

Lauren Dyer
7 Towne Hill Lane
Topsfield, MA 01983

February 4, 2023

Robert Moriarty, Esq.,
Chairman Zoning Board of Appeals
Topsfield Town Hall
8 West Common Street
Topsfield, MA 01983

Dear Mr. Moriarty,

My husband and I have lived in Topsfield for 30 years. We were attracted to its rural feel, and continue to appreciate the small town atmosphere. We raised our children here. We are not against change by any means, but when change means more stress on our environment and infrastructure without the means to mitigate adverse affects, we feel the need to raise our voices. We simply ask that you consider our concerns, of which a few are listed below.

SAFETY/TRAFFIC PATTERN: The current traffic pattern at 5 corners is precarious. Any additional entrance/exit road on High Street will only add to the near-miss accidents I've witnessed over the years. I've seen cars make hairpin turns from route 97 north onto East Common Street, cars driving from the center of town that attempt to shoot across High St. onto East Common St. Some have actually had to stop ON route 97 north/High St. — crosswise — when traffic is at a standstill on the road.

Barring safety issues between Main, High, and East Common streets, who will pay for any reconstruction of that intersection? The residents of Topsfield, or the Caleb Group?

DELICATE ECOSYSTEMS: Regarding the paving of the field and the affect on the vernal pools, wetlands, streams, etc.: I admit, I am a nature lover, and I do care about the delicate ecosystems that thrive in Emerson Field. It pains me to see this disappear. In addition to the wildlife concern, where will the runoff from the paved field go? Into the vernal pools near the end of Deer Run, and School Brook?

BUILD WHERE IT MAKES SENSE: I am not against 40B, elderly or otherwise, but any new housing should be built in a location that makes sense, and not burden an already dangerous intersection, or eliminate a wildlife haven. There MUST be a safer location to include 40B in Topsfield, mustn't there? Why the need to build at Emerson Field?

FINAL QUESTIONS:

Who will fund an expanded Council on Aging due to an additional 40+ residents?
Can our fire & police departments handle an increased volume of calls?

Thank you for reviewing our concerns regarding the development of Emerson Field for a large housing development.

Lauren Dyer



Ellery Dyer

