

Comments from the week of May 24, 2021

Hello drich,

mike and gale bierman (mbierman@logic.bm) has sent you a message via your contact form (<https://www.topsfield-ma.gov/user/32/contact>) at Topsfield MA.

If you don't want to receive such e-mails, you can change your settings at <https://www.topsfield-ma.gov/user/32/edit>.

Message:

Donna: This development is a looming disaster. There is nothing good that will come of it. Our road is still too narrow for the traffic increase. The cost of allowing this development appears to be a net negative for all as far as increased costs to accommodate will not be covered by increased tax collections. Our property in particular is at an elevated risk of pollution as a stream passes thru the #57 site and empties into our wetlands(#71). There are vernal pools on that site. The river is showing major loss of water already and therefore loss of aquifer recharge. The major pond to our north is now totally dry. Nearby land is now showing signs of subsidence due to aquifer loss. What about compensation for loss of real estate value. Maybe all of us impacted should start a class action lawsuit to demand compensation from Topsfield, the State and the Feds. for allowing this disaster. I have personally sued the Govt. of Bermuda successfully over land use issues and through my spouse, am minded to do it here if need be. No-one has dominion over natural resources such as water. The septic effluent and invariably illegal drugs, will invariably find its way into the aquifer and our drinking water. The Fire Dept. is not favorable. All residents should consider this planned development as an egregious assault on our environment and we, in particular, do not consent to this 40-B project.

Yours Truly

Michael and Gale Bierman
71 Perkins row

From: Jack Bergersen <jackbergersen@gmail.com>
Sent: Tuesday, May 25, 2021 6:11 PM
To: Zoning <Zoning@topsfield-ma.gov>
Subject: 57 Perkins Row

Hello,

As Topsfield residents we are concerned about the environmental impact of the planned development at 57 Perkins Row. Having lived near protected land before, we are amazed that something with such a large footprint / impact is being allowed and concerns us greatly as residents who moved to the area, in part, to enjoy the Ipswich River.

Regards,

Jack & Courtney Bergersen
5 Cleary Lane

From: Gary Bergmann <Bergy247@verizon.net>
Sent: Wednesday, May 26, 2021 11:44 AM
To: Zoning <Zoning@topsfield-ma.gov>
Subject: Perkins Landing 40B - Concerns

May 26th, 2021

Zoning Board of Appeals
c/o Donna Rich
Town Hall, 8 West Common Street
Topsfield, MA 01983

Zoning Board of Appeals,

We are addressing a few of our concerns with the "A 40B Project - Perkins Landing" for Perkins Landing LLC.

WETLANDS DISASTER

We are all for affordable housing...but to cram 40 housing units into an extremely fragile area of the Ipswich River watershed is an egregious assault on the sensibilities of our town, clearly in the name of profit, hiding behind the skirt of 40B.

DANGEROUS TRAFFIC

The addition of **50 to 80 cars** with parking for up to 97 cars to a narrow, winding scenic roadway that is barely two cars wide will make that stretch of roadway even more treacherous. Add speeding and distracted driving to the mix and the result could be lethal.

INAPPROPRIATE / ILLEGAL WATER USE

It is unclear if there will be an irrigation system used, although there are substantial plantings, lawns, and a 2500 sq. ft. playground/recreational area. Current residents are not allowed to drill a well for lawn irrigation because it taps into the Ipswich River Watershed, and we have a mandatory outdoor watering ban practically all summer long. **Will they be allowed to irrigate?** Have them install AstroTurf: low maintenance, no need to water, no chemical/fertilizer runoff into the Ipswich River, and it makes the perfect topper for the playground.

HANDICAPPED ACCESSIBLE?

We could not find any notation regarding handicapped accessible units.

PRIVATE ROAD

The Executive Summary mentions "a new *private road* off Perkins Row". Will this private road be snowplowed by the town (charged to all taxpayers) or will the Perkins Landing residents be responsible for their own plowing?

Perkins Landing LLC concludes "...the proposed project will be a benefit to the Town of Topsfield by incorporating innovative land use techniques, providing local affordable housing units, and protecting the wetland and water resources of the Commonwealth." Our conclusion and conviction are that this could be a wonderful development on Rt. 1 BUT not immediately adjacent to the fragile ecosystem of the Ipswich River.

Thank you, ZBA for investing your time to allow Topsfield to grow responsibly. THIS PROJECT IS A BAD IDEA ON MULTIPLE LEVELS.

Respectfully submitted,

Susan and Gary Bergmann
24 Howlett Street
Topsfield, MA 01983
Bergy247@verizon.net