

Ref: 9361

April 21, 2023

Mr. Robert Moriarty, Chair
Topsfield Zoning Board of Appeals
Town of Topsfield
8 West Common Street
Topsfield, MA 01983

Re: Response to Independent Peer Review for Emerson Homes
Proposed Age-Qualified Multifamily Residential Development – 10 High Street (Route 97)
Topsfield, Massachusetts

Dear Chair Moriarty and Members of the Zoning Board of Appeals:

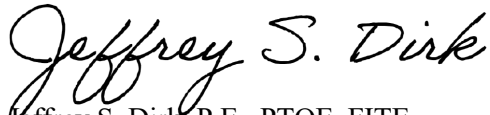
Vanasse & Associates, Inc. (VAI) has reviewed the concerns that were raised in the letter submitted by Ms. Martha A. Morrison, President of the Board of Directors of the Joyful Noises Preschool, Inc., in reference to the Chapter 40B Comprehensive Permit Application Filing submitted by Emerson Homes, LP (the “Applicant”) in support of the proposed age-qualified multifamily residential development to be located at 10 High Street (Route 97) in Topsfield, Massachusetts (hereafter referred to as the “Project”). Specifically, Ms. Morrison raised a concern about the potential for an errant vehicle traversing the Project site driveway to leave the traveled-way and cross into the playground area of the preschool.

I have reviewed the design of the Project site driveway and note that both the width and curvature of the driveway promote slow travel speeds, and that a curb and sidewalk are provided along the west (preschool) side of the driveway. These features will serve to retain vehicles within the traveled-way of the driveway such that an incursion of an errant vehicle from the Project site driveway into the playground area of the preschool is highly unlikely.

If you should have any questions concerning our response, please feel free to contact me.

Sincerely,

VANASSE & ASSOCIATES, INC.



Jeffrey S. Dirk, P.E., PTOE, FITE
Managing Partner

Professional Engineer in CT, MA, ME, NH, RI, and VA

JSD/jsd