

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

Dear Mr. Moriarty:

As a former resident (1972 – 2017) of 31 High Street and a current resident at 3 Great Hill Drive I wish to express the following concerns I have regarding the Emerson Commons proposal.

1. Traffic on High Street increased each year we lived on the High Street. Traffic was highest during rush hours but was increasing during the day as well. The traffic is cars, trucks of all variety and they usually exceed the speed limit. Emerson Commons will add at a minimum of 44 more cars and probably more likely approaching 60 cars to this already busy road and they will be entering High Street at the most heavily traffic congested area.
2. Line of sight for vehicles exiting 10 High street is at an angle making it hard to see approaching cars traveling west on High street. Cars coming down the hill will also have a poor view of cars leaving 10 High Street. Under Summary comment No 5 refers to this problem but states the line of sight is adequate at correct speed limits. However it is my experience most traffic on High Street exceeds the speed limit. Seniors should not be entering and exiting in a congested area where accident rates already exceed the normal rate as stated on Page 6 under the heading Motor Vehicle Crash Rate.
3. Further Emerson Commons residents returning from shopping in downtown Topsfield will travel from S Main Street to So Common St to cross High Street in a congested and dangerous area to enter Emerson Commons. The other choice they have is to travel to the intersection of Main and High Street to turn right and then almost immediately left to enter Emerson Commons. Another difficult maneuver in a congested area.

The idea of senior housing in this area close to the town center is appealing but the problems I listed above make it a poor choice.

Sincerely,


Susan A. Winship

3 Great Hill Drive
Topsfield Ma.
February 22, 2023