them is criminal. Nothing groundbreaking here, just off-the-cuff comments from someone who hopes this town can change course a bit.	3/8/2023 4:20 PM
267	Create a better survey that does not force ranking on a question. Someone may value most choices high on a question but is not able to answer accordingly.	3/8/2023 3:53 PM
268	Brewery/Tavern/Bike Hub downtown- similar to Burke, VT. Centralized parking- already a bike shop, bikers would flock to a central location with facilities (bathrooms)/ changing room/ tavern for a burger and beer post-ride. Connect via rail trail to the Pump Track.	3/8/2023 3:44 PM
269	We need more support for working parents - child care, pre school, full day kindergarten	3/8/2023 1:46 PM
270	I would love a town pool, pickle ball courts, etc. An indoor recreational space. The question on cost of services did not offer the option that I am content with current level of taxes for current services. Although it would always be nice to have more services, it's not realistic to get a substantive increase services without increasing taxes.	3/8/2023 1:31 PM
271	Protecting Topsfield's agricultural and historical heritage is most important to me. I understand that adding businesses and more commercial activity to the town could help relieve some of the tax burden on residents, but I think the town needs to not overdue it. Owners of the currently vacation and in disrepair commercial properties should be pushed to refurbish and the currently vacant building should be filled before adding new commercial construction. We also	3/8/2023 1:23 PM

## Topsfield Master Plan Community Survey

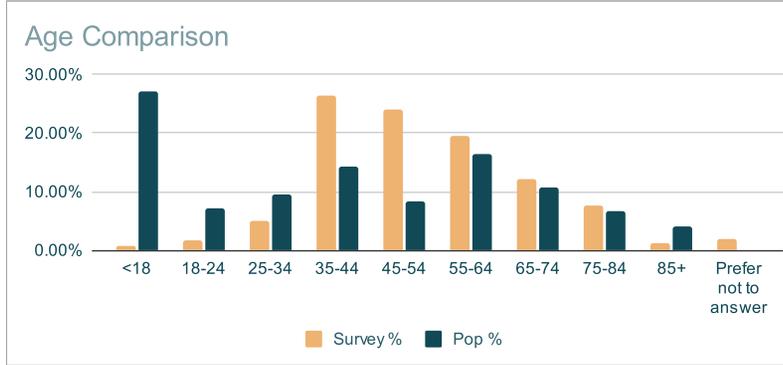
need to be really careful with our water consumption especially during the summer. I realize a lot is dependent on seasonal precipitation and water use upstream in other towns on the Ipswich River, but the town should also be conscious about not making the situation worse with any services or development it's looking to add to the town (e.g. a restaurant would use and potentially waste lot of water) . We have already been extremely close to running out of water in recent summers. What do we do when that happens?

272	Create a community center for the teens to hang around in so they stop harassing the townspeople downtown	3/8/2023 12:40 PM
273	I came here for the schools, but struggle to afford to be here. We came from Peabody, which completely failed my kids. We need to have properly trained educators with experience. We need that to prepare our kids for the future (and stupid mcas). We need to develop our town to get more money to pay teachers and pay for other stuff. But we need to keep the character of our beautiful town and strive to protect our water, soil, air, biodiversity, etc.	3/8/2023 12:31 PM
274	Preserve the rural and historic character of the Town.	3/7/2023 10:17 AM
275	My wife and I recently moved to Topsfield and purchased our first home. We have our first baby due this month, and we are very excited to get more engaged with the community. As a young family, we love the small town feel of Topsfield and feel that the downtown area has a ton of opportunity/potential to be more of a community driven space, and become a destination for residents in surrounding towns. We would love to see more restaurants, retail and community events to bring people together in the town spaces.	3/1/2023 9:17 PM
276	Topsfield has a lot to offer in the way of peace and quiet. It's desirable to move here because of the open space and education system. The taxes are high but I would be willing to pay a little more in taxes to see progress towards what could make Topsfield an incredible place to live and visit. Topsfield desperately needs culture beyond a hometown vibe. We need independent restaurants, coffee shops, a small brewery to really bring the downtown to life, even it means tax breaks for new businesses. There is no reason for anyone outside of town to stop here and spend time. The second thing we need desperately for families to want to stay here is adequate sports facilities. With what we pay in taxes it's inexcusable that our fields are some of the worst around. Sports are a huge part of getting new families into town and most people would be willing to pay more in taxes for that. I realize that when families grow out of sports it feels unfair to be paying taxes to support them, but it's part of the ebb and flow of a vital town. Topsfield should and could feel like a vibrant north shore town.	2/28/2023 12:33 PM

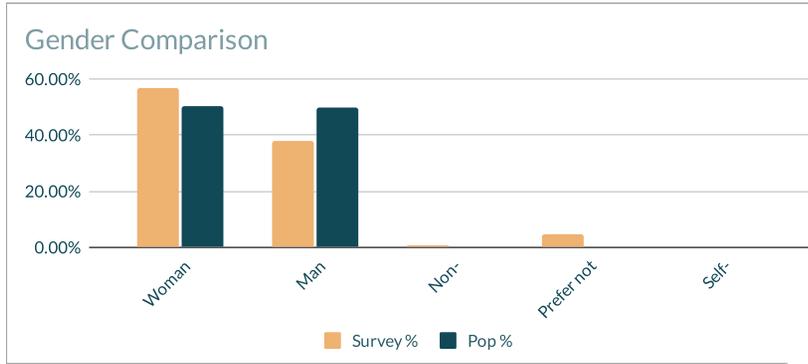
# Topsfield Survey Analysis Comparison

05/11/2023 | Total Replies: 756

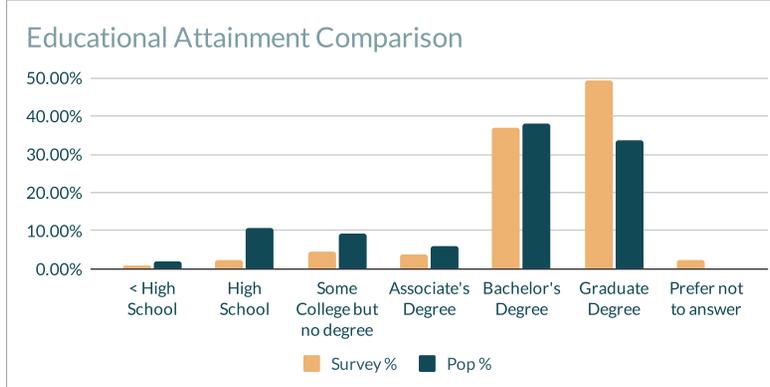
Age				
540	Survey #	Survey %	Pop #	Pop %
<18	4	0.74%	1,764	27.01%
18-24	9	1.67%	470	7.20%
25-34	27	5.00%	623	9.54%
35-44	142	26.30%	938	14.36%
45-54	130	24.07%	549	8.41%
55-64	106	19.63%	1,078	16.51%
65-74	65	12.04%	706	10.81%
75-84	41	7.59%	439	6.72%
85+	6	1.11%	261	4.00%
Prefer not to answer	10	1.85%		
ACS (S0102) Year: 2021			<b>TOTAL:</b>	<b>6,530</b>



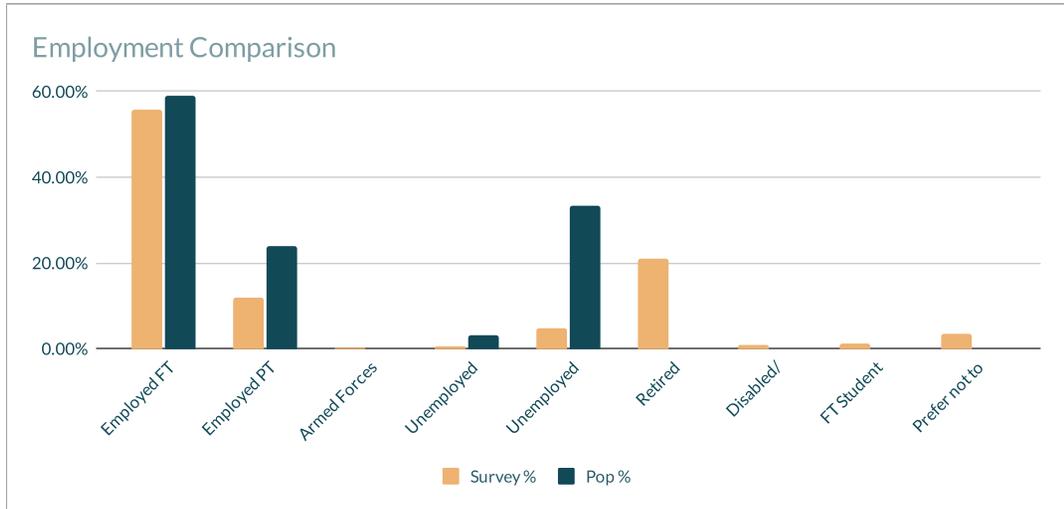
Gender				
540	Survey #	Survey %	Pop #	Pop %
Woman	306	56.67%	3,268	50.05%
Man	205	37.96%	3,262	49.95%
Non-binary/ Gender Non-Conforming	4	0.74%		
Prefer not to answer	24	4.44%		
Self-Describe	1	0.19%		
ACS (S0102) Year: 2021			<b>TOTAL:</b>	<b>6,530</b>



Education				
540	Survey #	Survey %	Pop #	Pop %
< High School	5	0.93%	98	2.13%
High School	13	2.41%	493	10.73%
Some College but no degree	25	4.63%	423	9.21%
Associate's Degree	20	3.70%	281	6.12%
Bachelor's Degree	199	36.85%	1,752	38.14%
Graduate Degree	266	49.26%	1,547	33.67%
Prefer not to answer	12	2.22%		
ACS (S1501) Year: 2021			<b>TOTAL:</b>	<b>4,594</b>

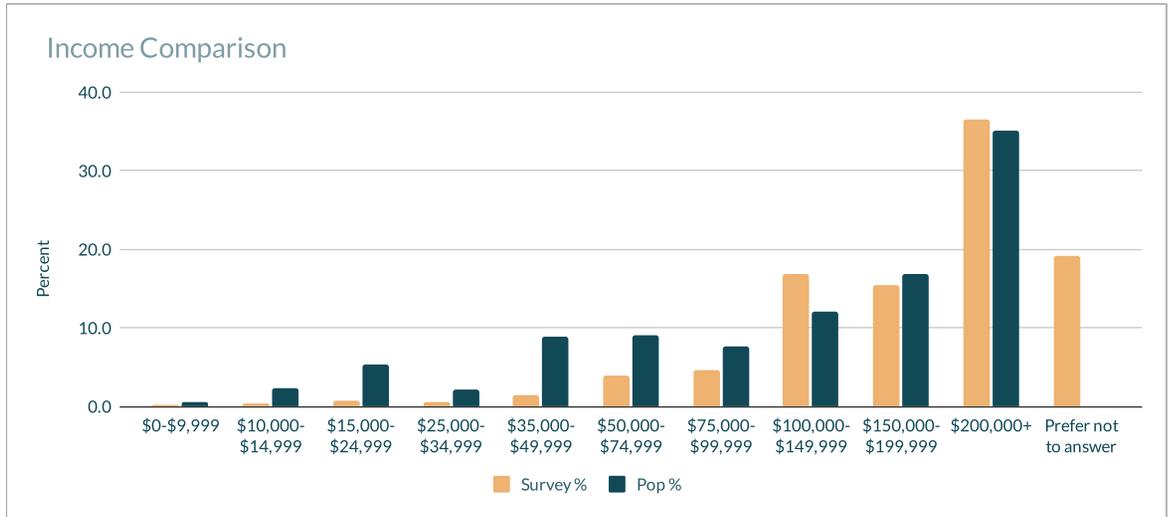


Employment				
540	Survey #	Survey %	Pop #	Pop %
Employed FT	301	55.74%	2,172	58.96%
Employed PT	64	11.85%	886	24.05%
Armed Forces	1	0.19%	0	0.00%
Unemployed (looking)	3	0.56%	155	3.05%
Unemployed (not looking)	26	4.81%	1,704	33.48%
Retired	114	21.11%		
Disabled/ unable to work	5	0.93%		
FT Student	7	1.30%		
Prefer not to answer	19	3.52%		
ACS (DP03 + S2303) Year: 2021			<b>DPO3 TOTAL:</b>	5,090
			<b>S2303 TOTAL:</b>	3,684

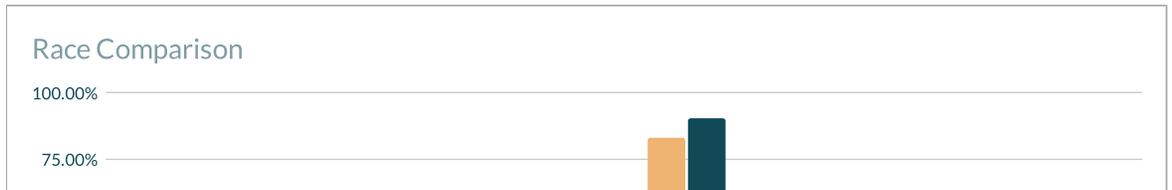


\*\*\* NOTE: FILL PERCENTAGE COLUMN OF HOUSEHOLD INCOME \*\*\* ↓↓↓↓

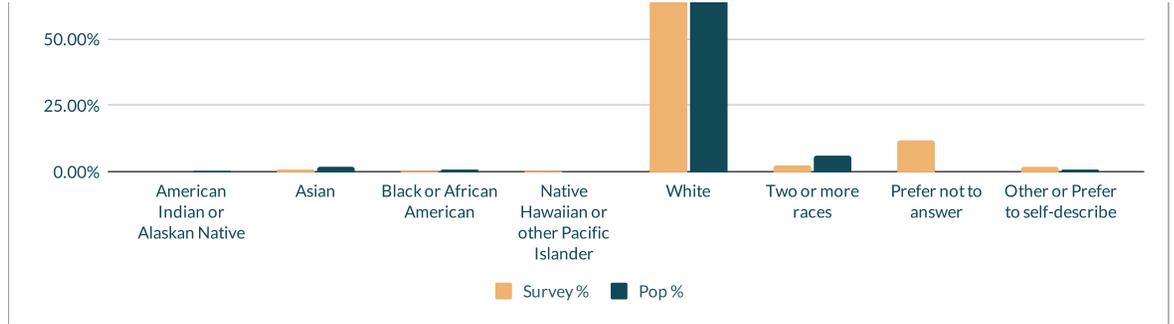
Household Income				
536	Survey #	Survey %	Pop #	Pop %
\$0-\$9,999	1	0.2	11	0.5
\$10,000-\$14,999	2	0.4	53	2.4
\$15,000-\$24,999	4	0.7	119	5.4
\$25,000-\$34,999	3	0.6	48	2.2
\$35,000-\$49,999	8	1.5	194	8.8
\$50,000-\$74,999	21	3.9	200	9.1
\$75,000-\$99,999	25	4.7	170	7.7
\$100,000-\$149,999	90	16.8	266	12.1
\$150,000-\$199,999	83	15.5	370	16.8
\$200,000+	196	36.6	773	35.1
Prefer not to answer	103	19.2		
ACS (S1901) Year: 2021			<b>TOTAL:</b>	2,202



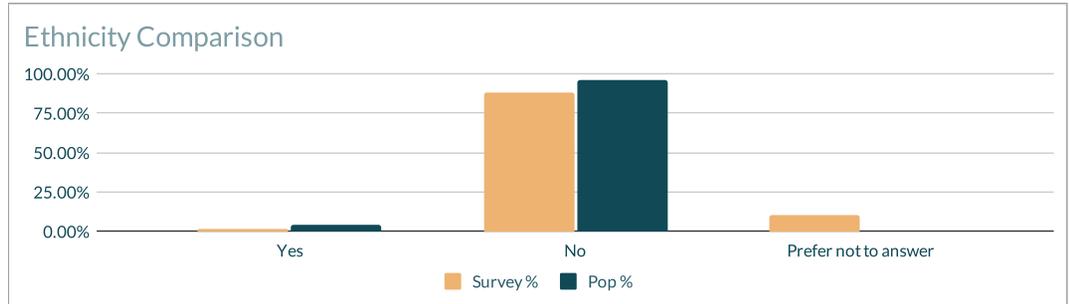
Race				
539	Survey #	Survey %	Pop #	Pop %
American Indian or Alaskan Native	0	0.00%	11	0.17%
Asian	4	0.74%	118	1.80%



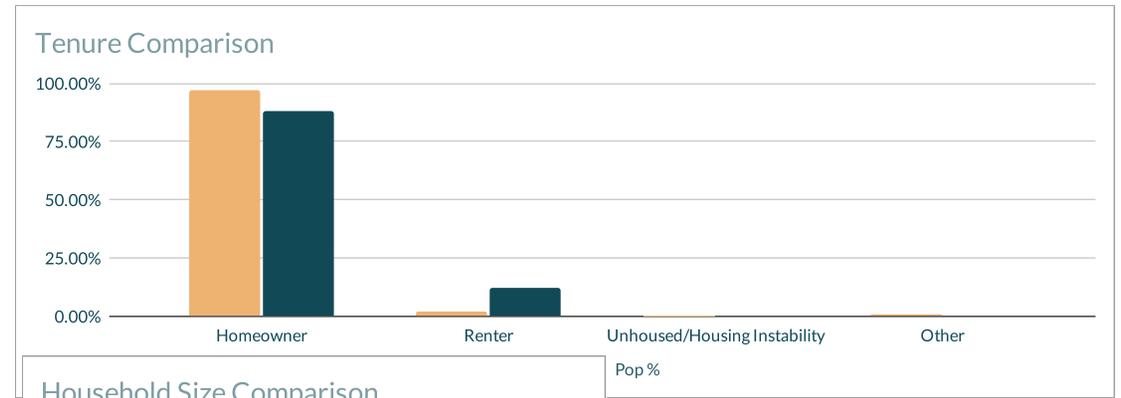
Black or African American	2	0.37%	44	0.67%
Native Hawaiian or other Pacific Islander	1	0.19%	1	0.02%
White	447	82.93%	5,946	90.52%
Two or more races	13	2.41%	397	6.04%
Prefer not to answer	63	11.69%		
Other or Prefer to self-describe	9	1.67%	52	0.79%
Census (P1)		Year: 2020	<b>TOTAL:</b>	<b>6,569</b>



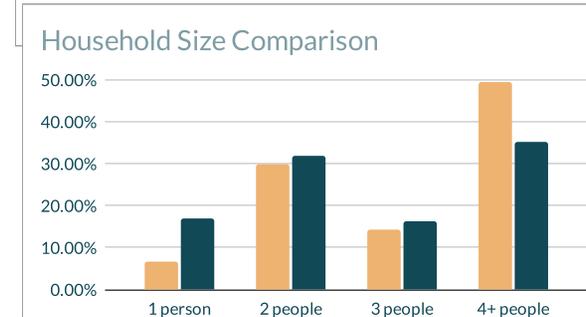
Hispanic				
	Survey #	Survey %	Pop #	Pop %
	532			
Yes	8	1.50%	270	4.11%
No	469	88.16%	6,299	95.89%
Prefer not to answer	55	10.34%		
Census (P2)		Year: 2021	<b>TOTAL:</b>	<b>6,569</b>



Tenure				
	Survey #	Survey %	Pop #	Pop %
	591			
Homeowner	573	96.95%	1,939	88.06%
Renter	12	2.03%	263	11.94%
Unhoused/Housing Instability	0	0.00%		
Other	6	1.02%		
ACS (B25003)		Year: 2021	<b>TOTAL:</b>	<b>2,202</b>

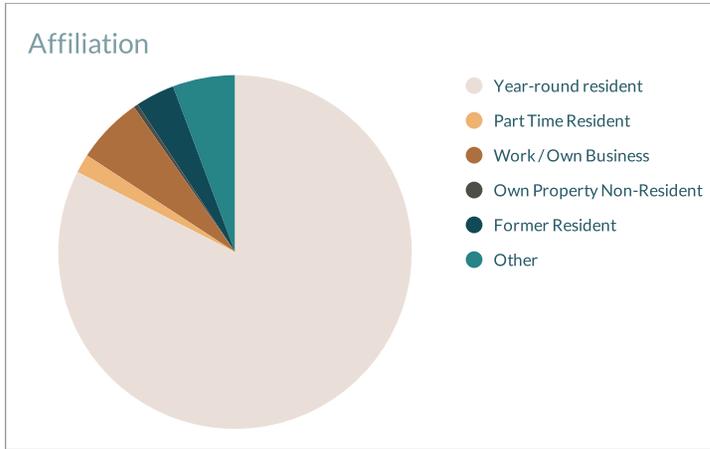


Household Size				
	Survey #	Survey %	Pop #	Pop %
	537			
1 person	35	6.52%	372	16.89%
2 people	161	29.98%	700	31.79%
3 people	76	14.15%	357	16.21%
4+ people	265	49.35%	773	35.10%
ACS (S2501)			<b>TOTAL:</b>	<b>2,202</b>



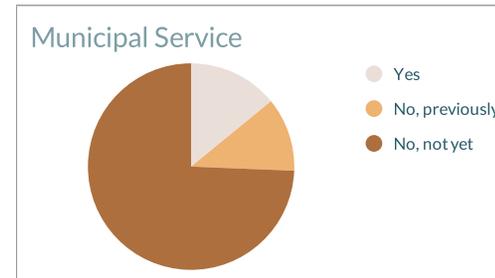
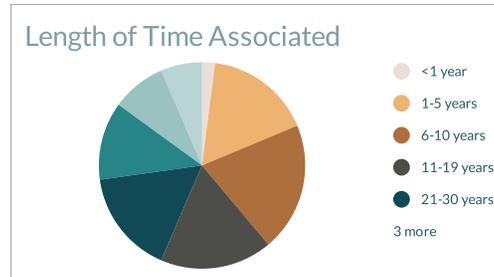
Affiliation		
	Survey #	Survey %
	753	
Year-round resident	621	82.47%
Part Time Resident	13	1.73%
Work / Own Business	46	6.11%

Own Property Non-Resident	3	0.40%
Former Resident	27	3.59%
Other	43	5.71%



Municipal Service		
	Survey #	Survey %
589		
Yes	83	14.09%
No, previously	68	11.54%
No, not yet	438	74.36%

Length of Time Associated with Topsfield		
	Survey #	Survey %
540		
< 1 year	11	2.04%
1-5 years	90	16.67%
6-10 years	109	20.19%
11-19 years	95	17.59%
21-30 years	88	16.30%
31-40 years	66	12.22%
41-50 years	46	8.52%
50+ years	35	6.48%



# J M GOLDSON

EMPOWERING PEOPLE. CREATING COMMUNITY.

## TOPSFIELD MASTER PLAN CROWDMAP SUMMARY

*Prepared by JM Goldson LLC, May 2023*

### Overview

The Topsfield Master Plan Steering Committee launched the Crowdmap engagement tool in March 2023. The Crowdmap was an interactive mapping platform that encouraged Topsfield community members to answer three questions and make place-based recommendations for commercial and residential development, infrastructure investments, and general Town improvements. The Crowdmap received 127 total submissions, including 62 Live & Work submissions, 42 New Idea submissions, and 23 Serve & Connect submissions.

**Key Findings**

# 127 SUBMISSIONS

A total of 127 submissions were entered on the Topsfield Master Plan Crowdmap. A transcript of submissions can be found in the Appendix.

The Crowdmap is still available in a view-only format, accessible at <https://tinyurl.com/TopsfieldCrowdmap>.

Community members were able to make recommendations based on **three questions**:

1. **LIVE & WORK:** Where in Topsfield would you support residential, commercial, or mixed-use (both residential and commercial) development?
2. **SERVE & CONNECT:** Where in Topsfield would you like to see utilities expanded or infrastructure upgrades?
3. **NEW IDEAS:** What is something new you would like to add to Topsfield and where would you like to see it?

For Live & Work submissions, participants were first asked to categorize their recommendations using a drop-down menu including Residential, Commercial, and Mixed-Use Development. For Serve & Connect, participants were similarly asked to categorize their recommendations using a drop-down menu including Utility Expansion, Open Space and Recreation, Transportation, Public Facilities, and School Buildings.

## TOP LOCATIONS FOR DEVELOPMENT

1. Downtown Area (Main Street)
2. Topsfield Fairgrounds
3. Route One (north of Ipswich Road)
4. Steward School area
5. Old Highway Garage
6. Pye Brook Park
7. Nike Village Area
8. Route One (just south of Howlett Street)

## LIVE & WORK – 62 SUBMISSIONS

Live & Work submissions fell into the following categories:

1. Residential
2. Commercial
3. Mixed-Use
4. Other

## NEW IDEAS – 42 SUBMISSIONS

New Ideas submissions fell into the following categories:

1. Residential
2. Commercial Development
3. Utilities
4. Historic and Cultural Resources
5. Parks and Recreation
6. Other

## SERVE & CONNECT – 23 SUBMISSIONS

Serve & Connect submissions fell into the following categories:

1. Utility Expansion
2. Open Space and Recreation
3. Transportation
4. Public Facilities
5. School Buildings
6. Other

## KEY FINDINGS

1. Participants expressed interest in bringing a restaurant/bar to Topsfield.
2. There is a desire for mixed-use developments, particularly for small-scale residential and commercial development in the Downtown Area (Main Street).
3. Park and recreation improvement requests were popular including advocacy for youth sports turf infrastructure.
4. There is a need for a greater diversity of housing types, including mixed-use live/work developments, multi-family housing options, affordable units, tiny houses, and planned residential developments.
5. Participants are interested in reducing single-occupancy vehicle use through requests for additional bus service and safer/increased pedestrian and bike infrastructure.

## Live & Work

Sixty-two submissions responded to the question, "*Where in Topsfield would you support residential, commercial, or mixed-use (both residential and commercial) development?*" Participants were first asked to categorize their recommendations using a drop-down menu including Residential, Commercial, and Mixed-Use Development. Any submissions not sorted by participants were placed in an "Other" category.

### *Residential*

Thirty-one submissions were labeled as residential development. Participants labeled 15 of these submissions as residential but did not include further explanation; this summary assumes these submissions support any type of residential development. Three submissions may have been intended for the other questions, including two recommendations for a new park/community garden at 3 Kinsman Lane and another for sidewalk expansion on Washington Street (from Colrain Road to Boxford Road). The remaining 16 submissions included support for tiny houses, multi-family housing and 40B development, affordable housing, and planned residential development (e.g., starter homes or condos).

### *Commercial*

Nine submissions were labeled as commercial development. Two-thirds of these submissions supported a fine dining restaurant or brewery opening in Topsfield, mainly in the center of Topsfield either in the Downtown Area (Main Street) or closer to the center of Route One. One submission specifically called for retail and commercial office space on Route One, just south of Central Street. The remaining supported any business type that brings commercial money to Topsfield.

### *Mixed-Use*

Nineteen submissions were labeled as mixed-use development. Participants labeled ten of these submissions as mixed-use but did not include further explanation; this summary assumes these submissions support any type of mixed-use development. The remaining nine submissions specify interest in multi-family housing in combination with retail, office space, or "any" commercial development. Mixed-use housing submissions were located along Route One, in the Downtown Area (Main Street), and at the Congregational Church – Emerson Center site.

### *Other*

Three submissions for Live & Work were not sorted into one of the three categories. As this Crowdmap required a two-step submission process (select your location and confirm submission), this summary assumes these three submissions support any Residential, Commercial, or Mixed-Use development. One submission was placed in the Downtown Area (Main Street), another on Route One just south of Central Street, and the third in the Nike Village Area.

## New Ideas

Forty-two submissions responded to the question, "*What is something new you would like to add to Topsfield and where would you like to see it?*" The consultant team sorted submissions into six categories: commercial development, parks and recreation, utilities, historic and cultural resources, and residential. One blank submission was placed in an "other" category.

### *Commercial Development*

Seventeen submissions were sorted into the commercial development category. Eleven of these submissions supported a restaurant/tavern or food service establishment (e.g., bakery, ice cream, cafe, etc.); all but three were in the Downtown Area (Main Street). The outlying recommendations fell at 90 Main Street and the Topsfield Fairgrounds. Other recommendations included a Bed and Breakfast at 90 Main Street or 86 Howlett Street, a pharmacy on South Main Street, retail and an art gallery in the Downtown Area (Main Street), and a fitness gym or other commercial development on either side of Route One at the Central Street intersection.

### *Parks and Recreation*

Sixteen submissions were sorted into the parks and recreation category. Ideas in this category range from active play ideas to conservation land and garden spaces. This category was also the most well-spread throughout the entire Town. Outdoor park ideas included building a new park on Prospect Street, protecting conservation land for “Piggery Park” alongside the Topsfield Linear Common, finalizing the pump track and establishing a full park at Bare Hill with a community garden, creating a small arboretum or native plant garden behind the Proctor School, protecting the hilltop/ridge between Perkins Row and High Street as open space, adding a playground/splash pad to the area behind the Congregational Church Emerson Center, and creating a pollinator garden, ropes course, and dog park space at Pye Brook Park. Active and indoor recreation ideas included an indoor facility for youth sports and activities on Route One (adjacent to Klock Park), a turf sports facility at Klock Park or Pye Brook Park, and a recreational gym with a basketball court on Route One at the current Petco site. The final submission recommends adding green space to the Topsfield Village Shopping Center parking lot for outdoor seating and games.

### *Utilities*

Five submissions were sorted into the utility category. In this category, utilities are meant to encompass both utilities and public service ideas. One recommendation suggested building a municipal wastewater system to support downtown businesses (Route One), while another advocated for extending Town water to Blueberry Lane. Another recommended giving the public access to the Congregational Church Emerson Center patio for use by Town Hall, the Council on Aging, and the general public. Another suggested a new “Welcome to Topsfield” sign and other wayfinding signage in Town directing people to Topsfield’s main attractions. The final submission in this category advocated making Main Street (from Central Street to High Street) pedestrian-only on summer weekends for an Open Streets concept.

### *Historic and Cultural Resources*

Two submissions were sorted into the historic and cultural resources category; these included creating a Topsfield Historical Museum at the Gould Barn site and adding tasteful architectural lighting to illuminate Town Hall (“the heart of Topsfield”).

### *Residential*

One submission was sorted into the residential category, which recommended a restaurant or multi-family housing structure at the Old Highway Garage site.

### *Other*

One submission that did not include any content and was sorted into the “Other” category. This Crowdmap is a two-step submission process (select your location and confirm submission), so it is unclear what the intention of this submission at the Congregational Church Emerson Center was.

## **Serve & Connect**

Twenty-three submissions responded to the question, “*Where in Topsfield would you like to see utilities expanded or infrastructure upgrades?*” Participants were first asked to categorize their recommendations using a drop-down menu including Utility Expansion, Open Space and Recreation, Transportation, Public Facilities, and School Buildings. Any submissions not sorted by participants were placed in an “Other” category.

### *Utility Expansion*

Four submissions were labeled as utility expansion. Two of these utility expansion comments were connected to street signage near Averill Street, including that the Street Sign incorrectly names “Averill Road” and that signage on Route One directing individuals to Ipswich Road claims “Next Right” which incorrectly puts drivers on Averill Street – a dangerous roadway. One submission discusses septic capacity in the Downtown Area (Main Street) and the other supports reducing the cluttered telephone poles and adding “attractive” street lamps along Route One (between South Main Street and Route 97).

### *Open Space and Recreation*

Four submissions were labeled as open space and recreation. One submission was labeled as open space and recreation without further explanation; this summary assumes this submission supports any type of open space and recreation in between Averill Street, Ipswich Road, and Route One. Another submission calls for resurfacing the Rail Trail with permeable gravel/stone to mitigate mud. A third submission hopes for a large turf sports facility for youth athletics at Pye Brook Park. The final submission recommends parking and a designated trail off Perkins Row with a kayak/inflatable launch site for Mile Brook.

### *Transportation*

Five submissions were labeled transportation. Two Park Street Center Park & Ride submissions called for bus service to Boston or neighboring commuter rail stations (Hamilton, Beverly, Ipswich). Another recommends a bridge over Route One between High and Howlett Street. The remaining two ideas are connected to pedestrian safety/walkability with a request for a sidewalk on Perkins Row and flashing crosswalk lights at the Washington Street/Boxford Road intersection.

### *Public Facilities*

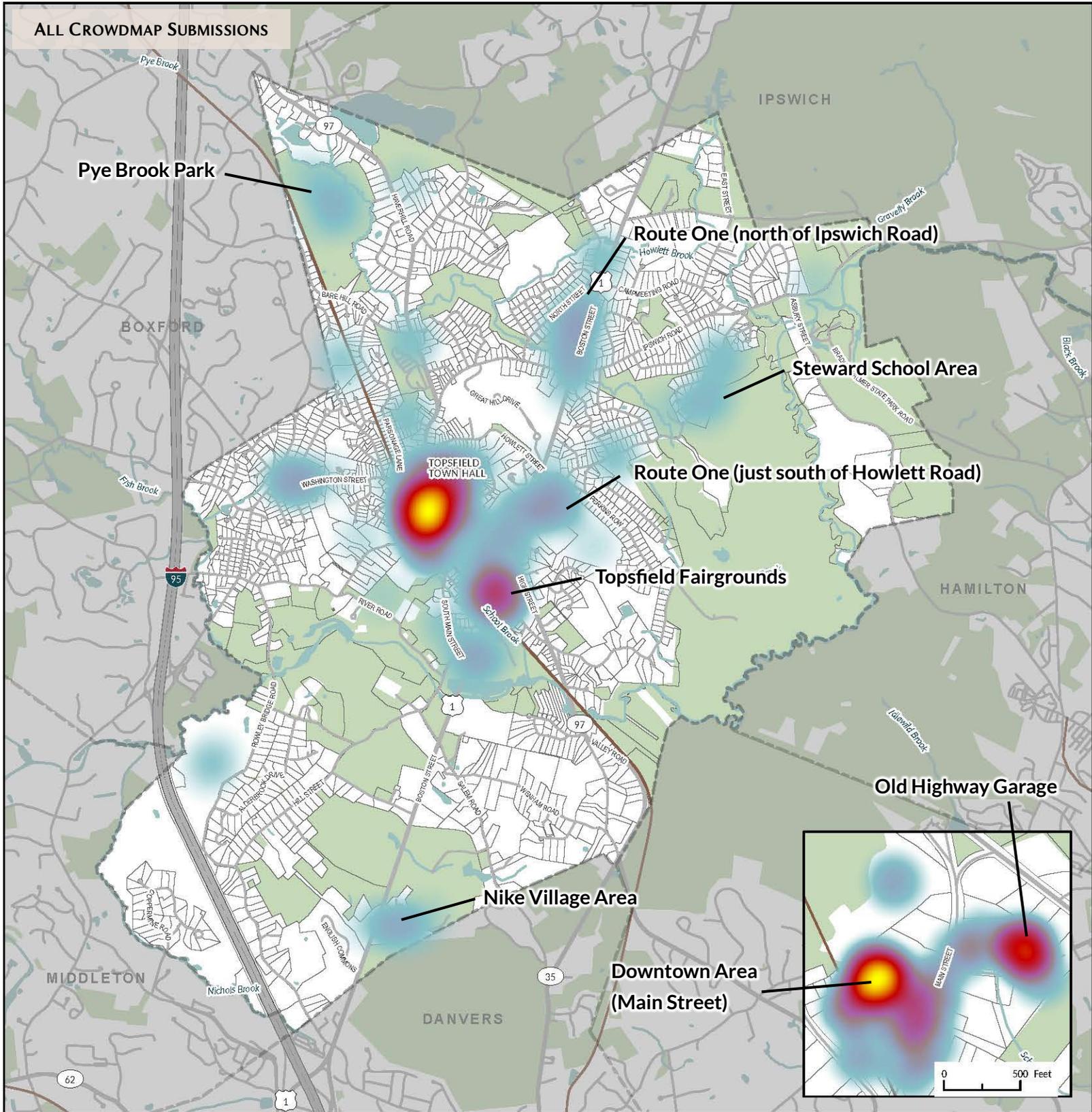
Four submissions were labeled as public facilities. Two of these submissions are more connected to open space and recreation with an idea to transition the Steward School tennis courts into pickleball courts and request “functioning” softball fields at Klock Park. Another submission suggests adding public restroom facilities to the Downtown Area (Main Street) for events and shoppers to access. The final recommendation is to upgrade or merge the Fire Station with the Police Station.

### *School Buildings*

Two submissions were labeled as school buildings, one at the Proctor School and the other at the Steward School. Neither submission included an additional explanation of proposed infrastructure repairs. This summary assumes these submissions support general infrastructure repairs at both elementary schools.

### *Other*

Four submissions for Serve & Connect were not sorted into one of the five categories. Two of these submissions were requests for paved parking and sidewalks in the Town Common area across from Town Hall. Another submission was made about the Topsfield Village Shopping Center appearance, hoping the Town may help intervene. The final submission, recognizing the importance of the Topsfield Fair, shared an idea to create a year-round, state-of-the-art sports facility on the Fairground’s land.



ALL CROWDMAP SUBMISSIONS

Pye Brook Park

Route One (north of Ipswich Road)

Steward School Area

Route One (just south of Howlett Road)

Topsfield Fairgrounds

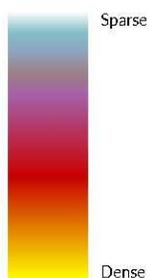
Nike Village Area

Downtown Area  
(Main Street)

Old Highway Garage

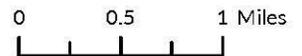
- Schools
- Buildings
- Parcels
- Trails
- Water bodies
- Open space

Crowdmap Responses



Comment Clusters

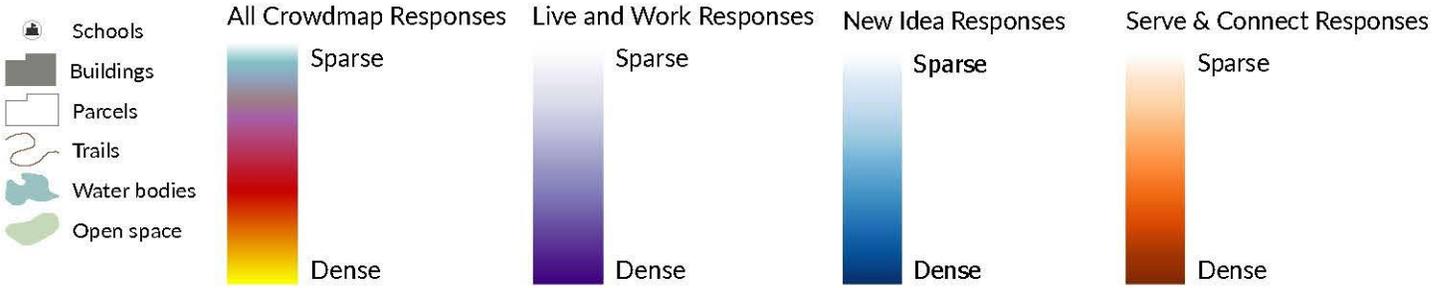
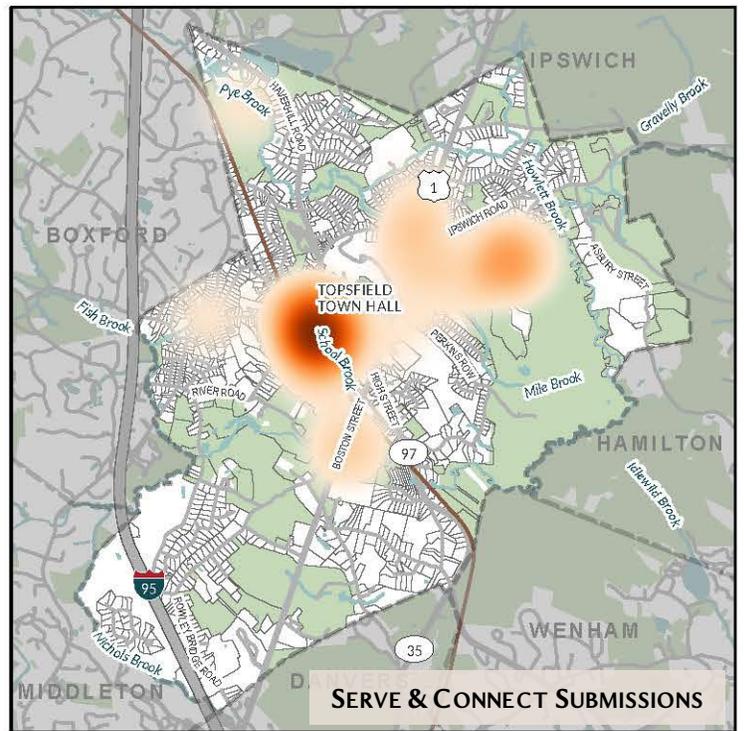
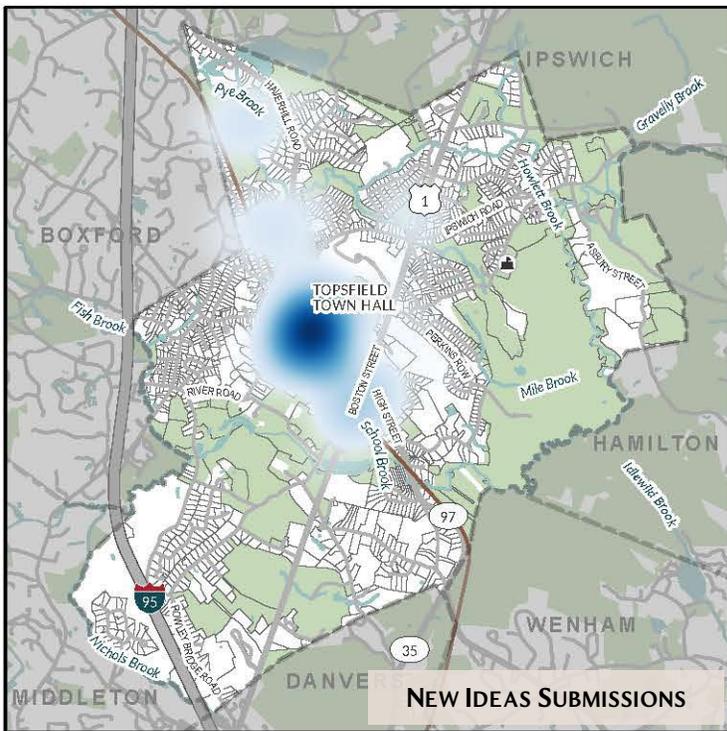
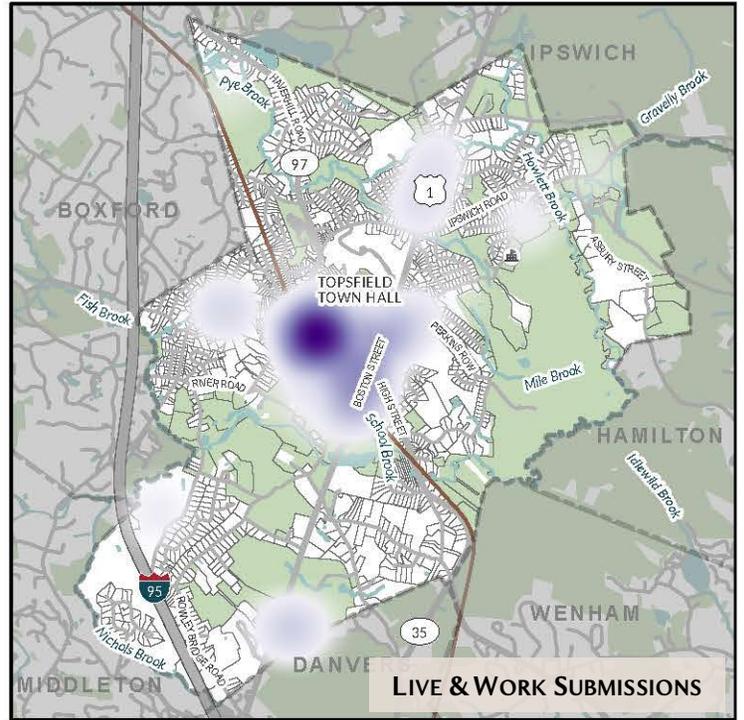
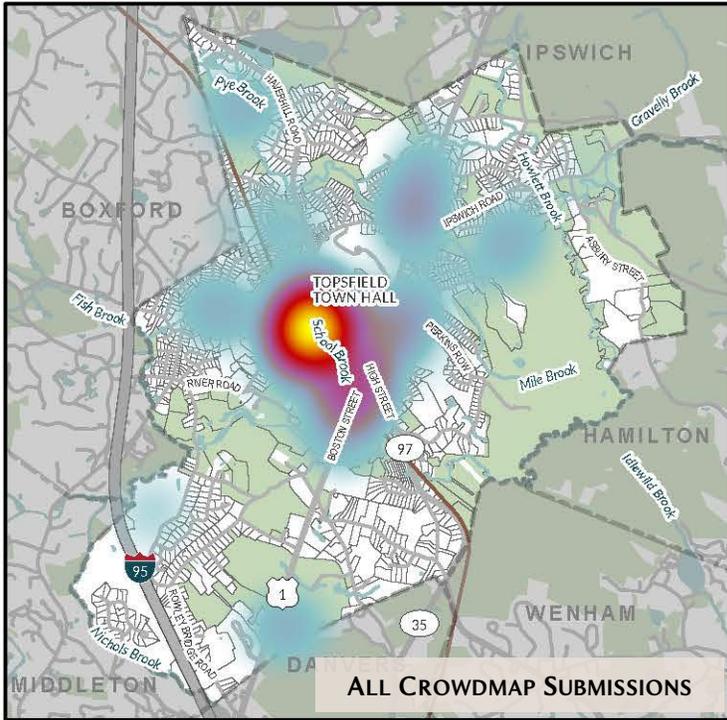
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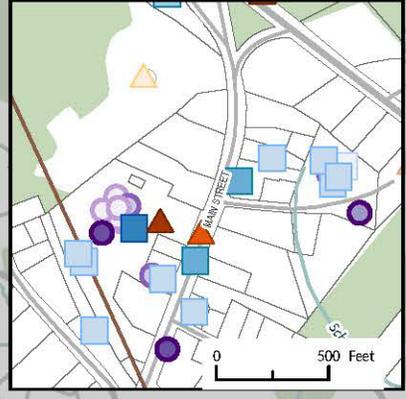
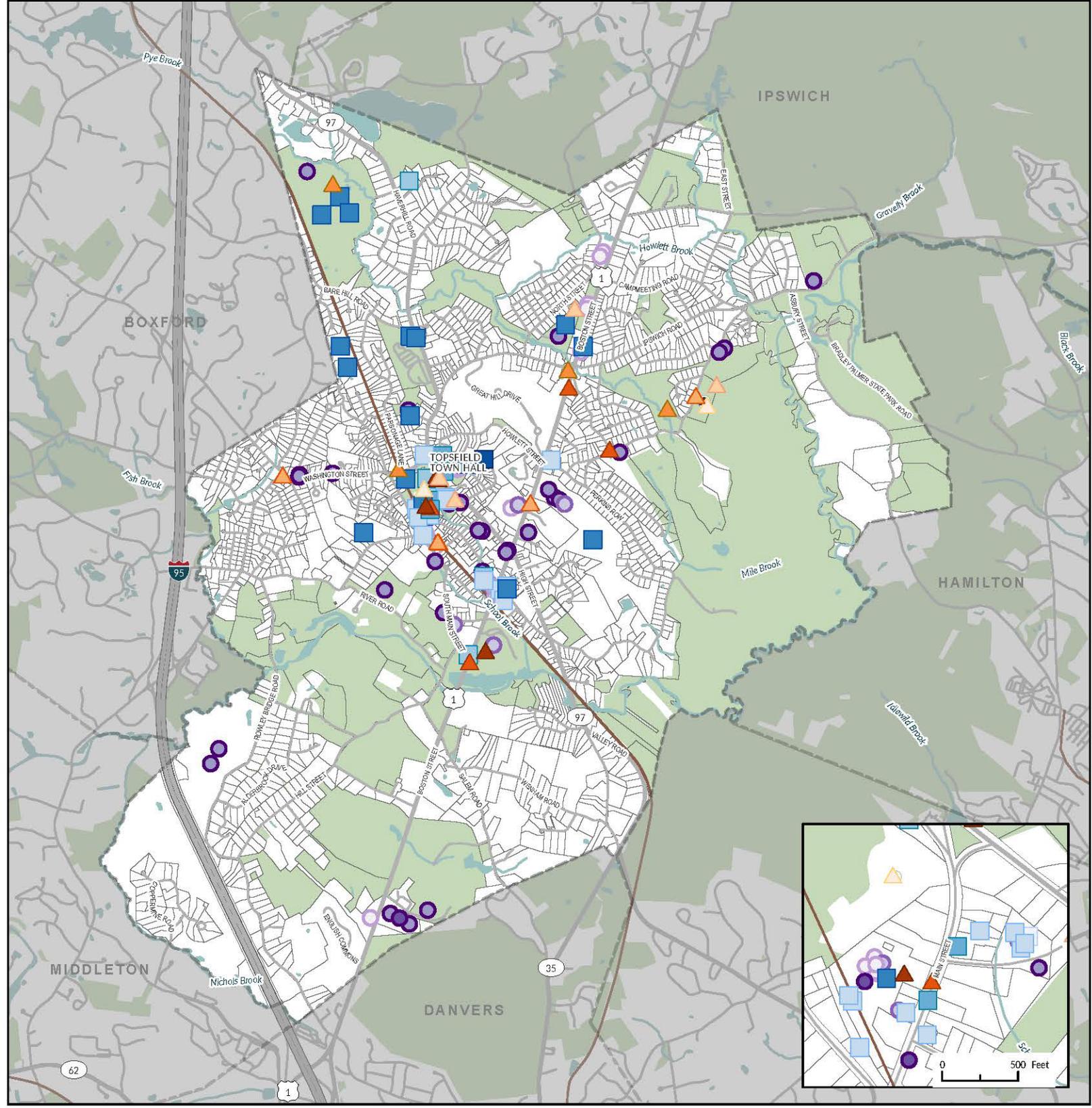
# TOWN OF TOPSFIELD - CROWDMAP SUGGESTIONS BY TYPE

J M GOLDSON

Prepared by JM Goldson LLC



Sources: MassGIS, MassDEP, MAPC Trailmap



- Schools
- Buildings
- Parcels
- Trails
- Water bodies
- Open space

### Live and Work

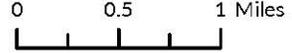
- category
- Mixed-Use
  - Commercial
  - Residential
  - Other

### New Ideas

- Category
- Residential
  - Commercial Development
  - Utilities
  - Historic and Cultural Resources
  - Parks and Recreation
  - Other

### Serve & Connect

- Category
- School Buildings
  - Public Facilities
  - Transportation
  - Open Space and Recreation
  - Utility Expansion
  - Other



Sources: MassGIS, MassDEP, MAPC Trailmap

OBJECT ID	QUESTION	RESPONSE	X	Y
1	L&W	Tiny house	-70.9514183078561	42.6376849441627
2	L&W		-70.9516009285710	42.6395771986111
3	L&W		-70.9512039616368	42.6371778485314
4	L&W		-70.9548303082255	42.6080151958445
5	L&W	Restaurant	-70.9433169260288	42.6327656442484
6	L&W	Retail below; apartments above	-70.9516210451391	42.6396008759473
7	L&W	Apartments or 40B housing	-70.9509129419592	42.6082757781161
8	L&W	Shops, restaurants, mixed family housing	-70.9438191749060	42.6325594542893
9	L&W	restaurant, mixed housing, retail	-70.9348282478884	42.6513710379336
10	L&W	Restaurant	-70.9481277520962	42.6303021016002
11	L&W	Year round restaurant	-70.9440125310055	42.6287409648353
12	L&W	multi-family, retail	-70.9516394186692	42.6397945830166
13	L&W	Multi-family prof office	-70.9510854914318	42.6373224660421
14	L&W	Retail and commercial office	-70.9442615896369	42.6333223337727
15	L&W		-70.9478089555777	42.6423059522487
16	L&W		-70.9425122633243	42.6360531213342
17	L&W		-70.9376188410442	42.6401354160116
18	L&W		-70.9528430594130	42.6072155044586
19	L&W		-70.9569200171153	42.6076813991876
20	L&W		-70.9452148569737	42.6375229847229
21	L&W		-70.9728258711516	42.6207324720653
22	L&W	Housing (of any sort)	-70.9644337488417	42.6417098848438
23	L&W	Encourage multifamily affordable housing development somewhere along High Street, as properties come on the	-70.9474931254659	42.6397350473469
24	L&W	apartments/condos above shops	-70.9518036868091	42.6396717845816
25	L&W		-70.9341112055312	42.6550507131891
26	L&W	Local fine dining restaurant or brewery	-70.9512036263604	42.6390858918597
27	L&W	Local fine dining restaurant or brewery	-70.9514933049339	42.6397113700619
28	L&W	Fine Dining Restaurant, Brewery or Bar	-70.9490471303119	42.6399994430803
29	L&W	Multi-family housing over commercial	-70.9516143396168	42.6396936120924
30	L&W	Residential units on top of commercial development	-70.9474274113426	42.6424578750018
31	L&W		-70.9455981447940	42.6375961629359
32	L&W		-70.9421756460913	42.6393167473239
33	L&W		-70.9370901777995	42.6399402501055
34	L&W		-70.9342148497358	42.6547130701279
35	L&W		-70.9325304224745	42.6590842682479
36	L&W		-70.9643765234664	42.6418999305809
37	L&W		-70.9554179453570	42.6329929994221
38	L&W		-70.9492488646229	42.6312406661750
39	L&W	Restaurants, housing, commercial	-70.9433050894459	42.6324720406370
40	L&W		-70.9451719069201	42.6344295601449
41	L&W		-70.9440024637897	42.6332376906792
42	L&W		-70.9426828169544	42.6359055522831
43	L&W		-70.9197874808047	42.6516499204842
44	L&W		-70.9104104780894	42.6568498162592
45	L&W	We need to bring more commercial money into	-70.9365567708624	42.6396174033259
46	L&W	We need to bring more commercial money into	-70.9414172688736	42.6395627728071
47	L&W	PRD (planned residential development) eg starter homes	-70.9486729739425	42.6396482317964
48	L&W	PRD (planned residential development) eg starter homes	-70.9501384649112	42.6352019993517
49	L&W	PRD (planned residential development) eg starter homes	-70.9382278918259	42.6407373786763
50	L&W	Starter home or condos	-70.9403450479353	42.6374435714682
51	L&W	PRD (planned residential development) eg starter homes	-70.9307776011753	42.6436206318349
52	L&W	PRD (planned residential development) eg starter homes	-70.9203196667012	42.6513384653566
53	L&W	PRD (planned residential development)	-70.9736873673050	42.6195876802391
54	L&W	green space park for area residents to use.	-70.9644057944075	42.6417870444676

55	L&W		-70.9538647129805	42.6076519581326
56	L&W		-70.9328268065717	42.6587449985281
57	L&W	Sidewalk on both sides of Washington St from Colrain Rd	-70.9608956704265	42.6420023229096
58	L&W	Multi-family housing	-70.9529386711497	42.6468746469902
59	L&W	Starter homes, condos, multi-family housing	-70.9371958919349	42.6525825844607
60	L&W	Starter homes, condos	-70.9635626764477	42.6652854699971
61	L&W		-70.9518165762772	42.6394674932519
62	L&W		-70.9510183506125	42.6384256798390
1	S&C	Bridge over the highway	-70.9401396189482	42.6398224690145
2	S&C	Firehouse upgrade or united with police station	-70.9480537071489	42.6401138826779
3	S&C	A return of bus service to Boston OR bus service to nearb	-70.9497461810357	42.6367516385101
4	S&C	Improved setpic to satisfy needs of businesses in the village. Most occupy very small lots that do not allow	-70.9506064858326	42.6394883472538
5	S&C	Paved parking spaces + sidewalk	-70.9499493583719	42.6419152920400
6	S&C	Paved parking spaces + sidewalk	-70.9498581632653	42.6416430122621
7	S&C		-70.9513088358550	42.6408930794913
8	S&C		-70.9361938343377	42.6500926852907
9	S&C	Functioning Softball fields!	-70.9354865882073	42.6548118843231
10	S&C		-70.9216227200400	42.6473433019723
11	S&C	The crosswalk here is dangerous as it runs diagonally and oncoming vehicles have limited sight requiring them to suddenly stop at last minute. Would be great to install	-70.9661197259685	42.6419606718874
12	S&C	sidewalk	-70.9227834425525	42.6480814686883
13	S&C	Re-surface the Rail Trail with permeable gravel / stone dust to mitigate mud	-70.9539904415268	42.6424282796875
14	S&C	Prefer to have bus service to Boston or adjacent MBTA rail stations. If not possible, prefer some of the parking lot be converted to mixed-use development.	-70.9498601749216	42.6368207005194
15	S&C	The Town needs to figure out how to get this plaza back from the owner or force him to do what the town	-70.9511055754736	42.6395953599791
16	S&C	This is a truly special part of the state and country. When its fair season its incredible, it is very sad the other 50 weeks of the year. There must be a way to use the land during the rest of the year. We should create a state of	-70.9448514603321	42.6284026514069
17	S&C	This town needs a large turf sports facility. There are a lot of kids in this town in the sports programs and the fields are an some of the worst in the state	-70.9608712889486	42.6644442895066
18	S&C	Parking, designated trail with access for kayaks and inflat	-70.9257770681947	42.6471087697821
19	S&C	Modify Steward School tennis courts to be pickleball cour	-70.9206057692144	42.6489185253202
20	S&C	This stretch of Rte one all the way to Rte 97 is cluttered with telephone poles. Would like to see that clutter reduced and the addition of attractive street lamps welcoming people to our town. This section is what	-70.9465193945348	42.6275479471674
21	S&C	Public Restrooms for Downtown Events or for shoppers	-70.9496894700225	42.6418109515267
22	S&C	Street sign is incorrect. Says Averill "Road"	-70.9318299300581	42.6439348764518
23	S&C	Any signage that currently says "Next Right" is incorrect. Averill Street is the next right and is dangerous to take. Better signage is needed for the safety of those turning	-70.9361077742199	42.6487238720467

1	NI	Great place for a park	-70.9576509234166	42.6374059863885
2	NI	Topsfield Historical Museum	-70.9493733539839	42.6433575657726
3	NI	Tasteful architectural lighting on Town Hall, the heart of	-70.9510255947370	42.6416134165625
4	NI	Bare Hill Park made into a real park, more than just a pump	-70.9527422085064	42.6525904822414
5	NI	B&B	-70.9379495415911	42.6430186081313
6	NI	B&B/tavern	-70.9512709435212	42.6433999528092
7	NI	Full service restaurant or brewery	-70.9490017406048	42.6399145173671
8	NI	Bakery or ice cream shop	-70.9510742945121	42.6390549626883
9	NI	Full service restaurant/diner	-70.9520358813416	42.6392079697809
10	NI	Pharmacy	-70.9513759845822	42.6372332298238
11	NI	Book store or retail	-70.9497362457976	42.6401389793596
12	NI	Smoothie shop	-70.9506901088343	42.6387596236828
13	NI	Coffee/sandwich cafe	-70.9433608995649	42.6330180350996
14	NI	Restaurant or multi-family housing	-70.9488697824819	42.6400662382331
15	NI	Municipal wastewater system to support businesses in dd	-70.9450449101549	42.6340138797206
16	NI	Restaurant	-70.9429691107823	42.6321697401167
17	NI	Gym (e.g. Planet Fitness)	-70.9426168694756	42.6332964671299
18	NI	RESTAURANT/BAR	-70.9491094244630	42.6401196312570
19	NI	Conservation Land for "Piggery Park"	-70.9600922092883	42.6518006245044
20	NI	Conservation Land for "Piggery Park"	-70.9593224153007	42.6501908608587
21	NI	pump track	-70.9521662041211	42.6524464750496
22	NI	ropes course	-70.9601330354476	42.6633294213824
23	NI	community garden	-70.9527732215488	42.6464322125663
24	NI	pollinator garden	-70.9591386064555	42.6620887956169
25	NI	Gym with Indoor Basketball Court	-70.9425913884904	42.6330892691464
26	NI	Art Gallery	-70.9501501887701	42.6399333442530
27	NI	Small Arboretum or Native Plant Garden	-70.9532286941666	42.6415463329232
28	NI	this should be a restaurant with an outdoor patio in the back facing the rail trail.	-70.9521032560281	42.6392834200847
29	NI	This should be a parking lot with a green space in the middle for outdoor seating and games.	-70.9514240285046	42.6395072147669
30	NI	this should absolutely be a small brewery with a great	-70.9489313133662	42.6399750799374
31	NI	This could be a really nice green space with an awesome playground and splash pad	-70.9468472998261	42.6426832613383
32	NI	Realllly good artisan coffee shop / lunch spot, aimed at getting cyclers and all rail trail users to stop in. Should	-70.9519069692361	42.6385910383142
33	NI	On the summer weekend we should shut down main street from Central street to High Street to foot traffic only. Kids could ride bikes, farmers markets, concerts etc right on main street. You can still get in and out of the	-70.9506780565024	42.6392169839417
34	NI	great area for more commercial development	-70.9450201880421	42.6337374106213
35	NI	Either Klock or Pye brook need to be developed in large turf sports facilities. What we have now is unfortunate	-70.9364600017900	42.6534733846410
36	NI	Patio to be used by Town Hall, COA & the public	-70.9492566778924	42.6421569886705
37	NI		-70.9450161054399	42.6430793733049
38	NI	New Welcome To Topsfield Sign indication direction to downtown shops, historical sites, wildlife sanctuary, and state park. Also indicate "home of the country's oldest	-70.9466695982397	42.6279900080537
39	NI	Protected as open space land for wildlife and trails. This is one of Topsfield's last undeveloped hilltops/ridges.	-70.9335955816339	42.6368850385305
40	NI	Extend town water system to Blueberry Lane	-70.9528641548027	42.6645641789843
41	NI	Designated fenced area for a dog park	-70.9620177240551	42.6619403655288
42	NI	indoor recreation facilitie adjascent to Klock park, on route 1, to host youth sports and activities	-70.9345860842280	42.6517832115906
			TOTAL	127

OBJECTID	Category	What kind of development would you like to see here (e.g., shop type, multi-family housing, local	x	y
1	1	Tiny House	-70.9514183078561	42.6376849441627
2	3		-70.9516009285710	42.6395771986111
3	3		-70.9512039616368	42.6371778485314
4	1		-70.9548303082255	42.6080151958445
5	2	Restaurant	-70.9433169260288	42.6327656442484
6	3	Retail below; apartments above	-70.9516210451391	42.6396008759473
7	1	Apartments or 40B housing	-70.9509129419592	42.6082757781161
8	3	Shops, restaurants, mixed family housing	-70.9438191749060	42.6325594542893
9	3	restaurant, mixed housing, retail	-70.9348282478884	42.6513710379336
10	2	Restaurant	-70.9481277520962	42.6303021016002
11	2	Year round restaurant	-70.9440125310055	42.6287409648353
12	3	multi-family, retail	-70.9516394186692	42.6397945830166
13	3	Multi-family prof office	-70.9510854914318	42.6373224660421
14	2	Retail and commercial office	-70.9442615896369	42.6333223337727
15	3		-70.9478089555777	42.6423059522487
16	1		-70.9425122633243	42.6360531213342
17	1		-70.9376188410442	42.6401354160116
18	1		-70.9528430594130	42.6072155044586
19	3		-70.9569200171153	42.6076813991876
20	1		-70.9452148569737	42.6375229847229
21	1		-70.9728258711516	42.6207324720653
22	1	Housing (of any sort)	-70.9644337488417	42.6417098848438
23	1	Encourage multifamily affordable housing development somewhere along High Street, as	-70.9474931254659	42.6397350473469
24	3	apartments/condos above shops	-70.9518036868091	42.6396717845816
25	3		-70.9341112055312	42.6550507131891
26	2	Local fine dining restaurant or brewery	-70.9512036263604	42.6390858918597
27	2	Local fine dining restaurant or brewery	-70.9514933049339	42.6397113700619
28	2	Fine Dining Restaurant, Brewery or Bar	-70.9490471303119	42.6399994430803
29	3	Multi-family housing over commercial	-70.9516143396168	42.6396936120924
30	3	Residential units on top of commercial development	-70.9474274113426	42.6424578750018
31	1		-70.9455981447940	42.6375961629359
32	3		-70.9421756460913	42.6393167473239
33	1		-70.9370901777995	42.6399402501055
34	3		-70.9342148497358	42.6547130701279

35	3		-70.9325304224745	42.6590842682479
36	1		-70.9643765234664	42.6418999305809
37	1		-70.9554179453570	42.6329929994221
38	1		-70.9492488646229	42.6312406661750
39	3	Restaurants, housing, commercial	-70.9433050894459	42.6324720406370
40	1		-70.9451719069201	42.6344295601449
41	3		-70.9440024637897	42.6332376906792
42	1		-70.9426828169544	42.6359055522831
43	1		-70.9197874808047	42.6516499204842
44	1		-70.9104104780894	42.6568498162592
45	2	We need to bring more commercial money into	-70.9365567708624	42.6396174033259
46	2	We need to bring more commercial money into	-70.9414172688736	42.6395627728071
47	1	PRD (planned residential development) eg starter hon	-70.9486729739425	42.6396482317964
48	1	PRD (planned residential development) eg starter hon	-70.9501384649112	42.6352019993517
49	1	PRD (planned residential development) eg starter hon	-70.9382278918259	42.6407373786763
50	1	Starter home or condos	-70.9403450479353	42.6374435714682
51	1	PRD (planned residential development) eg starter hon	-70.9307776011753	42.6436206318349
52	1	PRD (planned residential development) eg starter hon	-70.9203196667012	42.6513384653566
53	1	PRD (planned residential development)	-70.9736873673050	42.6195876802391
54	1	green space park for area residents to use.	-70.9644057944075	42.6417870444676
55			-70.9538647129805	42.6076519581326
56	3		-70.9328268065717	42.6587449985281
57	1	Sidewalk on both sides of Washington St from Colrain	-70.9608956704265	42.6420023229096
58	1	Multi-family housing	-70.9529386711497	42.6468746469902
59	1	Starter homes, condos, multi-family housing	-70.9371958919349	42.6525825844607
60	1	Starter homes, condos	-70.9635626764477	42.6652854699971
61			-70.9518165762772	42.6394674932519
62			-70.9510183506125	42.6384256798390
			<b>TOTAL</b>	<b>62</b>



OBJECTID	Category	What type of utility expansion or infrastructural upgrades are needed here (e.g., public water, solar panels, traffic signage/signalization, road	x	y
1	3	Bridge over the highway	-70.9401396189482	42.6398224690145
2	4	Firehouse upgrade or united with police station	-70.9480537071489	42.6401138826779
3	3	A return of bus service to Boston OR bus service to	-70.9497461810357	42.6367516385101
4	1	Improved setpic to satisfy needs of businesses in the village. Most occupy very small lots that do	-70.9506064858326	42.6394883472538
5		Paved parking spaces + sidewalk	-70.9499493583719	42.6419152920400
6		Paved parking spaces + sidewalk	-70.9498581632653	42.6416430122621
7	5		-70.9513088358550	42.6408930794913
8	2		-70.9361938343377	42.6500926852907
9	4	Functioning Softball fields!	-70.9354865882073	42.6548118843231
10	5		-70.9216227200400	42.6473433019723
11	3	The crosswalk here is dangerous as it runs diagonally and oncoming vehicles have limited sight requiring them to suddenly stop at last	-70.9661197259685	42.6419606718874
12	3	sidewalk	-70.9227834425525	42.6480814686883
13	2	Re-surface the Rail Trail with permeable gravel /	-70.9539904415268	42.6424282796875
14	3	Prefer to have bus service to Boston or adjacent MBTA rail stations. If not possible, prefer some of the parking lot be converted to mixed-use	-70.9498601749216	42.6368207005194
15		The Town needs to figure out how to get this plaza back from the owner or force him to do	-70.9511055754736	42.6395953599791
16		This is a truly special part of the state and country. When its fair season its incredible, it is very sad the other 50 weeks of the year. There must be a way to use the land during the rest of	-70.9448514603321	42.6284026514069
17	2	This town needs a large turf sports facility. There are a lot of kids in this town in the sports	-70.9608712889486	42.6644442895066
18	2	Parking, designated trail with access for kayaks and	-70.9257770681947	42.6471087697821
19	4	Modify Steward School tennis courts to be pickleball	-70.9206057692144	42.6489185253202
20	1	This stretch of Rte one all the way to Rte 97 is cluttered with telephone poles. Would like to see that clutter reduced and the addition of attractive street lamps welcoming people to our town. This	-70.9465193945348	42.6275479471674
21	4	Public Restrooms for Downtown Events or for	-70.9496894700225	42.6418109515267
22	1	Street sign is incorrect. Says Averill "Road"	-70.9318299300581	42.6439348764518
23	1	Any signage that currently says "Next Right" is incorrect. Averill Street is the next right and is dangerous to take. Better signage is needed for	-70.9361077742199	42.6487238720467
<b>TOTAL</b>				<b>23</b>



OBJECTID		What would you like to see here?	x	y
1	5	Great place for a park	-70.9576509234166	42.6374059863885
2	4	Topsfield Historical Museum	-70.9493733539839	42.6433575657726
3	4	Tasteful architectural lighting on Town Hall, the	-70.9510255947370	42.6416134165625
4	5	Bare Hill Park made into a real park, more than j	-70.9527422085064	42.6525904822414
5	2	B&B	-70.9379495415911	42.6430186081313
6	2	B&B/tavern	-70.9512709435212	42.6433999528092
7	2	Full service restaurant or brewery	-70.9490017406048	42.6399145173671
8	2	Bakery or ice cream shop	-70.9510742945121	42.6390549626883
9	2	Full service restaurant/diner	-70.9520358813416	42.6392079697809
10	2	Pharmacy	-70.9513759845822	42.6372332298238
11	2	Book store or retail	-70.9497362457976	42.6401389793596
12	2	Smoothie shop	-70.9506901088343	42.6387596236828
13	2	Coffee/sandwich cafe	-70.9433608995649	42.6330180350996
14	1	Restaurant or multi-family housing	-70.9488697824819	42.6400662382331
15	3	Municipal wastewater system to support busine	-70.9450449101549	42.6340138797206
16	2	Restaurant	-70.9429691107823	42.6321697401167
17	2	Gym (e.g. Planet Fitness)	-70.9426168694756	42.6332964671299
18	2	RESTAURANT/BAR	-70.9491094244630	42.6401196312570
19	5	Conservation Land for "Piggery Park"	-70.9600922092883	42.6518006245044
20	5	Conservation Land for "Piggery Park"	-70.9593224153007	42.6501908608587
21	5	pump track	-70.9521662041211	42.6524464750496
22	5	ropes course	-70.9601330354476	42.6633294213824
23	5	community garden	-70.9527732215488	42.6464322125663
24	5	pollinator garden	-70.9591386064555	42.6620887956169
25	5	Gym with Indoor Basketball Court	-70.9425913884904	42.6330892691464
26	2	Art Gallery	-70.9501501887701	42.6399333442530
27	5	Small Arboretum or Native Plant Garden	-70.9532286941666	42.6415463329232
28	2	this should be a restaurant with an outdoor	-70.9521032560281	42.6392834200847
29	5	This should be a parking lot with a green space in the middle for outdoor seating and games.	-70.9514240285046	42.6395072147669
30	2	this should absolutely be a small brewery with	-70.9489313133662	42.6399750799374
31	5	This could be a really nice green space with an awesome playground and splash pad	-70.9468472998261	42.6426832613383
32	2	Reallllly good artisan coffee shop / lunch spot, aimed at getting cyclers and all rail trail users	-70.9519069692361	42.6385910383142

33	3	On the summer weekend we should shut down main street from Central street to High Street to foot traffic only. Kids could ride bikes,	-70.9506780565024	42.6392169839417
34	2	great area for more commercial development	-70.9450201880421	42.6337374106213
35	5	Either Klock or Pye brook need to be developed in large turf sports facilities. What	-70.9364600017900	42.6534733846410
36	3	Patio to be used by Town Hall, COA & the	-70.9492566778924	42.6421569886705
37			-70.9450161054399	42.6430793733049
38	3	New Welcome To Topsfield Sign indication direction to downtown shops, historical sites, wildlife sanctuary, and state park. Also indicate	-70.9466695982397	42.6279900080537
39	5	Protected as open space land for wildlife and trails. This is one of Topsfield's last	-70.9335955816339	42.6368850385305
40	3	Extend town water system to Blueberry Lane	-70.9528641548027	42.6645641789843
41	5	Designated fenced area for a dog park	-70.9620177240551	42.6619403655288
42	5	indoor recreation facilitie adjascent to Klock park, on route 1, to host youth sports and	-70.9345860842280	42.6517832115906
<b>TOTAL</b>				<b>42</b>

