

Ref.: 22125

February 28, 2023

Mr. Matthew Cote, P.E.  
Beals & Thomas, Inc.  
144 Turnpike Road  
Southborough, MA 01772

Reg.: 2<sup>nd</sup> Traffic Peer Review  
Emerson Homes Apartments  
10 High Street, Topsfield, MA

Dear Matt:

**Chappell Engineering Associates, LLC** (CEA) is in receipt of the supplemental information submitted by the applicant for the above-referenced project in response to our January 30, 2023 initial review letter. The following additional document was reviewed as part of our peer review services to the Town of Topsfield:

- February 17, 2023 Response to Independent Peer Review for Emerson Homes letter from Vanasse & Associates, Inc. to the Zoning Board of Appeals of the Town of Topsfield.

Based on a review of the supplied information all traffic comments have been addressed. We are still awaiting turning movements figures for the largest fire truck to be used on site, as requested in Comment 18 of our initial review letter. Once we have received those figures, we will be able to finalize our review. Please feel free to contact me if you have any questions regarding this review.

Sincerely,

**Chappell Engineering Associates, LLC**



Kirsten Braun, P.E.  
Project Manager