

Feb 27, 2023

Mr. Robert Moriarty, Chair
Town of Foxboro Zoning Board of Appeals
c/o Ms. Lynne Bermudez
Town of Topsfield, Town Hall
8 West Common Street
Topsfield, MA 01986

Via: email to lbermudez@topsfield-ma.gov

Re: Emerson Homes, LP (Chapter 40B Comprehensive Permit Application)
10 High Street, Topsfield MA
Update to peer review comments received

Dear Mr. Moriarty and the Members of the Zoning Board of Appeals,

DeVellis Zrein, Inc. is the Civil Engineer and Landscape Architect representing Emerson Homes, LP for the above referenced project. The purpose of this letter is to advise that we are in receipt of the Beals + Thomas correspondence (today's letter as well as the correspondence dated February 3rd). We are in the process of revising the site plans and documents accordingly to address the Beals + Thomas comments, the various department head letters received and possible additional comments we may receive at tomorrow's hearing.

Our design was based on the state regulations with respect to MA Wetland Protection and DEP Stormwater Regulations as is customary for the M.G.L c. 40B Comprehensive Permit process. We are now in the process of reviewing your Topsfield regulations with the goal of accommodating those regulations as well. The specific items that we cannot accommodate in the design, we will list them and provide the reasons why as suggested by Beals + Thomas. Based on the initial review, I feel confident that we can address the vast majority.

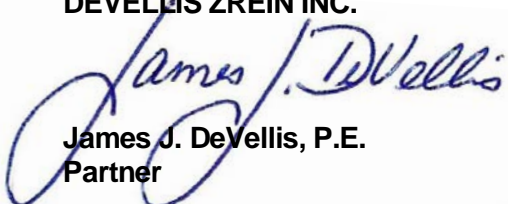
The goal of providing the higher levels of mitigation for larger storm events and adding mitigation for phosphorus and nitrogen removal will require reworking the plans and drainage analyses which was not possible in the short time we had. In addition, we will be adding the High Street cross walks and curb cuts as suggested as well as other suggestions and comments which were reasonable and appreciated.

I will be attending your February 28th hearing and can provide a summary and answer any questions you may have. Should you have any questions concerning this submittal or require additional information, please do not hesitate to contact me at (781) 771-8104 or at jim@develliszrein.com.

Thank you for your assistance and consideration.

Sincerely,

DEVELLIS ZREIN INC.



James J. DeVellis, P.E.
Partner