

Toppsfield
Community
Development Plan:
2004



Acknowledgments

This project was completed with funding provided by the Department of Housing and Community Development, the Executive Office of Environmental Affairs, the Department of Economic Development, and the Executive Office of Transportation and Construction, under Executive Order 418. Additional assistance was provided by RKG Associates, Inc. of Durham, New Hampshire (Housing and Economic Development Element) and the Topsfield Open Space Committee (Open Space and Resource Protection Element).



Table of Contents

1. ECONOMIC DEVELOPMENT ELEMENT	1
2. TRANSPORTATION ELEMENT	11
3. HOUSING ELEMENT	14
4. OPEN SPACE AND RESOURCE PROTECTION ELEMENT.....	37

1. ECONOMIC DEVELOPMENT ELEMENT

Introduction

During the community development plan process, many residents have expressed concern relative to the strength of Topsfield's economic base. Residents felt that although it was important to pay attention to the qualities that make Topsfield a great place to live, efforts should be put forward to retain and enhance the business establishments and jobs the community already has. The purpose of the Economic Development Element is to build upon prior economic development efforts, provide a baseline of information in which informed decisions can be made, and to offer recommendations to improve Topsfield's employment, establishment and property tax bases.

This element begins with a summary of Topsfield's economic development vision statement, goals and objectives. The second section summarizes current economic conditions in Topsfield and discusses regional economic issues that are important to the community. Employment forecasts for the town and the region are also presented. The final portion of the Economic Development Element then offers recommendations to achieve the Town's goals of expanding the business establishment, employment and property tax base in a controlled manner.

Economic Development Vision, Goals and Objectives

Economic Development Vision Statement

Promote a Diverse and Expanded Local Economy Without Compromising the Characteristics and Qualities which Make Topsfield a Desirable Community

Goals and Objectives

- 1. Develop mixed commercial and residential use within non-conforming commercial properties to attract business establishments which may collaterally increase the tax base and create a job market that could be filled by town residents.**

Due to the limited availability of vacant land available for commercial, office, industrial (or residential), development strategies will therefore need to focus on redevelopment, expansion and infill within established business zones. The largest and most prevalent location for redevelopment, expansion and infill in Topsfield is the Business Highway (BH) and general Business Park (BP) areas of Route 1 and the general Business Village (BV) area of the downtown core. Redevelopment efforts should focus on the controlled creation of high quality, mixed-use space. In order to create the values needed to encourage the redevelopment of existing sites, land use regulations should

be amended to encourage these development types (e.g. increase the allowable development density, etc.)

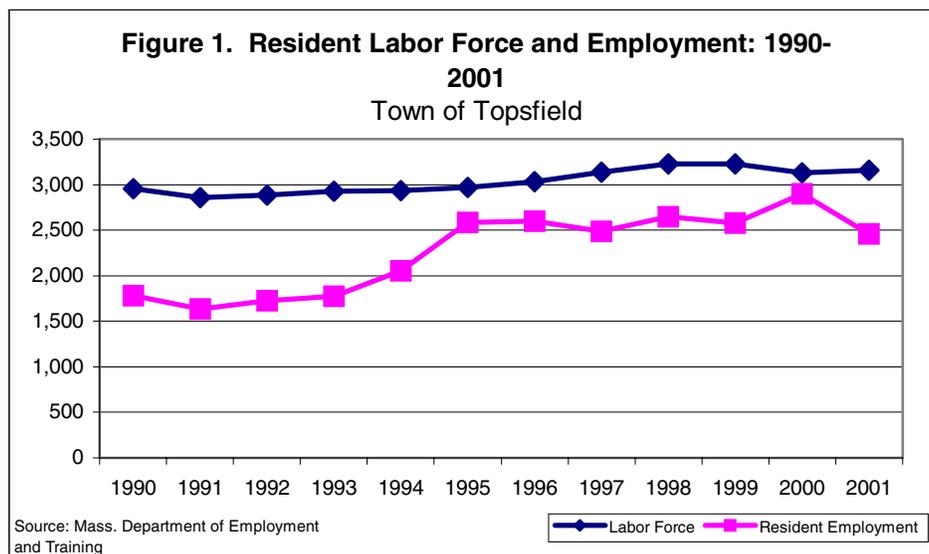
Profile of Existing Economic Conditions

General Economic Characteristics

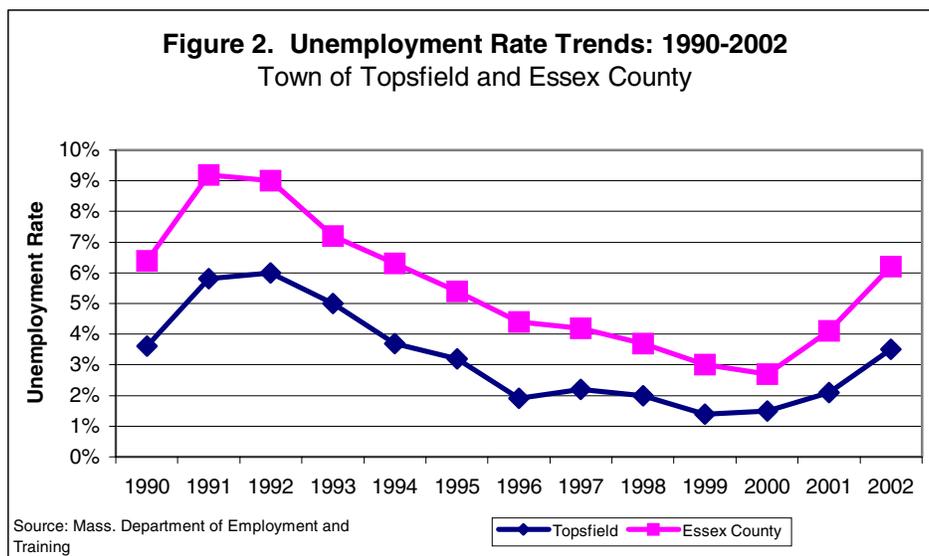
The following section summarizes general economic conditions within Topsfield and the surrounding region. The information provided includes labor force and employment trends, characteristics of the local and regional economies and a profile of existing non-residential land uses in the town. The majority of this information is taken from published secondary sources, including the Massachusetts Department of Employment and Training, the 2000 U.S. Census and the Metropolitan Area Planning Council. Due to the wide variety of topics discussed, information is presented graphically and the implications are summarized in bulleted form.

Labor Force and Unemployment

- Growth in the size of the labor force is an important indicator of job creation needs in a community. The overall size of Topsfield's labor force declined by 96 between 1990 and 1991, but increased modestly by 273 (9.4%) between 2001 and 1992. Interestingly, the modest growth in labor force is not consistent with local population trends, which showed an increase in total household formations but a decrease in the working aged population (20 to 64) between 1990 and 2000. Labor force growth in Essex County has matched the growth experienced in Topsfield, totaling 31,784 over the same time period and representing an increase of 9.1%. The increase in the local and regional labor force reflects an in-migration of jobs and workers over the period. Figure 1 shows the growth in labor force and employment in Topsfield between 1990 and 2001.



- The number of employed Topsfield residents increased by 679 over the period representing an increase of 38.2%. At the same time, the number of employed Essex County residents increased by 38,278 (11.7%). This trend suggests that Topsfield has outperformed the region in terms of attracting workers as a place of residence.
- Figure 2 shows that the local and regional unemployment rates have experienced steady declines throughout the 1990s. Topsfield's unemployment rate has historically been well below the Essex County rate averaging 2 percentage points below the County rate between 1990 and 2002. The most recent resident unemployment rate in Topsfield (3.4%) was well below the region (6.8%) and statewide average of 6.1% in March of 2003.



Industry Employment and Wages

- In terms of the total regional employment base, Topsfield is not a major employment center with the community containing less than 1 percent of the total regional employment. The employment base in Topsfield in 2001 was 2,458 jobs representing a decline of 126 jobs (4.9%) since 1995¹. The decline in local jobs was opposite to the regional trend of an increase of 37,486 jobs (14%) over the same time period. With the decline in the number of jobs in Topsfield coupled with the steady increase in the local labor force, Topsfield has become a net exporter of employees to other regional communities.
- Employment change by industry group for Topsfield and Essex County is presented in Table 1. Topsfield's job losses between 1995 and 2001 were

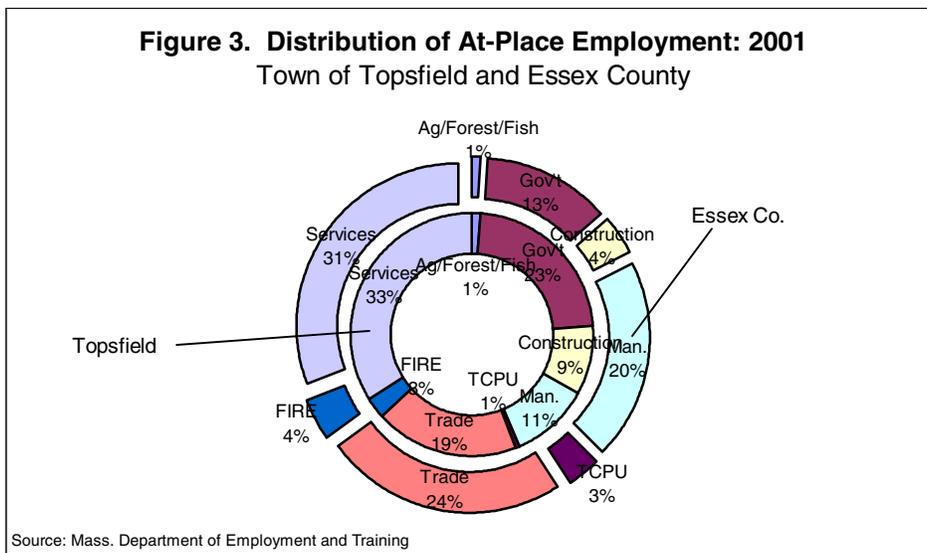
¹ The employment figures used here represent covered employment as reported to the Massachusetts Department of Employment and Training by employers. Non-covered workers (those for whom taxes are not withheld or reported), which may include some self-employed individuals and part-time or casual labor, are not included.

concentrated in the wholesale and retail trade (220 jobs), manufacturing (140 jobs) and finance, insurance and real estate - FIRE (7 jobs) sectors. These job losses were offset by the creation of jobs primarily in the government (139 jobs) and service (94 jobs) sectors. Over the same period, the County experienced employment gains in all sectors with service (15,442 jobs) and government (7,666) sectors experiencing the most growth.

Table 1. At Place Employment Trends by Industry: 1995-2001 Town of Topsfield and Essex County								
	Town of Topsfield				Essex County			
	1995	2001	# Change	% Change	1995	2001	# Change	% Change
Ag/Forest/Fish	12	25	13	108.3%	2,026	2,872	846	41.8%
Government	421	560	139	33.0%	31,153	38,819	7,666	24.6%
Construction/Mining	201	227	26	12.9%	8,390	12,001	3,611	43.0%
Manufacturing	402	262	-140	-34.8%	59,118	60,797	1,679	2.8%
TCPU ¹	45	14	-31	-68.9%	8,699	10,428	1,729	19.9%
Trade	692	472	-220	-31.8%	70,241	73,866	3,625	5.2%
FIRE ²	70	63	-7	-10.0%	10,396	13,284	2,888	27.8%
Services	741	835	94	12.7%	78,576	94,018	15,442	19.7%
Total	2,584	2,458	-126	-4.9%	268,599	306,085	37,486	14.0%

Source: Mass. Department of Employment and Training
 1) TCPU is transportation, communications and public utilities
 2) FIRE is finance, insurance and real estate

- Figure 3 shows that Topsfield has a somewhat similar employment distribution compared to Essex County with over half of the jobs being in the trade and service sectors. However, Topsfield has a much smaller percentage of jobs in the manufacturing (11%) and transportation, communications and public utilities (TCPU) (1%) sectors as compared to the region (20% and 3% respectively).



- Topsfield's business establishment base paid over \$104 million in wages in 2001. The average annual wage (\$44,019) paid by Topsfield firms was over 12% higher than the average wage of the surrounding Essex County region (\$39,242). A detailed distribution of Topsfield's employment and wage base is provided in Table 2.

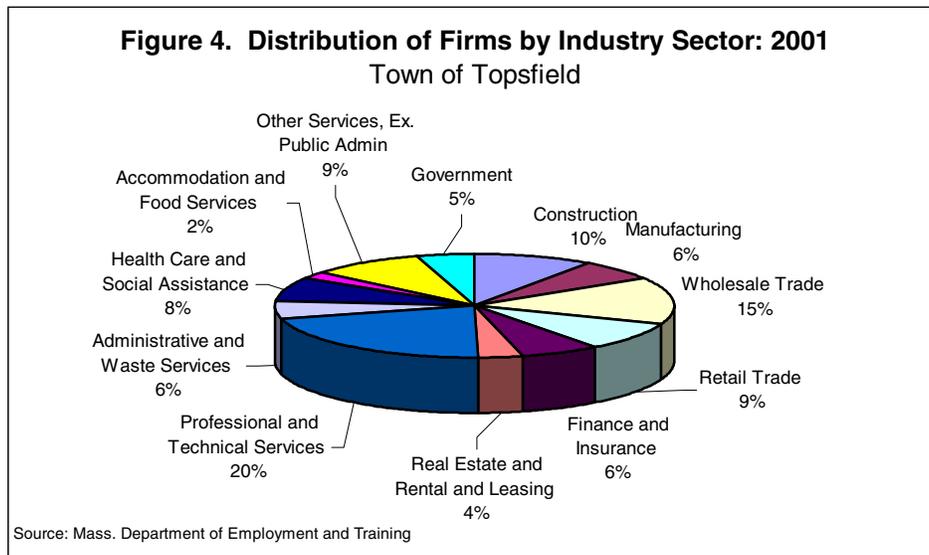
Description	Total Employment		Avg. Annual Wage		Percent of County Total	
	Topsfield	Essex Cnty.	Topsfield	Essex Cnty.	Avg. Wage	Employment
ALL INDUSTRIES	2,368	306,087	\$44,019	\$39,242	112.2%	0.8%
Agriculture, Forestry, Fishing & Hunting		736		\$25,044		
Mining		87		\$47,627		
Utilities		903		\$68,883		
Construction	223	11,583	\$49,944	\$48,605	102.8%	1.9%
Manufacturing	237	58,591	\$53,955	\$54,577	98.9%	0.4%
Wholesale Trade	190	11,997	\$73,791	\$61,367	120.2%	1.6%
Retail Trade	260	39,295	\$29,059	\$23,571	123.3%	0.7%
Transportation and Warehousing		4,139		\$32,889		
Information		8,590		\$60,941		
Finance and Insurance	49	8,502	\$48,581	\$51,713	93.9%	0.6%
Real Estate and Rental and Leasing	58	3,351	\$24,271	\$33,682	72.1%	1.7%
Professional and Technical Services	229	14,605	\$56,221	\$62,567	89.9%	1.6%
Management of Companies and Enterprises		4,912		\$51,510		
Administrative and Waste Services	166	15,609	\$58,198	\$30,641	189.9%	1.1%
Educational Services		4,683		\$32,659		
Health Care and Social Assistance	322	40,955	\$24,950	\$32,830	76.0%	0.8%
Arts, Entertainment, and Recreation		4,594		\$20,033		
Accommodation and Food Services	8	23,639	\$11,160	\$15,108	73.9%	0.0%
Other Services, Ex. Public Admin	66	10,498	\$25,012	\$20,893	119.7%	0.6%
Government	560	38,818	\$35,024	\$38,136	91.8%	1.4%

Source: Massachusetts Department of Employment and Training

- Among local industry groups, the highest wage sectors in 2001 were the wholesale trade (\$73,791), administrative and waste services (\$58,198), professional and technical services (\$56,221), manufacturing (\$53,955) and construction (\$49,944). If the one of the economic development goals of the community were to create or attract a variety of high paying jobs, these would be logical candidates for recruitment efforts. These types of firms would tend to occupy light industrial, office and flex-industrial space.
- Although Topsfield's employment base represents a very small portion of the county employment base, of the average wages paid by Topsfield firms

outperformed the region in several sectors including administrative and waste services (90% above county average wage), retail trade (23% above county average wage) and wholesale trade (20% above county average wage) sectors.

- Similar to the employment base, the number of business establishments in Topsfield has declined by a total of 6 (or 2.2%) from 272 in 1995 to 266 in 2001. Based on the declines in employment and business establishments and steady increase in labor force over the period, it appears that Topsfield’s position as a bedroom community within the greater North Shore region continues to be reinforced.
- Figure 4 shows the distribution of Topsfield’s business establishments by industry sector for 2001. Although small in total number, the community’s business base is diverse with representation in 12 of the 20 major industry sectors according to the North American Industrial Classification System (NAICS). As shown, Topsfield has its highest concentrations of firms in the professional and technical services (53 firms or 20%), wholesale trade (37 firms or 15%) and construction (24 firms or 10%) sectors.



Employment Forecasts

Methodologies for estimating long-range demand for future commercial, industrial or office space in a community or region generally rely on the use of employment projections. Two sources of employment projections were consulted for this Element. The first source contained 2005 to 2025 employment projections for the Town of Topsfield prepared by the Metropolitan Area Planning Commission (MAPC) in 2003. In addition, a county-level employment projection from 2000 to 2025 was utilized from Woods and Poole Economics of Washington, D.C. Highlights from these two sources are summarized below.

- Essex County is projected to increase its employment base by about 80,000 jobs (21%) by 2025 representing an average increase of about 3,100 jobs per year. Woods and Poole projects that Essex County should rank 5th out of the state's 14 counties relative to employment growth through 2025.
- The MAPC projects that the number of jobs in Topsfield should increase by approximately 1,700 from 2,458 in 2001 to 4,173 in 2025 – representing an increase of about 70%. If employment projections for both Topsfield and the County are accurate, Topsfield's employment base should remain at its current level - less than 1% of the county's base.
- Based on MAPC employment projections, Topsfield should experience job increases in all sectors with the exception of the agriculture, forest and fishing (loss of 13 jobs), trade (-69 jobs) and FIRE (-30 jobs) sectors. The service sector is projected to increase by over 1,300 jobs representing about 78% of the total jobs added to the town's employment base. However, employment projections such as these do not take into account community-specific constraints on non-residential development and as a result, may overstate the true growth potential.

Recommended Actions and Improvements

The following recommendations are offered to begin to address Topsfield's current and future economic development needs, as identified above. These recommendations relate primarily to measures that stimulate and encourage high-valued additions to the community's nonresidential tax base and that are sensitive to the unique identity, scale and character of the town. The recommendations provided are not in order of priority.

1. Encourage the creation of higher quality commercial and residential mixed-use developments for the Business Highway (BH) area along Route 1 and the Business Village (BV) area in the downtown core.

Compared to other areas of Topsfield, the Business Highway (BH) zone along Route 1 (between High Street and the Topsfield Fairgrounds)² and the Business Village (BV) zone in the downtown have historically served as the primary higher density commercial, office and residential area in the community. The current land uses along the respective portion of Route 1 (recreational vehicle and auto repair dealerships, agricultural co-operative, and bottled gas distribution center) appear to be under-performing in terms of their value to the overall property tax base. The Business Village (BV) zone in the downtown currently contains a mixture of residential and non-residential land uses (in separate structures). However, the potential exists to encourage a controlled mixture of uses (within the same structure) such as office space

² As mentioned in the Housing Element, emphasis should be placed on permanently preserving lands along Topsfield's southern gateway (Route 1 between the Danvers town line and the Topsfield Fairgrounds). This natural scenic gateway is one of the most identifiable and treasured areas in the community.

on the ground floor with residential units (apartments or condominiums) on the upper floors. For example, the downtown core area has numerous examples of buildings that have been converted from single family residential uses to non-residential uses (primarily professional offices and commercial space). One method of achieving this objective is to amend the Town's land use regulations to include mechanisms that will allow for increased density and mixed-use development within targeted areas. In order to preserve the character of the downtown core area as well as the respective design integrity along Route 1, it is suggested that any new buildings in these areas be compatible relative to the architectural elements and scale of neighboring buildings. In addition to these respective areas, the Town may want to review other locations with land uses that have been "grand fathered" in order to encourage redevelopment.

As mentioned in the Housing element, if septic issues within the zone limit the feasibility of developing the area for higher density uses, the Town should examine their development regulations to encourage the creative use of modern package sewage treatment facility technologies or individual (or jointly owned) sewage disposal systems (ISDS). The use of these types of systems may help address septic issues on parcels with historically limited development potential due to environmental constraints.

Through changes in local zoning and with the inclusion of incentives, the Town could potentially provide the impetus for increasing the amount of higher-valued non-residential land uses and affordable housing. It is suggested that new zoning standards be adopted for the BH and BV areas that incorporate the necessary land use controls and incentives necessary to encourage higher-valued non-residential development and affordable housing. Map 1 shows Topsfield's current zoning districts.

2. The Town should evaluate the interest, feasibility and potential for redevelopment of large land parcels located in the southern portion of Topsfield for non-residential and residential development.

Due to the close proximity to a major transportation corridor (Interstate 95) and the potential connection to the public water and sewer infrastructure in Danvers, several currently undeveloped parcels located along Route 1 may be developed at some future date. In order to protect the character of the Town and to guide appropriate development so that it enhances its housing and economic development goals, the town should identify any large parcels that could be potentially developed and encourage a high quality planned unit style, non-residential and residential mixed use development if and when owners of these properties seek permission to develop them. More specifically, from a market and tax-base standpoint, sites should be ideally oriented towards high quality mixed uses with limited market rate and affordable single family and multi-family dwellings. As discussed previously within this element and in the Housing Element, the availability of quality developable land in Topsfield is limited. Therefore, the Town should be proactive relative to defining and taking advantage of potential economic development opportunities. Since this area also serves as the

“gateway” to the Town from the south, facilitating development styles and densities that help protect and enhance the Town’s rural character should be the primary focus.

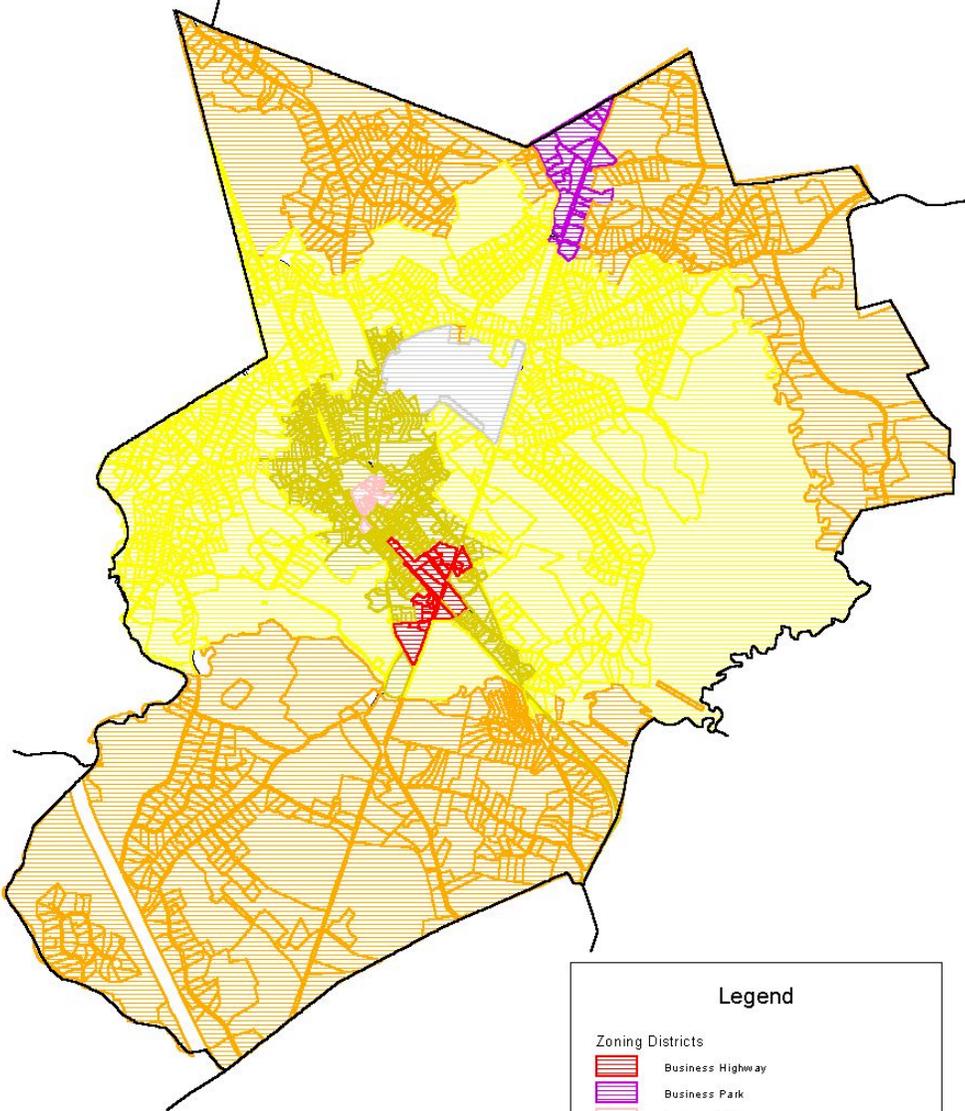
Town actions should include the following:

- Closely monitor the status of parcels within the area and be prepared to purchase appropriate sites either alone or in cooperation with other interested parties.
- Amend the Town’s land use regulations to include design guidelines and standards that allow for higher density uses that help the Town meet it’s economic development and housing goals and that add to the Town’s character, including the use of large setbacks in order to protect the visual integrity of the Route 1 corridor.
- Evaluate the feasibility of creating a tax increment finance district (TIF) for the any respective properties in order to encourage and finance any necessary infrastructure upgrades (alternative sewage disposal system and or connection to a neighboring community’s system)
- Investigate funding sources from MassDevelopment and/or other state sources to document environmental conditions and prepare a reuse plan for potential sites which includes public input.

3. Investigate all funding sources to implement the action items of this plan including but not limited to federal and state grants, subsidized loans, municipal bonding, business partnerships, regionalized purchasing and promoting the adoption of the Community Preservation Act.

Map 1. Zoning Districts

Town of Topsfield, Massachusetts



Legend	
Zoning Districts	
	Business Highway
	Business Park
	Business Village
	Central Residential
	Elderly Housing District
	Inner Residential and Agricultural District
	Outlying Residential and Agricultural District

Zoning Districts map prepared by R/G Associates, Inc. - December, 2003
Data Sources - Map data compiled by R/G Associates, Inc. and provided by the Town of Topsfield Assessment Department
Map Sources - Base map provided by the Town of Topsfield

2. TRANSPORTATION ELEMENT

Introduction

How people and goods move from one place to another is a fundamental issue that needs to be addressed when planning and managing growth in Topsfield. As the community continues to attract new residential and non-residential development and as existing businesses expand, adequate transportation infrastructure and services must be provided.

It should be noted that as an equivalency to a comprehensive transportation element within the community development plan has been granted to the Town by the Commonwealth of Massachusetts, the following transportation information should be considered in addition to the Town's transportation plan.

Existing Transportation Network

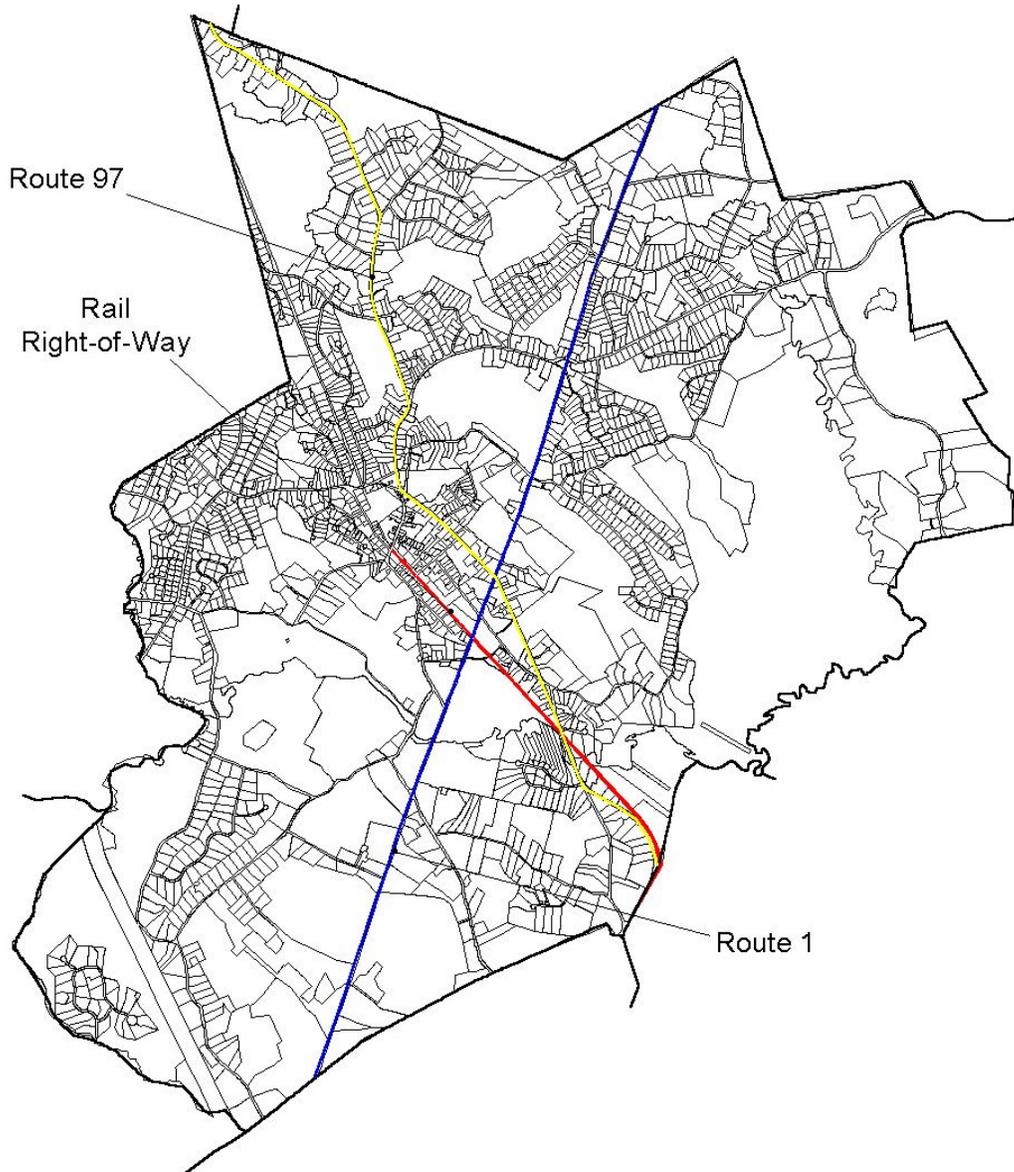
As shown on Map 2, the town of Topsfield has two major roadways – Route 1 (Boston Road) which runs generally in a north-south direction, and Route 97 which runs in a northwest-southeast direction. Both roadways are important arteries for the town in that they are the major connections to other communities throughout the region as well as Interstate 95.

In addition to the major roadways described above, one of the most interesting transportation elements within the community is the rail right-of-way which is currently underutilized. The rail right-of-way, owned by the Metropolitan Boston Transportation Authority (MBTA), runs from the downtown core area in a southeast direction across Route 1 to the Topsfield/Wenham town line. With road networks replacing rail in terms of movement of goods and people, many rail lines have been abandoned throughout New England and across the country. As many of these lines are geographically located within the central business districts of towns and cities, many communities are taking advantage of the opportunities presented by the lines and utilizing them to encourage the use of alternative modes of transportation.

Abandoned rail lines are commonly redeveloped and used for walking and bicycle paths as well as redeveloped as roadways to increase the economic development potential of rail siding property. To that end, a rail line planning and design technical team should be assembled to address the redevelopment of the rail right-of-way from a legal, planning and design perspective. It is understood that the negotiations relative to acquiring the rail right-of-way have been established between the Town and the MBTA. At a minimum, the section of the rail right-of-way between the downtown core and Route 1 should be addressed. Redevelopment of this section could provide a much needed pedestrian and bicycle access route between the Topsfield Fairgrounds and the downtown.

Map 2. Major Roadways and Rail Right-of-Way

Town of Topsfield, Massachusetts



Major Roadways and Rail Right-of-Way map prepared by RKG Associates, Inc. - July, 2003
Data Sources: Map data compiled by RKG Associates, Inc. and provided by the Town of Topsfield

There has been discussions among several North Shore communities regarding the designation of all or parts of Route 1 as a Scenic Highway. Such an action could lead to steps that would enhance the visual character of the road through Topsfield and perhaps provide additional funding or technical assistance services for implementing the recommendations of this Community Development Plan.

3. HOUSING ELEMENT

Introduction

Previous phases of the community planning process have identified issues facing the Town of Topsfield, revealed the attitudes of its citizens and created a vision for future housing growth. The purpose of this housing element is to build upon and refine those prior efforts, provide a baseline of socioeconomic and market information, and provide a draft plan to meet Topsfield's existing and future housing needs.

Because of Topsfield's limited amount of developable land, perceived high quality of life, and close proximity to communities within the greater Boston region, the town is experiencing rapid appreciation in residential property values. The combination of rising demand and limited growth in supply has caused existing property values to appreciate, making it difficult for renters and prospective homeowners in lower and moderate income levels to find suitable and affordable housing in Topsfield. Furthermore, with Topsfield falling short of its obligations under M.G.L. Chapter 40B, the town is susceptible to a potential affordable housing development which overrides zoning regulations³ through the Comprehensive Permit process.

The Housing Element begins with a summary of Topsfield's Housing Vision Statement, Goals and Objectives. The second section focuses on documenting current housing baseline conditions. The concluding section of the Housing Element then proposes a plan to achieve the Town's housing goals and expand the availability of affordable and moderately priced housing.

Housing Vision, Goals and Objectives

Housing Vision Statement

The vision is to preserve the rural, residential character of the Town, to create strategies for effective fiscal management yet maintain the quality of community services, to provide housing opportunities to residents of all ages and income levels, to preserve open space and recreational uses and to conserve and enhance the natural resources within the Ipswich River watershed.

³ M.G.L. Chapter 40B mandates that all communities must have at least ten (10) percent of its housing stock classified as affordable under State income guidelines. Based on the most current estimates, Topsfield has 4.75% of its housing units classified as "affordable". In order to be classified as affordable, units must be available to low and moderate income households, as defined by the US Department of Housing and Urban Development, through deed restrictions or under contract with a qualified housing provider.

Goals and Objectives

1. Work to increase Topsfield's inventory of affordable housing units which qualify under Chapter 40B, preferably without significantly increasing the market rate housing units.

Due to the fact that residential real estate values in Topsfield are substantially higher than regional values, issues of housing availability, affordability and choice are more pressing than in some nearby communities. It is the goal of this plan to make significant progress towards Massachusetts' "fair share" standard for affordable and assisted housing units over the next ten years. To that end, Topsfield's affordable housing inventory should include rental and owner-occupied units for elderly as well as low, moderate and middle income residents.

Since privately developed 40B affordable housing projects only provide for 25% of the total housing units built to be affordable, the result is that the total housing units are significantly increased. At this ratio for every 100 affordable housing units there are an additional 300 market units built. Such an increase in housing units may worsen the fiscal problems that the town now faces due to additional services consumed by the new residents, most notably school costs.

To reduce the number of additional housing units created, it is also a goal of this plan for the Town to create developments that have 100% of units classified as affordable.

2. Address the lack of choice in housing supply.

Currently the private sector does not appear to be meeting local or regional needs for new construction of market rate and affordable rental multi-family units. The lack of new construction in the multi-family market has limited the range of housing options for those households who seek market rate and affordable rental units in close proximity to their place of work. Currently, 86% of Topsfield's housing stock is single family units. It is the goal of this plan to ensure that future housing construction is significantly more diverse in terms of product type and market orientation than has occurred in the past.

3. Identify both municipally and privately owned undeveloped and underdeveloped parcels which could be considered suitable sites for the development of affordable residential units.

Since the amount of developable land is limited due to environmental constraints, it should be the goal of the Town to identify all municipally and privately owned parcels that are currently undeveloped, underdeveloped⁴ or could be developed for residential purposes. The Town should establish a partnership with development professionals in

⁴ A parcel that may have excess land capacity that could be improved with a greater density of development.

order to determine the feasibility of developing the identified parcels for residential purposes.

4. Preserve the rural character and scenic integrity through the permanent preservation of open space.

Arguably, the primary factor which motivates most residents to Topsfield is the high scenic quality associated with the expanses of rolling hills, open space, and access to the variety of natural resources within the town. It should be the goal of the Town to encourage the permanent protection of environmentally significant lands in order to avoid the incremental deterioration of qualities which make Topsfield a desirable community.

Profile of Topsfield’s Existing Housing Stock

General Housing Characteristics

The following section summarizes general housing characteristics and conditions within the Town of Topsfield. The majority of information provided is taken from the 2000 U.S. Census, supplemented by data extracted from the Town’s property tax assessment database and The Warren Group Information Services. The information presented profiles the town’s housing supply by type, tenure, age, value and related characteristics.

Housing by Tenure and Type of Structure

There is a distinct lack of diversity within the town’s housing stock. According to the 2000 Census, the town’s total available housing supply totaled 2,144 units. Almost 86% of the housing stock was conventional single family detached dwelling units. About 10% (214 units) were in 2 to 4 unit structures, 3% (70 units) were in structures with 5 or more units and the remaining 8 units consisted of mobile homes. Table 3 indicates the distribution of housing units by type in Topsfield in 2000.

According to the 2000 U.S. Census, 87% of the town’s housing units were reported to be owner-occupied. Another 13% (279 units) were renter occupied or were classified as vacant for rent, with less than 1% (18 units) identified as vacant for seasonal, recreational or occasional use. Owner and renter vacancy rates were estimated at 0.4% and 1.7% respectively, which is generally representative of a housing and rental market

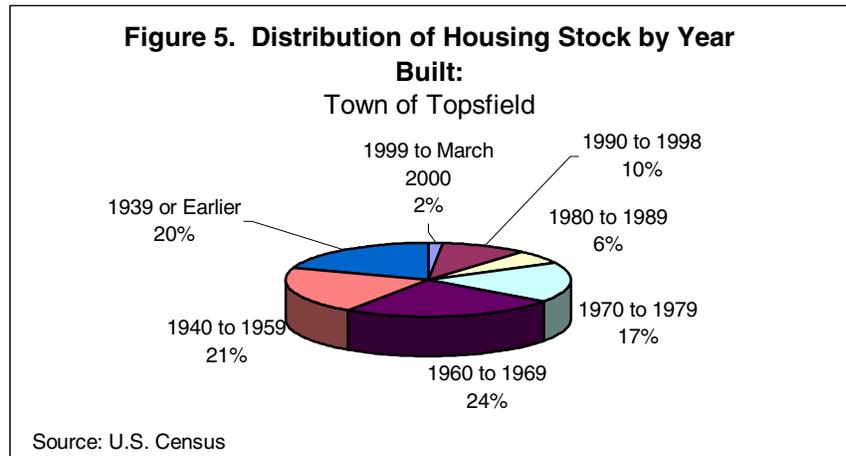
Table 3. Distribution of Housing Units by Type: 2000		
Town of Topsfield		
	# Units	% of Total
1 Unit, Detached	1,842	85.9%
1 Unit, Attached	10	0.5%
2 Units	76	3.5%
3 or 4 Units	138	6.4%
5 to 9 Units	47	2.2%
10 to 19 Units	12	0.6%
20 or More Units	11	0.5%
Mobile Home, etc.	8	0.4%
Other	0	0.0%
Total	2,144	100.0%
Source: U.S. Census Bureau		

with tight supply. Table 4 shows the distribution of Topsfield's housing supply by tenure and occupancy in 2000.

Table 4. Housing Supply by Tenure and Occupancy Status: 2000		
Town of Topsfield		
Dwelling Units by Occupancy	Total Units	% of Total
Owner-Occupied	1,865	87.0%
Renter-Occupied	234	10.9%
Vacant Units	45	2.1%
Vacant Units for Seasonal	18	0.8%
Total	2,144	100.0%
Homeowner Vacancy Rate	0.4%	
Renter Vacancy Rate	1.7%	
Source: U.S. Census Bureau		

Age of Housing Stock

According to information provided by Census respondents, about 41% of the town's housing supply was constructed before 1959, compared to about 18% constructed over the past twenty years. As shown in Figure 5, the number of housing units constructed each decade between the 1960s and 1980s has steadily declined. Construction activity in the 1990s rebounded slightly as compared to the 1980s.



It should be noted that this age distribution is based upon information provided by respondents and may not always be accurate. For example, the number of units reported as being constructed between 1990 and 2000 in Figure 5 (245), greatly exceeds the total increase in the town's housing supply from 1990 to 2000 (177) as reported in Table 5.

Change in Housing Supply

Comparative data showing changes in the local and regional (Essex County) housing supply between 1990 and 2000 are presented in Table 5. Highlights of that table indicate the following:

The net percentage increase in housing units added in Topsfield during the 1990s (9%) was 3.6 percentage points more than the increase experienced in the region over the same time period.

Table 5. Change in Housing Supply Tenure and Occupancy: 1990-2000				
Town of Topsfield and Essex County				
<i>Topsfield</i>				
	1990	2000	# Change 90-00	% Change 90-00
Owner-Occupied	1,624	1,865	241	14.8%
Renter-Occupied	286	234	-52	-18.2%
Vacant Units	57	45	-12	-21.1%
Vacant Units for Seasonal	9	18	9	100.0%
Total	1,967	2,144	177	9.0%
<i>Essex County</i>				
	1990	2000	# Change 90-00	% Change 90-00
Owner-Occupied	153,683	174,964	21,281	13.8%
Renter-Occupied	97,602	100,455	2,853	2.9%
Vacant Units	20,692	11,725	-8,967	-43.3%
Vacant Units for Seasonal	4,654	4,255	-399	-8.6%
Total	271,977	287,144	15,167	5.6%
Source: U.S. Census Bureau				

Between 1990 and 2000, the number of renter occupied units in Topsfield declined significantly by 52 units (18%). This is opposite to the regional trend of an increase in the number of renter occupied units of about 2,900 units (2.9%).

Although starting from a relatively small base, the number of seasonal units in Topsfield doubled (from 9 to 18 units) between 1990 and 2000. This large percentage increase in seasonal units, although relatively small in terms of the total number of units, runs opposite to the regional trend of significant reductions in the number of seasonal units. For example, the region experienced a decline of almost 400 seasonal units (about 4%) over the same time period. The trend of a decline in the number of seasonal units experienced throughout Essex County is common in many exurban areas as seasonal units are sold and/or replaced with non-seasonal residential units. Topsfield increase in seasonal units may also reflect the trend towards multiple home ownership, particularly among higher income retired households who maintain residency in Florida or Arizona but who return to New England for part of the year.

Although the number of vacant units declined by over 21% in Topsfield, the region experienced a precipitous decline in the number of vacant units at 43% representing almost 9,000 units between 1990 and 2000. This decline in the number of vacant units indicates that the rapid residential development experienced throughout the region during the 1980s was finally absorbed due to increased demand.

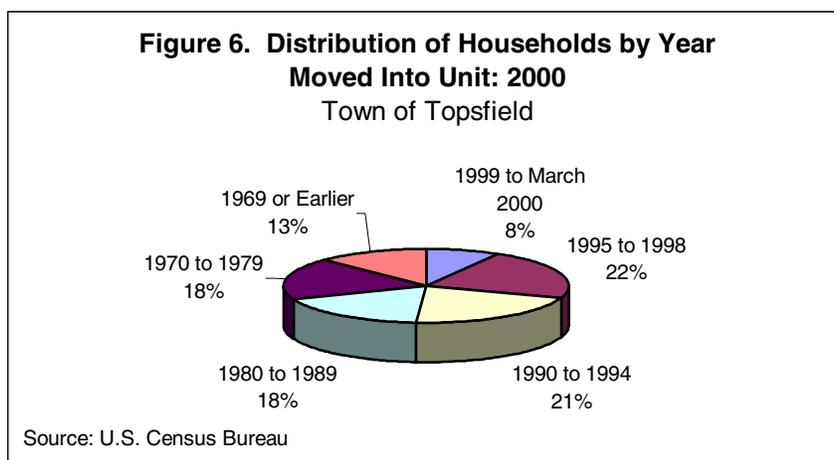
Presence of Substandard Units

The U.S. Census Bureau defines “substandard” housing as units which experience overcrowding (more than one occupant per room), or that lack complete plumbing or kitchen facilities. Among owner occupied housing dwellings, only 13 units (less than 1%) were occupied by more than one person per room, and there were no units that lacked complete plumbing or kitchen facilities. Although the Census does not collect information relative to the physical condition of housing units, there does not appear to be evidence that Topsfield residents are living in overcrowded or severe substandard housing.

Housing Turnover

Although Topsfield has experienced modest population growth throughout the 1990s, slightly more than half of the town’s current households moved into their current residence after 1990 – indicating considerable turnover. For example, approximately 30% of Topsfield’s householders reported that they moved into their current residence between 1995 and 2000. However, as there was only modest construction (only 133 residential units) during the same time period, the movement of new households into the town was accommodated mostly by the turnover of existing housing. The demographics suggest that the new households moving into Topsfield throughout the 1990s were established, middle-age families with young children, near seniors and seniors.

At the other end of the spectrum, slightly less than half of households have been in their units for 20 years or more. This suggests that although Topsfield has experienced considerable turnover in households, there are a significant number who are “empty nesters” and/or are aging in place. Figure 6 indicates the distribution of households by the year they moved into their unit.



Indicators of Housing Cost and Affordability

The following section profiles the housing value and cost characteristics of homeowner and rental housing in Topsfield as reported in the 2000 Census Summary 3 File. Although now somewhat dated, the 2000 Census still represents the most reliable

source of information concerning prevailing rents and homeownership costs in the community. The Census is particularly useful in that the data covers all housing in the town, rather than housing that is just for sale or rent. The following section presents value and cost information on owner-occupied housing, followed by a similar presentation of rental market trends.

Low and moderate Income Families

The first step involved in addressing affordability issues is estimating the number of low, moderate and middle-income families that reside in Topsfield. The definitions used are based on up to 50%, 80% and 150% of the “area wide” median family income, respectively. It should be noted that for the purposes of this analysis, the “area” is used for estimating purposes was the metropolitan Boston region (as provided by the U.S. Department of Housing and Urban Development). As shown in Table 6, an estimated 7% of Topsfield’s families fall under the low-income threshold, 6.7% are moderate income and 31.7% are middle income. In total, an estimated 235 or 13.7% of Topsfield’s families would be considered low and moderate income based on the metropolitan Boston portion of the county-level income measurements.

Household Income Range	# Families	% of Total	Estimated Low, Moderate and Middle Income Households
Less than \$10,000	7	0.4%	
\$10,000 to \$14,999	7	0.4%	Low Income
\$15,000 to \$24,999	51	3.0%	120 - 7%
\$25,000 to \$34,999	55	3.2%	
\$35,000 to \$49,999	115	6.7%	Mod. Income 115 - 6.7%
\$50,000 to \$74,999	304	17.7%	Middle Income
\$75,000 to \$99,999	241	14.0%	545 - 31.7%
\$100,000 to \$149,999	533	31.0%	Upper Income
\$150,000 to \$199,999	217	12.6%	938 - 54.6%
\$200,000 or More	188	10.9%	
Total Families	1,718		
Topsfield Median Family Income (MFI)			\$104,475
Essex County Metro MFI			\$65,500
Boston metropolitan region MFI			\$74,400
Source: U.S. Census Bureau			

Home Ownership Costs

Indicators of the costs of owner-occupied housing include both the value of housing and the average monthly ownership costs. Table 7 provides the distribution of housing values for owner-occupied housing units in Topsfield⁵ and Essex County. As shown, the median estimated reported value by residents was \$333,500. This median owner-occupied home value was \$113,500 (51.6%) higher than the reported median for Essex County. The distribution of reported home values in Topsfield did *not* cover a very broad range, with about 65% of the units reportedly valued at \$300,000 or more. Comparatively, Essex County had less than 27% of its units that fell within this range.

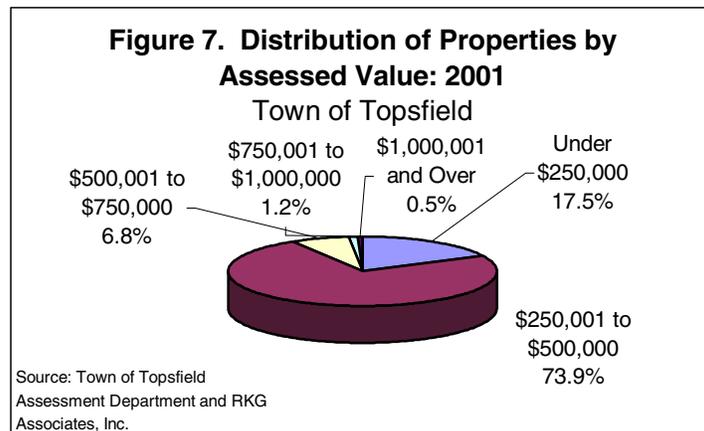
⁵ Values are based on a sample as reported by resident homeowners. Reported values are what residents believed their homes to be worth at the time and may not reflect actual market value.
Topsfield Community Development Plan

The reported residential values as provided by the 2000 U.S. Census coincides with an analysis of assessed values for residential properties from the Town's 2001 property assessment database as provided by the Town of Topsfield's Assessment Department. As shown in Figure 7, the majority (almost three quarters) of Topsfield's residential properties had assessed values between \$250,001 and \$500,000. In terms of the geographic location of residential properties by assessment value, Map 3 shows that outside of the few isolated pockets of very high-valued (over \$1,000,000) properties, Topsfield's residential property assessment base is evenly distributed geographically throughout the community.

Although the median reported and assessed values of homes are two indicators of value, analyzing the trends in residential home sale prices is another. According to the Warren Group Information Services, a provider of real estate sales data, the median sale price for single family units in Topsfield in 2002 was \$490,000. Comparatively, this median sale price represents an increase of \$135,000 (38%) since 2000 and \$251,000 (105%) since 1990.

Table 7. Housing Values for Owner-Occupied Units: 2000		
Town of Topsfield		
	# Units	% of Total
Less than \$50,000	0	0.0%
\$50,000 to \$99,999	0	0.0%
\$100,000 to \$149,999	27	1.6%
\$150,000 to \$199,999	89	5.3%
\$200,000 to \$299,999	476	28.5%
\$300,000 to \$499,999	952	56.9%
\$500,000 to \$999,999	122	7.3%
\$1,000,000 or More	6	0.4%
Median Value	\$333,500	
Essex County		
	# Units	% of Total
Less than \$50,000	778	0.6%
\$50,000 to \$99,999	5,381	3.8%
\$100,000 to \$149,999	22,028	15.7%
\$150,000 to \$199,999	32,305	23.1%
\$200,000 to \$299,999	42,625	30.5%
\$300,000 to \$499,999	28,043	20.0%
\$500,000 to \$999,999	7,844	5.6%
\$1,000,000 or More	927	0.7%
Median Value	\$220,000	

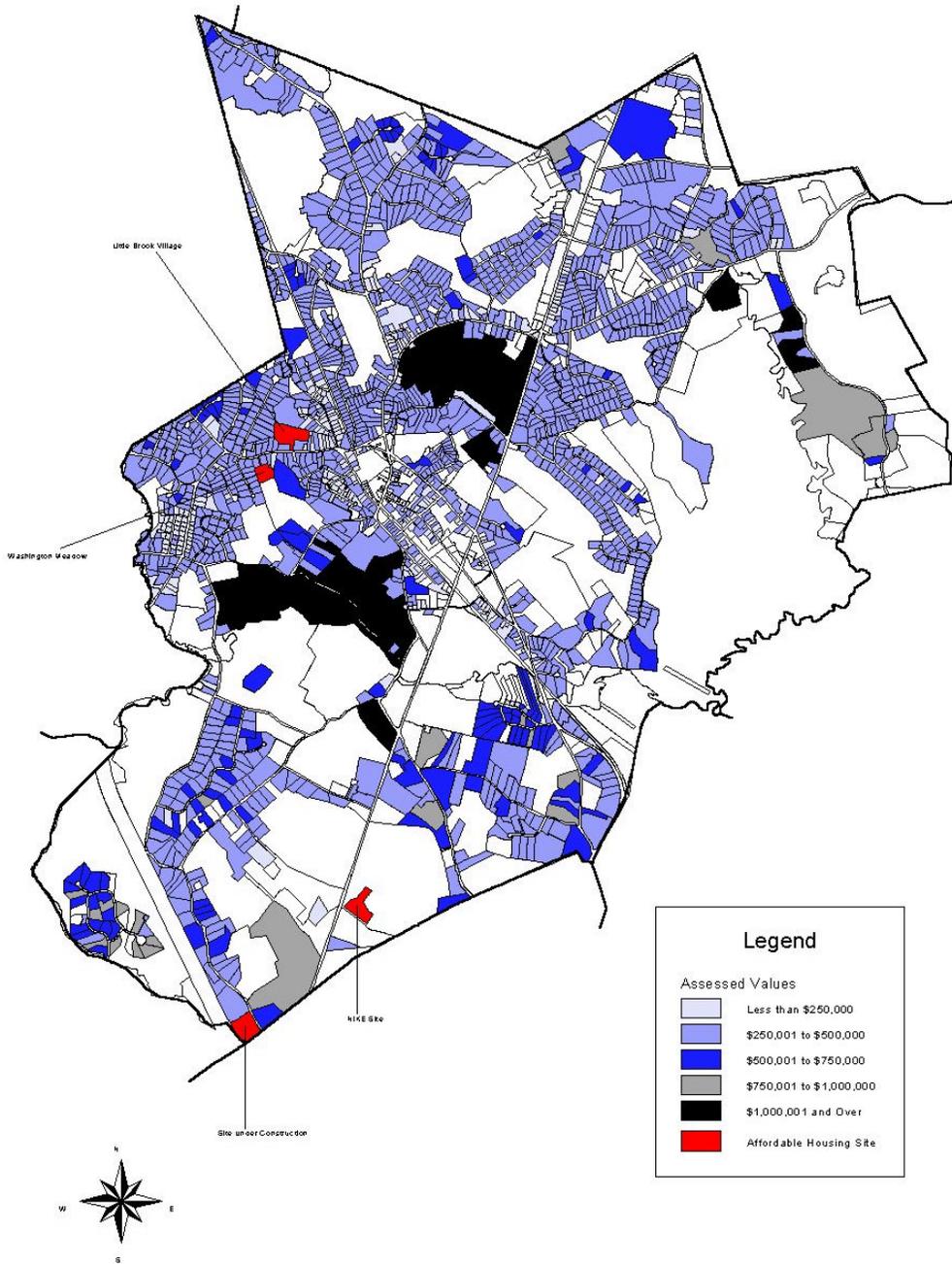
Source: U.S. Census Bureau



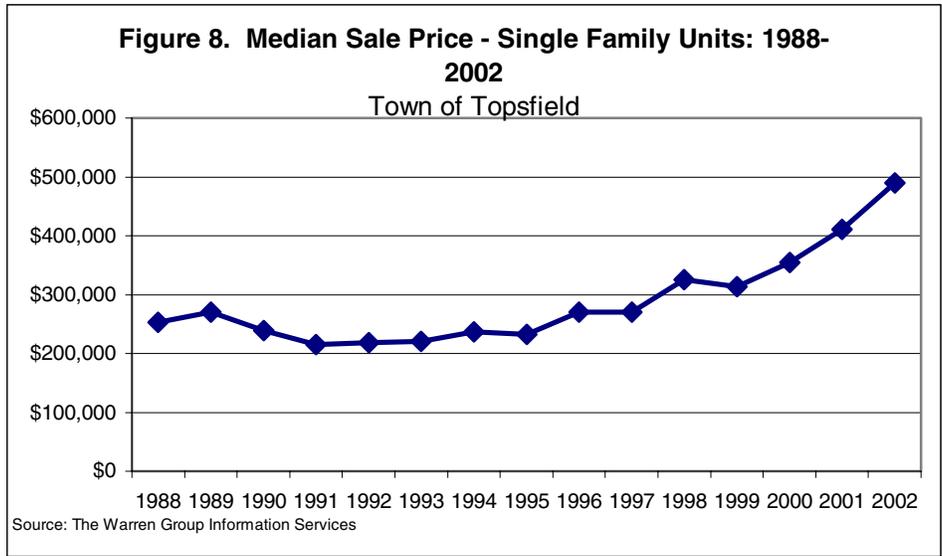
As presented in Figure 8, the 1989 peak in median sale price of \$270,000 coincided with the rise in the economy during the late 1980s. Sale prices for single family units softened during the early to mid-1990s with recovery not taking place until 1996/1997. The upsurge in the economy coupled with an increase in demand for units during the late 1990s, inflated sale prices dramatically in Topsfield between 1998 and 2002 as indicated in the above figure. A paired sales analysis indicates that prices have been rising at 15-20% per year over this time period. It should be noted that due to the very small number of condominium units sold in Topsfield between 1988 and 2002, sale price trend information has only been presented for single family units.

Map 3. Assessed Values for Single Family and Multi-Family Properties: 2001

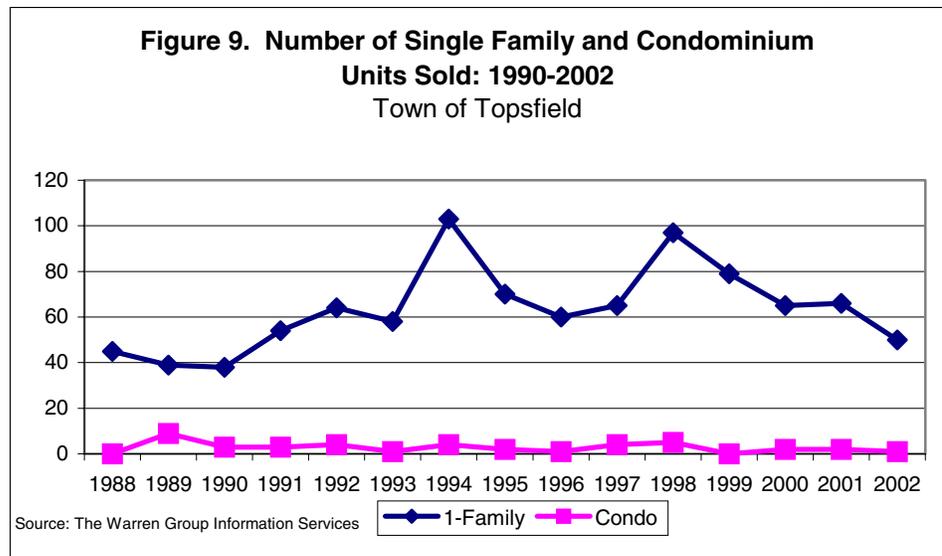
Town of Topsfield, Massachusetts



Assessment Map prepared by R/G Associates, Inc. - May, 2003
 Data Sources - Map data compiled by R/G Associates, Inc. and provided by the Town of Topsfield Assessment Department
 Map Sources - Base map provided by the Town of Topsfield



In terms of the number of residential units sold, 50 single family units changed hands in 2002 which represents a decrease of 53 units since the peak of residential sales in 1994. As shown in Figure 9, the number of residential sales increased annually during the economic slowdown during the early to mid-1990s, and subsequently decreased during the upturn in the economy during the late 1990s.



The decrease in the number of units sold during the late 1990s coincided with the dramatic rise in sale prices experienced in Topsfield over the same time period. As shown in the above figure, there have been relatively few condominium units sold in Topsfield between 1988 and 2002 with an average of three units sold each year over the time period.

Housing is generally considered to be “affordable” when households spend no more than 30 percent of their gross income on housing costs. In the case of owner-occupied housing, monthly housing costs include mortgages, insurance, utilities, property taxes, and, in some cases, homeowner association or condominium fees. Table 8 provides a distribution of Topsfield and Essex County homeowners by the percentage of household income that is spent on these monthly housing costs.

As shown, over 80% of Topsfield homeowners fell below the maximum 30% threshold in 2000, indicating that their monthly ownership costs were considered affordable at the time. The remaining 326 households (19.5%), including 227 households who spent more than 35% of their income on housing, were above the affordability threshold. This range of 227 to 326 households provides a general indicator of the total number of Topsfield homeowners who were likely to have struggled with housing costs in 2000. Despite the fact that the 2000 median home value in Essex County was 66% lower than Topsfield, housing affordability was a more significant issue for the county as a whole in 2000. Almost 24% of Essex County homeowners spent more than 30% of their monthly income on housing costs.

**Table 8. Selected Monthly Owner Costs as a Percentage of Household Income: 2000
Town of Topsfield and Essex County**

	Topsfield		Essex County	
	# Households	% of Total	# Households	% of Total
Less than 15%	481	28.8%	45,211	32.3%
15% to 19%	421	25.2%	24,839	17.8%
20% to 24%	263	15.7%	21,078	15.1%
25% to 29%	181	10.8%	15,129	10.8%
30% to 34%	99	5.9%	9,072	6.5%
35% or More	227	13.6%	23,763	17.0%
Not Computed	0	0.0%	839	0.6%
% Over 30%	19.5%		23.5%	

Source: U.S. Census Bureau

Relative to the age of householders who are spending beyond the 30% threshold for owner-occupied housing, according to a sample of homeowners in 2000 as provided by the U.S. Census, the greatest affordability gaps exist within young householders aged 25 to 34 (20 households or 43% of total) and senior (aged 75 and over) households (21 households or 36% of the total). Table 9 shows the age of householders by monthly owner costs for Topsfield in 2000. It should be noted that the information provided in Table 9 is based on a sample of homeowners and provides a general indication of affordability needs by age of householder.

**Table 9. Age of Householder by Monthly Owner Costs as a Percent of Household Income: 2000
Town of Topsfield**

	Less than 20%	20-29%	30-34%	35% or More	TOTAL	Total w/Affordability Needs	% of Total
Householder Aged 15-24	-	-	-	-	-	-	N/A
Householder Aged 25-34	17	10	9	11	47	20	42.6%
Householder Aged 35-44	79	96	-	19	194	19	9.8%
Householder Aged 45-54	116	74	8	34	232	42	18.1%
Householder Aged 55-64	57	26	14	-	97	14	14.4%
Householder Aged 65-74	76	10	-	7	93	7	7.5%
Householder Aged 75+	27	11	21	-	59	21	35.6%
Total:	372	227	52	71	722	123	17.0%

Source: U.S. Census

Table 10 provides a distribution of monthly homeowner costs, including households with and without mortgages. As shown, 410 households (nearly 25%) of Topsfield households had no mortgage in 2000, and the median monthly housing cost for these homeowners was \$544. Of the remaining 1,262 homeowners with mortgages, the median monthly cost was almost four times the median cost of households without mortgages at \$2,039. It is assumed that those local homeowners who are paying more than 30% of their monthly income on housing costs, the majority may be among those 661 homeowners who had expenses above \$2,000 per month.

Monthly Housing Costs	# Units	% of Total
No Mortgage	410	24.5%
Median Monthly Cost	\$544	
With a Mortgage		
Less than \$300	0	0.0%
\$300 to \$499	0	0.0%
\$500 to \$699	19	1.1%
\$700 to \$999	42	2.5%
\$1,000 to \$1,499	285	17.0%
\$1,500 to \$1,999	255	15.3%
\$2,000 or More	661	39.5%
Total	1,262	75.5%
Median Monthly Cost	\$2,039	
Source: U.S. Census Bureau		

A similar measure of affordability applies to rental housing, when households spend no more than 30% of their monthly income on gross rent. In the case of renter occupied housing, gross rent includes heat, utilities and other costs that may not be included in the actual contract rent. Table 11 provides a distribution of Topsfield renters by the percentage of household income that is spent on gross monthly rent compared to Essex County.

Similar to homeowners, Topsfield had a smaller percentage of renters above the 30% affordability threshold in 2000 than Essex County. The Census estimated that 48 renter households (about 21% of the total), including 36 households who spent more than 35% of their income on rent, were above the threshold. This range of about 36 to 48 households provides a general indicator of the total number of Topsfield renters who were likely to have struggled with housing costs in 2000. As with homeowner affordability, rental affordability was a more significant problem for Essex County in 2000.

	Topsfield		Essex County	
	# Households	% of Total	# Households	% of Total
Less than 15%	61	26.3%	17,912	12.8%
15% to 19%	8	3.4%	14,147	10.1%
20% to 24%	73	31.5%	13,050	9.3%
25% to 29%	21	9.1%	12,551	9.0%
30% to 34%	12	5.2%	7,582	5.4%
35% or More	36	15.5%	28,723	20.5%
Not Computed	21	9.1%	6,218	4.4%
% Over 30%	20.7%		25.9%	
Source: U.S. Census Bureau				

Approximately 26% of Essex County renter households spent more than 30% of their monthly income on rent.

As shown in Table 12, half of the renter households spending above the 30% threshold on housing were between the ages of 25 and 44 with the remainder being senior households (over the age of 75). As previously indicated for Table 9, the age of householder by gross rent information presented below is based on a sample of renter

households in 2000 by the U.S. Census and provides a general indication of affordability needs for renters in Topsfield.

	Less than 20%	20-29%	30-34%	35% or More	TOTAL	Total w/Affordability Needs	% of Total
Householder Aged 15-24	-	-	-	-	-	-	N/A
Householder Aged 25-34	9	9	-	12	30	12	40.0%
Householder Aged 35-44	13	-	-	12	25	12	48.0%
Householder Aged 45-54	13	23	-	-	36	-	0.0%
Householder Aged 55-64	8	-	-	-	8	-	0.0%
Householder Aged 65-74	11	24	-	-	35	-	0.0%
Householder Aged 75+	-	30	12	12	54	24	44.4%
Total:	54	86	12	36	188	48	25.5%

Source: U.S. Census

The distribution of the town’s rental housing by gross rent appears in Table 13. As shown, there are a significant number of rental units in Topsfield, including 46 units priced below \$300 per month. It is assumed that many of these units represent public housing. Topsfield’s median monthly gross rent in 2000 of \$625 was \$40 below the Essex County median at \$665, indicating that although owner-occupied housing prices have risen dramatically in recent years, apartment rental rates have remained relatively stable.

	# Units	% of Total
Less than \$200	34	14.7%
\$200 to \$299	12	5.2%
\$300 to \$499	25	10.8%
\$500 to \$749	94	40.5%
\$750 to \$999	8	3.4%
\$1,000 to \$1,499	38	16.4%
\$1,500 or More	0	0.0%
No Cash Rent	21	9.1%
Median Gross Rent	\$625	

Source: U.S. Census Bureau

Home Ownership Affordability

This analysis presents realistic scenarios to determine the affordability of purchasing a home in Topsfield based on the best available income and real estate market conditions. It should be noted that an affordability analysis for the rental market has not been provided due to the fact that such a significant majority of Topsfield’s housing stock is owner-occupied single family units. In order to determine the “affordability” of the home-ownership market for a given community, a number of variables and assumptions are used. First, for the purposes of this analysis it is assumed that family households would be most likely to purchase a single family home, and, as such, gross family income was used in the affordability analysis as a realistic measure of income. The 2000 Census median family income estimate of about \$105,000 was used for the purposes of this analysis. Second, in order to purchase a home, generally a minimum down payment of at least 5% of the purchase price is required and is used in this analysis. However, many homebuyers purchasing units in Topsfield would likely use the equity from the sale of their existing unit to support a larger down payment – likely

20%, which is also presented in this analysis. Third, the range of housing purchase prices presented are based what a family would currently expect to pay to purchase a home in Topsfield. Finally, in addition to the annual mortgage amount, taxes (based on Topsfield's current property tax rate) and insurance costs are provided.

As shown in Table 14, based on the assumptions stated, with a 5% down payment, a family earning the 2000 median family income of \$105,000 could afford to purchase a home in Topsfield with a maximum sale price of \$385,000 without exceeding the 30% housing cost/income threshold. At that same family income level, households could afford a home in the low \$400,000 range a down payment of at least 20% is used. A family at the 2000 Boston region MFI (\$74,400) could only afford a house costing less than \$250,000. With Topsfield's 2002 median sale price approaching \$500,000, it is clear that only families at the median income level with considerable equity from the sale of an existing unit would be able to purchase a single family unit in the community.

**Table 14. Gross Income Required to Purchase a Single Family Home
Town of Topsfield, Massachusetts**

	20% Down (5.5% Rate)	5% Down (6.5% Rate)	20% Down (5.5% Rate)	5% Down (6.5% Rate)	20% Down (5.5% Rate)	5% Down (6.5% Rate)	20% Down (5.5% Rate)	5% Down (6.5% Rate)
Sale Price	\$385,000	\$385,000	\$400,000	\$400,000	\$500,000	\$500,000	\$600,000	\$600,000
Down payment [1]	\$77,000	\$19,250	\$80,000	\$20,000	\$100,000	\$25,000	\$120,000	\$30,000
Mortgage Amount [2]	\$308,000	\$365,750	\$320,000	\$380,000	\$400,000	\$475,000	\$480,000	\$570,000
Annual Mortgage Cost	\$23,361	\$24,920	\$24,271	\$25,891	\$30,339	\$32,364	\$36,407	\$38,837
RE Taxes [3]	\$4,905	\$4,905	\$5,096	\$5,096	\$6,370	\$6,370	\$7,644	\$7,644
Insurance Cost [4]	\$1,675	\$1,675	\$1,740	\$1,740	\$2,175	\$2,175	\$2,610	\$2,610
Annual Housing Cost	\$29,941	\$31,500	\$31,107	\$32,727	\$38,884	\$40,909	\$46,661	\$49,091
Required Gross Income [5]	\$99,803	\$105,000	\$103,691	\$109,091	\$129,614	\$136,363	\$155,537	\$163,636
Median Family Income [6]	\$105,000	\$105,000	\$105,000	\$105,000	\$105,000	\$105,000	\$105,000	\$105,000
Difference	\$5,197	\$0	\$1,309	(\$4,091)	(\$24,614)	(\$31,363)	(\$50,537)	(\$58,636)
Property Tax/\$1000 Valuation	\$12.74		\$12.74		\$12.74		\$12.74	
Insurance/\$1000 Valuation	\$4.35		\$4.35		\$4.35		\$4.35	

[1] Based on a down payment of 5% and 20%

[2] The difference between sale price and the down payment

[3] Based on the 2003 property tax rate of \$12.74 per \$1,000 valuation

[4] Based on an insurance rate of \$4.35 per \$1,000 valuation

[5] The amount of family income required to cover housing costs without exceeding the 30% housing cost/income threshold

[6] Based on 2000 Census median family income for Topsfield

Poverty Status

Further Census information indicates that the number of residents in poverty in Topsfield in 2000 is low at less than 2%. Seven families were reported to be in poverty with none of the families having children under the age of 18. Table 15 provides a summary of the types of Topsfield residents in poverty in 2000.

	#	% of Total
Total Individuals	104	1.7%
Individuals Over 18	98	2.3%[1]
Individuals Over 65	35	4.1%[1]
Total Families	7	0.4%
Families with Related Children Under 18	0	0.0%
[1] Percent of those within the cohort		
Source: U.S. Census Bureau		

Existing Supply of Assisted Housing

The Massachusetts Department of Housing and Community Development (DHCD) maintains documentation of individual communities' progress toward meeting the State's 10% goal for the provision of affordable housing under M.G.L. Chapter 40B⁶. Although there are units in Topsfield which are affordable without subsidies, only the units which receive direct subsidies from the State or Federal government are counted toward the 10% goal. According to DHCD, Topsfield has 101 Chapter 40B units, representing 4.75% of the town's total housing stock. These include the Housing Authority's elderly housing property at Little Brook Village (58 units), Washington Meadows apartments (6 units), the so-called "Nike Site" (18 units) on Route 1 which is owned by a regional health care provider and one approved but not yet built private development (Amberwood) containing a total of 24 units. Six of these units are believed to be deed-restricted for low and moderate income eligibility in perpetuity. One other private residential development is proposed for 470 Boston Street which would include 13 (out of 60) affordable units, however, the project has been postponed due to legal and financial issues.

Table 16 presents comparative information for Topsfield and selected nearby communities relative to the number of existing affordable units and the progress each community has made toward reaching the State's 10% housing goal. Among the 7 nearby communities, none have attained the 10% goal, however, Wenham and Ipswich have attained the highest percentage of affordable housing at about 7% of their total stock. According to DHCD, Topsfield has about half of the required affordable units it needs to meet the 10% threshold. The town of Danvers has a similar percentage of affordable units as compared to Topsfield at 4.41%. The towns of Middleton, Hamilton and Boxford have very little affordable housing.

⁶ A unit qualifies as affordable under Chapter 40B if it has (a) received a subsidy approval from the federal or state government, (b) the subsidy enables the unit to be affordable to people or families with incomes no higher than 80% of the PMSA, MSA or County in which the unit is located, and (c) restrictions or resale controls guarantee preservation of the subsidy beyond the minimum established time requirements.

Table 16. Chapter 40B Inventory: 2002 Topsfield and Selected Communities			
Community	2000 Census Year Round Units	Chapter 40B Units	% Subsidized
Wenham	1,310	92	7.02%
Ipswich	5,414	351	6.48%
Georgetown	2,601	159	6.11%
<i>Topsfield</i>	<i>2,126</i>	<i>101</i>	<i>4.75%</i>
Danvers	9,712	428	4.41%
Middleton	2,337	77	3.29%
Hamilton	2,717	69	2.54%
Boxford	2,602	15	0.58%
Source: Mass. Department of Housing and Community Development			

Based on the above information, Topsfield is approximately 100 units short of the required 200 units needed to satisfy the 10% goal, based on the existing housing supply in the year 2000. With future residential growth, the ratio of subsidized units needed will increase as well.

Housing Forecast

After establishing a realistic baseline of existing housing needs, it is necessary to forecast future housing growth requirements based on projected local population growth and a reasonable allowance for regional demand. Based on historical growth trends and given the limited supply of large parcels of developable land, it is not likely that Topsfield will face severe growth pressure in the foreseeable future. Using adjusted⁷ population projections provided by the Massachusetts Institute of Social and Economic Research (MISER), it is estimated that Topsfield's population could increase by approximately 400 residents between 2000 and 2010. Assuming a conservative average of 2.8 members per household, it is estimated that the increase in population could result in the addition of about 140 housing units over the course of the next decade. This estimate is slightly less, but in-line with the actual number of units developed each decade in Topsfield between 1980 and 2000.

As shown in Table 17, based on the distribution of family income estimates already cited (Table 6) and assuming that the distribution of family households by income remained the same over the forecast period, it is projected that about 19 (about 14%) of the 140 additional housing units would be low or moderate income households. However, it should be noted that as a town, our goal will be to create 75 new affordable units over the next ten years. While this goal exceeds the projected demand for affordable housing units in the low, moderate and middle income levels, it will help the

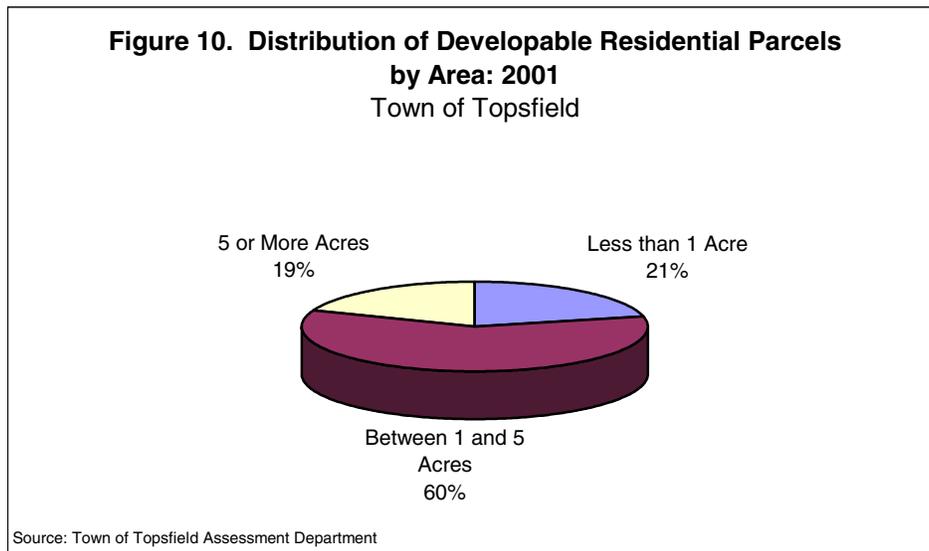
⁷ MISER's population projections were developed prior to the 2000 census and overstate Topsfield's 2000 population by about 250. For the purposes of this housing forecast, an approximate population increase of 400 is used.

town improve the overall percentage of affordable housing units in its total housing stock.

Income Level	Projected New Units	% of Total Units
Low	9.8	7.0%
Moderate	9.4	6.7%
Subtotal (low/mod)	19.2	13.7%
Middle	44.4	31.7%
Upper	76.4	54.6%
Subtotal (middle/upper)	120.8	86.3%
Total	140.0	100.0%

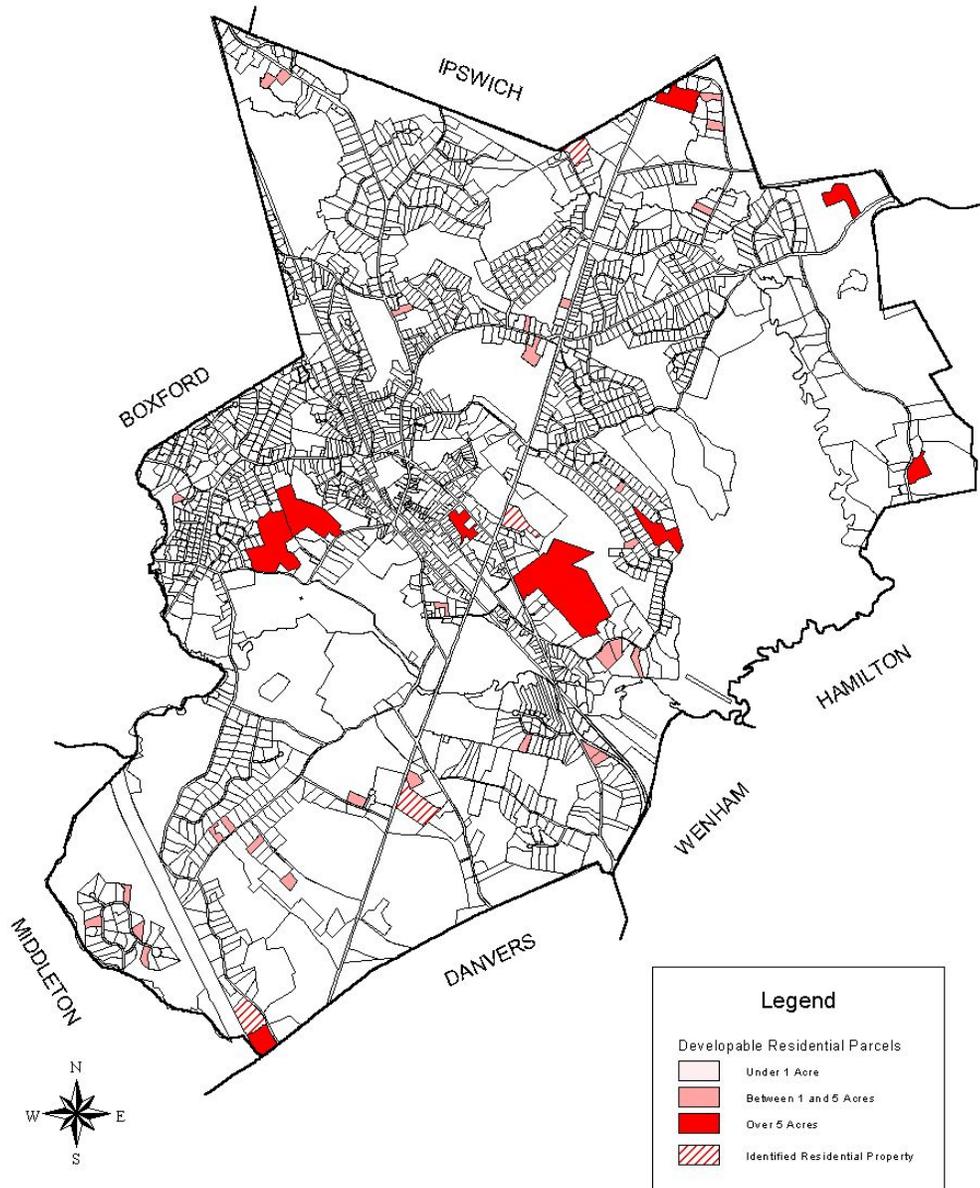
Based on information provided through an analysis of the Town of Topsfield’s assessment database, the amount of potentially developable residential land is limited to 47 parcels totaling approximately 255 acres. This analysis is based on the assumption that the parcels are “coded” correctly within the assessment database as undeveloped but potentially developable land. Furthermore, it should be noted that although 255 acres have been identified as being potentially “developable”, it is uncertain as to the amount of land that is actually suited for development due to such constraints as environmental conditions, topography, and other limiting factors.

As shown in Map 4, the parcels that have been identified as developable are distributed fairly evenly throughout the town. However, in terms of the distribution of parcels by area, the majority (28 parcels representing 60% of the total) of the developable parcels are between 1 and 5 acres in size. The largest parcels are located near River Road and Prospect Street in the western portion of the town and along High Street in central Topsfield. Figure 10 shows the distribution of potentially developable land parcels in Topsfield by acreage.



Map 4. Developable Residential Parcels

Town of Topsfield, Massachusetts



Parcels identified as "developable" by the Town of Topsfield Assessment Department. It should be noted that although the parcel was identified as "developable", it is assumed that a portion of the parcel may not be used for development for environmental, topography or other constraints. "Identified Residential Property" indicates parcels that may have development potential as identified by municipal officials or the consultant. Developable Residential Parcels map prepared by RKG Associates, Inc. - May, 2003
 Data Sources - Map data compiled by RKG Associates, Inc. and provided by the Town of Topsfield Assessment Department
 Map Sources - Base map provided by the Town of Topsfield

Recommended Actions and Improvements

The following recommendations are offered to begin to address Topsfield's current and future housing needs, as identified above. These recommendations relate primarily to affordable housing and secondarily to issues such as zoning, land use and regulatory measures that could be taken to influence other types of housing development within the town. The recommendations provided are not in order of priority.

1. Evaluate the feasibility of encouraging (through the negotiation of a development agreement) the use of any undeveloped parcels in Topsfield as part of an affordable housing strategy.

The location of a moderate density, mixed-income, multi-family housing development with a high percentage of affordable apartment units will be an important strategy to help achieve the 10% Chapter 40B mandate. The Town should consider actively working with qualified owners and/or developers of any available large sites for mixed use, mixed-income residential developments.

In terms of an initial approach, it is suggested that the Town initiate one or all of the following:

- Open discussions with current property owner(s) relative to their future intentions for the site
- Secure the services of a professional engineer or surveyor to survey sites to determine the amount of developable acreage
- Secure the services of a real estate, development and design consultants as needed to determine the fair market value and development potential of sites and provide advice the Town on suitable development options
- If agreeable to the owner(s) and assuming a significant portion of sites could be used for development, negotiate a development agreement for a mixed-income residential development
- In addition to working with landowners, the Town should actively pursue acquiring tax delinquent land parcels which may be suitable for the development of affordable housing.

2. Evaluate the feasibility of the former 2.2 acre Topsfield Department of Public Works (DPW) and neighboring 2.7 acre open space site as possible location for a mixed-use or multi-family residential development.

The former DPW site that is municipally owned and an adjacent privately owned parcel offer a significant development opportunity to increase the amount of affordable housing in Town. The close proximity of the site within walking distance to the downtown core presents an excellent location suited to young professional couples, seniors and families. As there may be septic and environmental issues relative to the proximity of

the site to the neighboring stream, it is recommended that the Town initiate the process by soliciting requests for proposals from qualified and reputable residential developers to determine the level of interest and feasibility of such a development initiative. If septic issues on the site limit the interest and feasibility of developing the site for residential uses, the Town should examine their development regulations to encourage the creative use of modern package sewage treatment facility technologies or individual (or jointly owned) sewage disposal systems (ISDS). The use of these types of systems may help address septic issues on parcels with historically limited development potential due to environmental constraints.

3. Provide for the redevelopment of existing large single family dwellings near the downtown core area into mixed-use, mixed-income multi-family residential dwellings.

The Town should amend existing land use regulations, such as the adoption of mixed-use zones that incorporate the existing Business Village (BV) and non-conforming portions of the surrounding Central Residential (CR) zone. The Town's goal is to encourage the incorporation of affordable residential units within these properties. It is also suggested that the approval process associated with Local Initiative Projects under M.G.L. Chapter 40B be made more efficient to encourage the development of affordable housing units.

4. Encourage the development of affordable family accessory dwelling units called accessory family apartments within existing single family residential properties.

The Town should facilitate the development of additions, and consider including the use of new structures or the redevelopment of existing outbuildings (barns, etc.) as income-qualified family accessory apartments. In order to facilitate this, the Town Assessors should determine the current inventory of accessory dwelling units in the community. After the inventory of accessory units has been determined, representatives from the Town should open discussion with property owners whose properties have accessory dwelling units to determine the level of interest in registering these units as affordable under state guidelines.

5. Establish a partnership with Health and Education Services Inc. in order to evaluate the feasibility of encouraging the redevelopment of the existing NIKE site as a higher-density mixed-income residential development site.

The current NIKE property provides Topsfield with one of its few affordable housing opportunities, however, there may be opportunities to increase the number of units on the site through reconfiguration and redevelopment of the site. The Town could establish a partnership with Health and Education Services Inc. (owner of the site) in

order to determine the feasibility of increasing the density of residential units on the property.

6. Encourage the permanent protection of environmentally significant lands in order to avoid the incremental deterioration of qualities which make Topsfield a desirable community by evaluating performance zoning and by fostering Local Initiative Plans to include permanent open space as a required component

The Town should work with the Nature Conservancy and similar organizations and foundations as well as private landowners in the acquisition of development rights, conservation land and open space areas throughout Topsfield. In order to preserve Topsfield's current natural scenic gateway along the southern portion of Route 1 (Danvers town line to the Topsfield Fairgrounds), emphasis should be placed on permanently preserving lands within this respective area.

7. Evaluate the benefits and constraints involved in amending the Town's land use regulations to encourage the creation of higher density mixed-use (residential with commercial or office) developments in the Business Highway (BH) area along Route 1 and the Business Village (BV) area in the downtown core.

Compared to other areas of Topsfield, the Business Highway (BH) zone along Route 1 (between High Street and the Topsfield Fairgrounds) and the Business Village (BV) zone in the downtown have the potential to be utilized as a primary higher density commercial, office and residential area in the community. The current land uses along the respective portion of Route 1 (recreational vehicle and auto repair dealerships, agricultural co-operative, and bottled gas distribution center) appear to be under-performing in terms of their value to the overall property tax base. The Business Village (BV) zone in the downtown currently contains a mixture of residential and non-residential land uses (in separate structures). However, the potential exists to encourage a mixture of uses (within the same structure) such as office space on the ground floor with residential units (apartments or condominiums) on the upper floors. For example, the downtown core area has numerous examples of buildings that have been converted from single family residential uses to non-residential uses (primarily professional offices and commercial space).

Through changes in local zoning and with the inclusion of incentives, the Town could potentially provide the impetus for increasing unit density of both areas with higher-valued non-residential uses and affordable housing.

8. Conduct a feasibility study for a shared downtown waste management system.

If the Town is to revitalize the downtown area, it will entail increased commercial and residential use, which likely cannot be accomplished by the property owners'

independent construction of waste disposal systems under Title V regulations. Even if there were to be no increase in commercial and residential activity in the downtown area, existing systems will eventually fail and a plan for future waste disposal must be developed. Due to the higher density in the downtown area relative to the lack of space available to locate private waste disposal systems, a shared waste disposal system should be explored.

9. Explore financing opportunities for consulting services to conduct a revision of the zoning bylaw and an evaluation of performance zoning.

In order to implement the goals of this plan, it is apparent that the zoning bylaw should be critically reviewed and modernized. Many existing and proposed uses do not fit squarely within the table of uses. Many uses are nonconforming. Suitable methods of controlling redeveloped, increased density, and mixed commercial/residential use may be attainable through performance zoning so as to ensure the preservation of the character of the Town as set forth in the Vision Statement of this plan. Such a comprehensive review is beyond the time commitment to be expected from volunteer Town officials who do not necessarily have the requisite training and experience to properly complete such a task. Furthermore, the Town budget may not permit an appropriation for such professional consulting services without alternative financing opportunities

10. Investigate all funding sources to implement the actions items of this plan including but not limited to federal and state grants, subsidized loans, municipal bonding, partnerships, regionalized purchasing and promoting the adoption of the Community Preservation Act.

11. Prepare Town Warrants as necessary in order to implement the actions items of this Community Development Plan and actively promote to the Townspeople the adoption of such Town Warrants.

4. OPEN SPACE AND RESOURCE PROTECTION ELEMENT

Section 1 - Plan Summary

Overall Aspirations of the Community

The purpose of the Open Space Plan is to provide for the preservation of Topsfield's rural character and protection of its environment by balancing the Town's open space needs with the Town's developmental pressures. The most significant concern voiced in the Open Space Survey by respondents was the fear that the Town's rural character was being eroded by development which has not been well conceived, planned or implemented. It is hoped that this plan will continue to offer realistic goals and objectives that can provide the Town with a comprehensive road map to protect open space and, by so doing, maintain the rural character of Topsfield which can be enjoyed by residents for many generations to come. It should be noted that due to the comprehensive nature of the information provided in this element, the Open Space Plan differs slightly from the previous elements in that it is divided into ten respective sections.

Eighteen percent of the households in Topsfield, with five percent being an accurate reflection of opinion, responded to the 2004 Open Space survey. The results provided this Committee with a guideline to follow in writing the Open Space Plan. Sixty-one percent feel Topsfield is a rural town and seventy-seven percent want it to stay that way. Twenty percent of the respondents felt that the Town is now or is becoming a suburban town and is losing its rural character. Respondents felt that the Town needs to take control of development. Sixty-three percent of the respondents felt that the Town should not have any development at all. Ninety-four percent felt the Town should make efforts to preserve/obtain open space and recreation land. Eighty-one percent felt it should be done by working with property owners to obtain conservation restrictions and sixty percent felt the Town should purchase the land and seventy-two percent felt this should be done by changing the Town's zoning by-laws.

There is a concern that Topsfield is losing its rural character, open space and control of its future development.

Section 2 - Introduction

Statement of Purpose

Topsfield possesses a rich legacy of woods, fields, wetlands, hills, rivers, and streams. These natural resources provide the Town's residents with clean water, habitat for wildlife, protection from flooding, aesthetic and recreational enjoyment, and a high quality living and working environment. One of the purposes of the Open Space Committee is to develop and implement a plan by which residents of Topsfield may control, to the greatest degree possible, the long-term character of the Town. The Open

Space Plan seeks to provide processes by which residents can balance the pressures of commercial and residential growth with the desire and need for open space and recreational areas. As development pressures increase, Topsfield will be repeatedly faced with decisions regarding how best to use its limited natural resources by additional building or by preserving land and open space.

The Open Space Committee's concept of open space/recreation areas include, but are not limited to, the following:

- Topsfield's scenic vistas such as those seen from Route 1
- Wilderness space not impacted by human encroachment and set aside strictly for wildlife and vegetation
- Low impact use of open space, such as the walking trails in the Audubon Sanctuary
- High impact use of open space, such as the playing fields at Klock Park

The phrase "Open Space" is used throughout this plan and the State's plan requirements. However, there does not seem to be a clear definition of what constitutes "open space". Having the definition is very important to Topsfield since several Town by-laws use this term and there is often confusion as to what constitutes open space. This committee will work to develop a set of definitions that will satisfy the Town's needs.

The Committee's immediate goal is to update the 1997 Open Space Plan. Our intent is to incorporate goals and objectives into the plan based on the 2004 survey input from Topsfield residents. By having an up-to-date Open Space Plan, Topsfield has qualified for a Massachusetts EO-418 Community Development Plan grant and is considering applying for other funding that would be otherwise unavailable without this plan in place. The ultimate goal of this planning process is to provide a coordinated set of measures that will balance the needs of development with that of preservation.

One of the components of updating the Open Space Plan is to review the Topsfield Open Space Committee's (TOSC) accomplishments since the last plan was filed and accepted by the Department of Conservation Services. Since the last plan was filed in 1997 we proudly mention the following items:

- The Coolidge Estate of over 500 acres was given to M.I.T. following the death of Mr. Coolidge. The TOSC worked with Essex County Greenbelt and M.I.T. and succeeded in placing approximately 500 of the 550 acres under permanent conservation restriction.
- The Topsfield landfill was ordered closed by the State Department of Environmental Protection (DEP). Rather than simply capping and closing the landfill permanently the Town secured permission from DEP to build a community park on the landfill's footprint. The TOSC spearheaded the park's development. This has resulted in Pye Brook Community Park, a 65 acre recreation area. The park has about 35 acres of playing fields, a handicapped

accessible picnic area, a 2 mile Wildlife Path around the park almost entirely in the wetland buffer zone, a Frisbee golf course, and horse show facility (which is currently under review by the DEP).

- Although not in Topsfield, Willowdale State Forest in neighboring Ipswich includes approximately 40 acres of isolated privately owned land. With the threat of this valuable resource being developed, the TOSC members worked with several other organizations to purchase the land and turn over the title to the State to become a permanent part of Willowdale State Forest.

Planning Process and Public Participation

The 2004 Topsfield Open Space Committee was established by the Board of Selectmen in January of 2004 to update the Open Space Plan of 1997.

The Committee began the update process by first querying all the town boards and town committees to update the survey. The Committee also contacted members of the Boards and Departments personally to ensure that all pertinent feedback was solicited. We next held a Public Forum on March 31, 2004 to elicit feedback from Topsfield residents on the issues that mattered most to them with respect to Open Space and Recreation. During the forum, the Committee provided an overview of the previous Open Space Survey that was executed in 1997 and asked the attendees for feedback for the new survey. A draft Open Space Survey was sent out to all Town departments and Town committees for comment.

With guidance from the Topsfield community and its leaders, the Committee completed a final draft survey (See Appendix A - Open Space Survey), which was sent to every voting household in Topsfield. The response to the survey was gratifying: 376 (17%) of the voting households in Topsfield responded, and the results of the survey, including write-in comments, are included in this plan. (See Appendix A - Open Space Survey Results) The direction of the Open Space Plan and the work of the Open Space Committee is based on the responses received from the survey. Some examples of respondents survey answers: 80% felt the character of the Town was one of the most important reasons for moving to Topsfield, 96% felt that development needed to be very sensitive to the character of the Town. A resounding 94% felt that the Town should pursue efforts to obtain open space land. Many of the residents expressed concern about development and how it should be managed over the long term (See Appendix A). In fact the majority of the respondents (63%) opted for “no development at all” when given a choice along with “residential”, “commercial”, “mixed use” and “industrial”.

The results of the survey were presented to the Board of Selectmen, broadcast on the Town's cable TV channel, and posted on the Town's website. Additionally, plans are in the works for a follow-up public meeting to discuss the survey results and recruit volunteers for future projects.

The draft plan was completed in June of 2004 and it was distributed to town boards and committees, the library and non-profit organizations with open space concerns. The

Committee discussed all of the feedback received and made final edits to the plan. The mapping requirements were met with the assistance of a committee member and a former committee member with expertise in mapping, and the Topsfield Water Department. Revisions were made and the draft was presented to the Board of Selectmen for approval. The Committee worked through the comments and suggestions and prepared the final version of the plan. Finally, the revised plan was endorsed by the requisite town boards and submitted to the Massachusetts Department of Conservation Services for approval on June 30, 2004.

Section 3 - Community Setting

Regional Context

Topsfield is a small, rural community of 8,230 acres situated approximately 20 miles north of Boston in the heart of Essex County. On its borders are Boxford, Georgetown, Wenham, Hamilton, Middleton, Ipswich, Rowley and Danvers. With the exception of Danvers and Middleton, all of these towns still retain a rural character of their own, although all are threatened by encroaching development. Topsfield's excellent reputation as a Town to live in due to its schools, character, proximity to Boston, and desirable neighborhoods assures that there will be continuing pressures for development both residentially and commercially.

Topsfield is well linked to neighboring towns, Boston, Route 128 and Route 95. Route 1 (Newburyport Turnpike), running north from Boston, and Route 97 (Haverhill Road) running north from Beverly, are the main north-south connectors for the Town. Topsfield's Washington Street, High Street, and Ipswich Road provide the main east-west connectors through Town.

The Town has a defined center complete with open green, historic town hall, library, New England white, clapboard church, a small shopping center and other small "Mom and Pop" stores. It does not have large strip malls or chain stores as are abundant in the abutting towns of Danvers and Middleton, but it does have several car businesses and industrial structures on a portion of Route 1 between the Fairgrounds and Route 97 as well as a business park farther north on Route 1.

The primary reason Topsfield has been able to retain its rural character is that approximately one-third, or 2,800 acres, of the total area of Topsfield is owned by various entities which consist primarily of a Massachusetts Audubon Sanctuary, land owned by Essex County Greenbelt, a portion of Bradley Palmer State Park, a portion of Willowdale State Forest, the Beverly-Salem Water Board land, land owned by the Town of Topsfield, and lands that individual residents have placed under Chapter Land classification which provides property tax benefits for encouraging the conservation, preservation and development of land for forest, agricultural and certain recreational uses.

The Ipswich River is one of the most important natural features in the Town. However, since the drafting of the 1997 Open Space Plan, it has been named one of the most endangered rivers in the country and is often pumped dry in the summer to meet increasing water demands of the many over-developed cities and towns drawing from its watershed. The river's source is in Wilmington, Massachusetts, and it flows in a northeast direction for about twenty-seven miles to Ipswich, where it empties into the Atlantic Ocean. More than seven miles of the river flow through Topsfield. The river also has several tributaries throughout Town, namely, Fish, Mile, School, Pye, and Howlett Brooks. Seasonal flooding in years of normal or less-than-normal precipitation is common and has been exaggerated by the filling of wetlands and the channeling of streams over the past decades. While the Town of Topsfield does not draw its water supply directly from the River, it does draw from the river's watershed, which is a vital natural resource for preservation of wildlife and recreation.

The open lands within Topsfield have significance beyond the Town's lines. Bradley Palmer State Park, Willowdale State Forest, the Massachusetts Audubon Sanctuary and the Beverly-Salem Water Supply Board land all cross into adjoining towns. There is considerable regional interest in the protection of surface water quality for the Ipswich River watershed. In addition, the potential and existing linkage of trails and wildlife corridors increases the value of these open space and recreational assets for the Town as well as for the entire region. Cooperation with adjacent towns should ensure that land use, zoning, and conservation measures are complementary, and may expand conservation and recreation benefits.

History of the Community

Three hundred and fifty years ago the land which today makes up most of Essex county was the home of the Agawam Indians. In 1638, their Sachem, Masconomet, deeded the bulk of this land to John Winthrop, son of the first governor of the Commonwealth, for twenty pounds.

Topsfield's first settlers arrived about 1641. They named the area "New Meadows" which was taken from the Indian name, She-ne-we-medy, "the pleasant place by flowing waters". In 1648 the name was changed to Toppesfield, and eventually to Topsfield, after a small parish in Essex County, England, just north of London. The Town was incorporated in 1650.

Most of the early settlers were farmers. Corn was one of their major crops; therefore, grinding became an important industry. In addition to farming, there are records of a sawmill, shoemaking, tanning, tailoring and blacksmithing being other early trades. Route 1 (Newburyport Turnpike) opened as a toll road in 1805. There was an attempt to establish a copper mine, which failed, and in the 1850's there were shoe factories on either side of Main Street. The first railroad cars passed through Topsfield in 1854.

Soon after 1900, with the advent of automobiles and improved roads, the Town became a favored residence for those whose work took them to Salem, Beverly, Lynn and

Boston. Many of the small farms were bought up to become part of large estates, but the day of large estates, like the Town's industrial period, was of short duration.

In 1932, the present Proctor School was built and currently houses grades three through six. In 1963, the Steward School was opened and currently houses the Steward Station (a supplemental kindergarten and day care program), pre-school, and kindergarten through third grades. Topsfield students in grades 7 - 12 attend Masconomet Regional Junior and Senior High School, with students from Boxford and Middleton, which is located just across the Topsfield line in Boxford.

In 1946 Topsfield adopted its first zoning by-law and, in 1956, a building code was adopted. Currently, minimum lot sizes range from a half acre to two acres. In 1954, a soil erosion by-law was voted to control indiscriminate stripping of loam and excavation of gravel. In 1961, a Master Plan was developed. In 1964, a Flood-plain district was added to the zoning by-law. In 1972, a Conservation Commission was appointed under the State Wetlands Protection Act. A Historical District and a Business District were established in the 1970's.

In the 1950's and 1960's, the Town experienced rapid population growth, doubling in size, and becoming a bedroom community for residents working in surrounding commercial towns.

In 1976, the Topsfield Housing Authority developed Little Brook Village to serve the elderly. During this same period, Klock Park, an area of nineteen acres, was developed off North Street with baseball and soccer fields.

A separate Board of Health was established in 1982, and the Town voted a local wetlands by-law in 1983. In 1985 the Town center was renovated with the installation of new curbing, and new trees and plantings.

Generally speaking, Topsfield is still small enough to have a feeling of "neighborliness". The village center offers a focal point for shopping and services, and many group activities take place in the churches, library, town hall, and schools.

Population Characteristics

Topsfield's population and housing units in absolute numbers have changed as show in Table 18.

Table 18. Population and Housing Unit Change: 1970-2000				
Year	Residents	Change	Housing Units	Change
1970	5,225		1,405	
1975	5,709	+484	N/A	
1980	5,721	+12	1,788	+383
1985	5,939	+218	N/A	
1990	5,841	-98	1,967	+179
1995	5,624	-217	N/A	
2000	6,410	+786	2,144	+177

As the above figures show between 1970 and 2000, a population increase of nearly 23% was matched by an increase of 65% in the number of housing units in Topsfield. Based on the 2000 Town census, there are 478 residents per square mile. The average family income, based on the 2000 U.S. census information, was \$96,430 per year, with approximately 2,099 families residing in Topsfield. The majority of residents (82%) work outside of Topsfield, which is down slightly from 1990. One reason for the small number of residents employed in Town is that there are only a few manufacturing companies, mainly near the intersection of Route 1 and Route 97 and on Route 1 north of North Street, and several small office parks, also located along Route 1 north of North Street. Both types of businesses are relatively small and have few employees. In addition, employment opportunities within Topsfield will be based on the development of small office parks, with little or no new manufacturing due to resident opposition to this type of development. However, numerous job opportunities exist both in nearby towns and cities, i.e. Beverly and Salem, and in Boston and on Route 128.

The total population change for the 30 year period from 1970 to 2000 was +517 and is characterized not only by increases, but also by notable decreases. The cyclical increases and decreases in population, matched by solid and marked increases in the number of housing units, is most likely explained by the number of elderly residents in Town. In 1970 there were 3.7 persons/household. This decreased to 3 in 2000. Fully 25% of the population is over 55, which has led to this decreasing ratio of occupants per residence. This, combined with generally smaller families and larger building lots has meant that Topsfield has undergone considerable residential development over the past 20 to 25 years regardless of its relatively stable population.

Since the last Report in 1997, Great Hill and the Wildes/Atwood developments were completed, which resulted in an increase in population. The Town's ability to conserve Open Space continues to be severely impacted by the break up of the existing estates and the ever-increasing pace of residential development. There also has been a more recent influx of young families moving to Topsfield. The impact of the increase in the number of children attending the Topsfield schools is already being felt as the Steward and Proctor Schools are reaching maximum student capacity. The increase in the number of young families is also placing pressure on parks and recreation areas. Between 1997 and 2004, the Open Space and Recreation Committee created Pye Brook Community Park on the site of the abandoned landfill, located adjacent to Bare Hill Rd. and Rt. 97. The park includes active and passive recreational opportunities as well as additional playing fields for the Town.

Growth & Development Patterns

Generally, Topsfield has retained its desired rural character as its growth has been orderly and rather static in comparison to surrounding communities, due in part to the large land holdings discussed in Section 3, Community Setting, of this plan. It is now primarily a bedroom community with little commercial or industrial development. Residential growth in several areas in Town, however, has created virtually a fully built-

out, single subdivision with little or no provision for open space. See the Zoning Map (#1) in Section 5.

The requirement that all lots provide for on-site sewerage disposal serves to limit unchecked commercial and residential growth. One of the issues that the Town is soon going to face is the impact of the State's year 2002 change in Title V percolation rates (from 30"/minute to 60"/minute while the Town's by-law is 20"/minute) and the ability of developers to provide for community septic systems. Lands that could not previously be developed may now be buildable and even further building could be realized if community septic system are installed. A town-wide sewer system has been consistently rejected for economic reasons and on the belief that it would destroy the town's rural character and permit development of land presently marginally suited because of wetlands, high water tables, unsuitable soils (such as clay) or steep slopes.

Regulation of the number and type of commercial and light industrial development uses was realized in the late 1970's, when the zoning by-laws were amended to create a Business Park District north of North Street extending along both sides of the Route 1 (Newburyport Turnpike) for a maximum depth of 200 feet. Previously, development along Route 1 in Town had varied between residential and business uses with no attempt to separate the two.

Topsfield has an open space zoning by-law for parcels over 10 acres which may serve to alter future residential development from the typical Form A-lots. (Residential Form A-lots range from 1/2 acre to 2.0 acre zoning.) See the Zoning Map in Section 5. As the number and size of the remaining large undeveloped parcels dwindles, these different development plan options may make a significant difference on the Town's appearance.

The largest undeveloped parcel recently belonged to MIT (the prior Coolidge Estate). It is approximately 600 acres of mostly rolling meadows with the Ipswich River running through it and located in areas zoned from 1/2 acre to 2.0 acres. The land was privately purchased for development. Fortunately, a conservation restriction for about 500 acres was implemented between MIT and the Essex County Greenbelt and approved by this Open Space Committee and other Town departments. Potentially 200 to 300 houses could have been built on this property. As a result less than 10 houses have been built or are in the process of obtaining the necessary approvals.

As a result of the EO418 planning, housing and economic development efforts in future development will likely be cluster and duplex housing. As this report is being written, the pace of development is increasing at a rapid rate. Several large estates are being sold off and developed and smaller parcels of land are also being built upon. Topsfield earned Housing Certification from the commonwealth of Massachusetts and has a re-utilization and improvement plan to produce 17 units of affordable housing per year over a 10 year period. Commercial properties and the development of mixed use districts will also be addressed.

Transportation Systems

The major East-West roads in Town are Washington Street and Ipswich Road, while Routes 1 (Newburyport Turnpike) and 97 (Haverhill, High Street and Valley Road) serve as the main North-South connectors. Nearly all other roads are connections between or among the various residential areas in Town with the notable exception of Route I-95 that cuts through the extreme southwest corner of Town.

Public transportation to Boston is provided by The Coach Company. There is no direct rail service to Topsfield; however, residents can use MBTA trains from Ipswich, Hamilton-Wenham, and Beverly.

For ten days each year the Topsfield Fair, the oldest country fair in the United States, is held at the fairgrounds on Route 1 attracting nearly a half million visitors. Traffic becomes somewhat congested during this time, especially during the two weekends the Fair is in session when backups occur on Routes 1 and 97 and as far south as I-95. However, one can travel to all other parts of Town during Fair week without trouble provided alternate secondary roads are traveled.

The current practice of residential development using cul-de-sacs provides for quiet neighborhoods with the consequence of increased usage of major connector roads in town is continuing as is cluster housing with open space making up for the acreage lost per the zoning requirements. This pattern is expected to continue as many undeveloped lots and the larger underdeveloped holdings in Town have become "pockets" in surrounding developed areas.

Water Systems

Currently Topsfield meets its demand for potable water by utilizing the area's ground water resources. Topsfield does not use surface water bodies such as brooks, ponds, and the Ipswich River as a direct supply of drinking water. However, these bodies are linked to the availability and quality of the ground water supply. (See Water Resource Map on the next page). During the Summer and early Fall, the groundwater is recharged by water that percolates through the beds of streams, ponds, and rivers, as well as by rainfall. The greatest benefit of groundwater is the filtration that occurs as the water flows through the soil, naturally removing impurities and micro-organisms.

Approximately fifteen percent of the Town's residents obtain their water from private wells that range in depth from 10 to 4000 feet or more. The Eagle Tor water system uses four interconnected shallow wells to supply approximately 15 homes. The Topsfield Water Department has nearly 1,700 connections that serve domestic, commercial, municipal, and industrial users. The Town pumps approximately 190 million gallons of water a year to serve its customers, whose average usage is approximately 100,000 gallons.

The public system utilizes an unconfined (water table) aquifer made up of sand and gravel deposits that are approximately 40 feet deep. The supply system consists of two

well fields. For security reasons, these well fields will be referred to as “A” and “B”. The “A” well field uses 36 interconnected shallow wells and is capable of pumping 900 gallons per minute to meet peak demands, but normally operates at 450 gallons per minute. The “B” well field uses 20 interconnected shallow wells and produces 350 gallons per minute.

The quality of the Town operated water supply has changed very little in the last 45 years. Currently, one part per million of sodium fluoride is added to prevent tooth decay and potassium hydroxide is used to reduce the corrosive effects of the water and to comply with Federal drinking water regulations.

The Water Department has two principal water resource concerns: the vulnerability of the Town’s aquifer to contamination and the ability to provide water during high volume drought season. Unconfined aquifers are particularly susceptible to contamination due to the lack of a confining layer that would act as a barrier to any contamination percolating down from above. The proximity of main roads and gasoline stations near the supply areas heightens the risk of contamination. The Water Department is looking for another well site, utilizing an aquifer that is independent of the one they currently use. A new independent source would lessen the impact of any potential contamination and provide for future demands.

Meeting the Town’s burgeoning demand for water during the high volume and dry summer months is another major area of concern for the Water Department. This is an issue that all of the communities utilizing the Ipswich River Watershed share. Summer water use is double or triple winter use in most of these communities. A major culprit for the increase is due to lawn watering. This dramatic increase in demand coupled with hot, dry weather results in the Town’s inability to pump water fast enough to meet demand⁸.

Sewer Systems

In the Town of Topsfield, there is no public sewer system. Therefore, homes, offices, and any industrial-use buildings rely on in-ground septic systems for the disposal of sanitary sewerage. These are systems comprised of a holding tank and leaching areas which consist of leaching fields, trenches, leaching pits, galleries, or chambers. The liquid portion of the waste or effluent, percolates through the ground locally. Septage, the more solid residue, is pumped from the holding tank and is disposed of at a treatment facility outside the community.

Since the Town's public water supply is dependent upon the quality of the ground water and the Ipswich River is a source of potable water for the residents of Beverly and Salem and flows into the shellfish beds of Cape Ann, the proper functioning of septic systems is vitally important. The functioning of storm drains is also important since storm water runoff collects fecal bacteria from a variety of sources, including failing

⁸ Acknowledgment: Topsfield Water Department, Ipswich River Watershed Association

septic systems, pets, farm animals, birds and other wildlife and transports it long distances via streams, ditches, and especially, the municipal street drain systems.

The design and location of septic systems is regulated by the Commonwealth's Department of Environmental Protection by means of the Title V regulations (30 CMR 15.00) and the Town of Topsfield's Board of Health, which also monitors the installation of the system itself.

New DEP Title V regulations became effective in March 1995 and were again changed in 2002. The change in percolation rate (2002) and its impacts have been previously mentioned. Many aspects of these new regulations will directly impact sewage disposal systems in Topsfield and future development. The Topsfield Selectmen have appointed a committee to review the impact of proposed change. The committee consists of representative from Open Space, Conservation, Health, Planning Board and two non-affiliated volunteers.

Section 4 - Environmental Inventory and Analysis

Geology, Soils & Topography

Topsfield's topography is more varied than that of the average coastal town or the upland towns further inland. The range in elevations is from about 30 feet along the Ipswich River to 250 feet on the highest hills. It was from such heights during earlier times, when forests had been cleared for pasture land, that residents could see Ipswich Bay to the East, Mt. Wachusset to the West, the Monadnock range to the Northwest, and Boston to the South. Lowlands between the hills are relatively flat, and provided ideal sites for settlements and farms, first by indigenous peoples and later by colonists. This range of topographic features and land uses reflect directly the glacial and post-glacial geological history of the region.

This geological history began approximately 15,000 years ago at the end of the Wisconsin Glacial Period, as the North American Ice Sheet decayed and receded northward. As it did so, an unsorted mix of clay, silt, sand, cobbles and boulders plucked from the underlying bedrock were carried in the ice and deposited beneath or adjacent to it as till. Some of the more distinctive cobbles in the till, for example rusty orange ones with distinctive large light blue quartz crystals, can be traced to scattered outcrops of a formation named after our town where it was first described (Topsfield Granodiorite). Mostly however, the cobbles can't be traced to a source area in town, since a veneer of glacial deposits covers most of the underlying bedrock. Much of the till deposited by the receding glacier was ultimately molded into streamlined hills known as drumlins. Rea Farm, Witch, Pingrees, Town, Great and Bradstreet Hills, to name a few of the larger ones, are drumlins elongate in the direction the glaciers last moved (northwest/southeast). Driving or bicycling up and down these hills in Topsfield makes for a thrilling ride, and one almost unique on Route 1 from Maine to Georgia.

Just as important to the town are its lowland "plains," occurring between the drumlins and along the Ipswich River and its tributaries. These areas, which cover approximately forty percent of Topsfield, are largely underlain by well-sorted, medium grained sand, 20 to 90 feet thick. Known as outwash plains, they were deposited by melt-water from the decaying ice sheet. Historically, these areas were settled first since foundations built on them are easy to dig, soils derived from them are rock free, and yields from shallow (water table) aquifers within them are prolific. Even today, Topsfield's entire public water supply comes from shallow wells completed in such deposits. Swampy areas adjacent to most major streams in town lie atop the outwash plains, and are composed of post-glacial aged spongy organic matter and silt, generally less than five feet thick.

Less abundant, but related to the outwash sand plains, are poorly sorted silty to sandy cobble gravel deposits. These occur either as (kame) terraces on higher ground around the margins of drumlins, or as sinuous ridges (eskera) formed by melt-water flowing through a tunnel near the margin of the decaying ice sheet. Evidence of several eskers can be found in Topsfield, including a classic one in the Mass Audubon Ipswich River Wildlife Sanctuary and another along Colrain Road. Both kames and eskers were mined in the past for their gravel, but today are either uneconomical or restricted from development by zoning laws.

Overlying all the glacial deposits are the soils derived from them. As shown in Map #2 in Section 5, approximately 80% of Topsfield's soils are grouped into two main associations. Soils of the Hinckley-Windsor-Merrimac association form on the lowland outwash plains and are characteristically deep, sandy to loamy, and excessively to somewhat excessively drained. Areas covered by these soil types are generally suitable for residential development and farming, except near streams and rivers where the water table is high in the winter and spring. Soils of the Paxton-Woodbridge-Montauk association form on compact glacial till, which composes Topsfield's drumlins and uplands. The soils of this association are deep, but less well-drained than those of the outwash plains. They are well suited to residential development, providing that careful sewage disposal facilities are engineered to overcome a slowly permeable clay-rich subsurface layer (fragipan). Historically, fields developed on these soils "grew" stones (and stone walls) seeded from the subsurface layers and till below.

The remaining soils in Topsfield are classified in the Canton-Charlton-Sutton association. These occur mainly along the western edge of town. They have many of the same drainage qualities as the previous association, except they form over looser till and bedrock that consequently deliver more rocks to the surface layer.

In summary, the soils and glacial landscapes of Topsfield should be considered nothing but variable. Within any given soil association, one can find many different soil types, each with slightly different drainage and engineering qualities. Future development should recognize these differences, particularly in regard to siting septic tank absorption fields and/or high environmental risk businesses where drainage from them could readily contaminate our drinking water supplies contained in shallow unconfined aquifers.

Landscape Character

As one drives through Topsfield, the combined views of rolling hilltops, meadows, meandering brooks, marshes, fields, and forests is remarkable, making the Town's visual character one of its most priceless assets. Topsfield's past development has enabled it to maintain its rural character. However, there are currently several large tracts of land throughout the Town that are at risk for future development. Development, if not carefully planned and monitored, will severely impact the visual and environmental character of the Town. The scenic vistas of Rt. 1 are now being challenged with development. A recent grant from the Essex County Heritage Organization is providing funds to help identify and protect these assets. See map #3 in Section 5 – Inventory of Lands map.

Water Resources

1. Watersheds

Topsfield is wholly located within the Ipswich River Watershed.

2. Surface Water

There are two principal sites of surface water in Topsfield: the Ipswich River (and several of its tributaries, namely, Fish, Mile, Pye, and Howlett Brooks) and Hood's Pond (see maps #3 and 4 in Section 5). Topsfield is one of several Towns on the North Shore that share the Ipswich River as a regional recreation source. The Ipswich River Watershed Association (IRWA) oversees protection and management of the Ipswich River, as well as its underlying aquifer. IRWA's RiverWatch Program includes nearly 60 volunteers monitoring a total of 30 sites in each month including many within the town of Topsfield. These skilled and dedicated volunteers collect data on air temperature, water temperature, color (visual inspection), odor, depth, velocity, dissolved oxygen, and nutrients. Additionally, a Topsfield Streamteam was formed in 2001. Hood's Pond (located off of Route 97) provides recreational uses, such as swimming, boating, and ice skating, as well as habitat for wildlife for Topsfield and Ipswich residents⁹.

3. Aquifer Recharge Areas

As stated in Section 3, Part D, Item 2, Topsfield does not use surface water bodies as a direct drinking water supply. However, these bodies are linked to the quality and availability of the groundwater supply. The public water supply system uses an unconfined aquifer consisting of two well fields. Due to Homeland Security guidelines from the federal government the well field locations can no longer be shown on maps.

⁹ Acknowledgement: IRWA

4. Flood Hazard Areas

Mean annual precipitation is 43 inches. Snowfall depths, which vary widely from year to year depending on winter storm tracks, generally range from 30 to 70 inches, per year. In the Boston area, the average snowfall depth per year is 50 inches. In Topsfield the average depth is 55 inches.

Major storms and subsequent floods have occurred in nearly every month of the year. Large storms that affect the coastal region of Massachusetts, including Topsfield, are summer thunderstorms, fall hurricanes, and winter northeasters. When these storms hit, major flooding can occur throughout Town causing damage to existing flood plain areas. (See Appendix E, Water Resource Map.)

5. Wetlands

The Ipswich River and its tributaries run through numerous wetlands, marshlands, and swamps, have a major resource value. They contribute surface runoff to ponds, rivers and streams, assist in recharge for groundwater, provide habitat and food for wildlife, serve as a buffer zone between developing areas, store excess surface runoff to reduce peak storm discharges and provide pollution control. Wetlands also provide area for open space and passive recreational activities, as well as environmental studies. The contribution of the Town's wetlands to the Ipswich River will be even more important as our population continues to expand and the demand for water and a quality environment continues to grow. (See Appendix E, Water Resource Map.)¹⁰

Vegetation

Much of the protected land in Town is forested. Willowdale State Forest and the Town Forest are exclusively forests while Bradley Palmer Park is mostly forest in the portion that lies within Topsfield. All three areas contain established networks of trails. The Massachusetts Audubon lands contain fields, but are mostly comprised of wetlands, river, forested wetlands and forested uplands. The Salem-Beverly Water Board land is predominantly wetlands. With the exception of the Salem-Beverly Water Board land, all are used frequently for recreation, including: walking, hiking, running, and cross-country skiing. With the exception of the Audubon land, they are also used for biking and horseback riding. The unprotected lands range from river, wetlands, forests, and the many fields of the former MIT/Coolidge property.

The major vegetative cover type in Topsfield is woodland. White pine is the predominate softwood, while maple is the predominate hardwood, with lesser volumes of white and red oaks. The rare River Bullrush is found in Topsfield, while a rare Silver Maple flood plain forest is located on the Topsfield Fairgrounds along the Ipswich River, and a stand of white cedar, unique to the Atlantic seaboard, can be found near Hood's Pond.

¹⁰ Acknowledgment: Topsfield Water Department

In 1981, the University of Massachusetts published figures to “The Classification of Land Cover Types by Towns in Essex County, Massachusetts”, with Topsfield’s land area of 8,230 acres divided as follows; Forest Land (4,365 acres), Open Land (1,111 acres), Wetlands (835 acres), Urban Land (1,631 acres) and Outdoor Recreation (180 acres). Because some parcels of land may have duplicate uses, the numbers do not equal the total acreage of the Town.

There is no land classified as "prime" farmland in Topsfield at present. Several Topsfield residents, with lands totaling approximately 900 acres, take advantage of the tax benefits offered under Ch. 61, 61A, 61B and Ch. 780 of the Acts of 1977.

Topsfield’s combination of extensive forests and wetlands provide rich habitat for the vegetation found in our area. (See Appendix C - Vegetation Inventory.)

Fisheries & Wildlife - Corridors

Open lands in Topsfield play an integral part in creating corridors that are important for wildlife and for recreation. Some of these corridors, such as those involving the Audubon, are more useful to birds and animals, while others are better suited to human recreation. Nonetheless, that these corridors exist at all is a true asset for the Town and further strengthening of these corridors should be encouraged.

The Ipswich River provides the most complete watershed corridor. The largest and most complete protected land corridors lie east of Route 1 and north of Route 97 joining Willowdale State Forest, Bradley Palmer State Park and the Massachusetts Audubon Wildlife Sanctuary. Willowdale continues from Topsfield into Ipswich and lies just across Ipswich Road from Bradley Palmer, which extends into Hamilton and Ipswich. Linkage for pedestrians and horses is made possible by a bridge over the river (the road must still be crossed). Bradley Palmer and the Audubon are separated only by Asbury Street and the strip of land between the street and the river and connected by a path and a bridge on private property. The Sanctuary's land continues into Wenham and Hamilton. Further paths from Wenham Road provide access to the Salem-Beverly Water Board's canal, which draws water from the river and runs to another section of the Audubon Sanctuary in Wenham stretching almost to Wenham Lake. Additional wildlife and pedestrian corridors exist around Hood's Pond and the Town Forest in the Town's northeast quadrant, and throughout the former Coolidge property in the southwest quadrant.

Topsfield's extensive wetlands, ponds and streams provide habitat for numerous water fowl, otter, muskrat, beaver, as well as turtles, frogs, and other amphibian life. Several species of fish are found in Hood's Pond and the Ipswich River. The “pond” type fish population is growing dramatically since there is significant stagnant water in the Ipswich river during the summer. Woodland and meadows abound with migratory and resident birds. Topsfield is the home of four rare bird species; the Pied Billed Grebe, American Bittern, Least Bittern and the Northern Harrier. Bluebirds are now sufficiently populous in Town that they are almost considered 'common'.

Topsfield's mammal population is typical of other Essex County towns with deer, rabbit, skunk, fox, raccoon, woodchuck, squirrel, and mice most prominent. Coyotes have also been heard. Two rare reptiles and amphibians also reside in Topsfield; the Blandings Turtle and the Blue Spotted Salamander. It is also possibly the home of the rare Four-Toed Salamander which has been located in Ipswich.

The Ipswich River Wildlife Sanctuary, which is owned by the Massachusetts Audubon Society, Bradley Palmer State Park and Willowdale State Forest, which are owned by the Commonwealth, and various Essex County Greenbelt Reservations and other public and privately owned open space provide both permanent and temporary protection for wildlife habitats in Topsfield.

Topsfield's combination of extensive forests and wetlands provide rich habitat for the following list of wildlife found in our area. (See Appendix D - Fish and Wildlife Inventory.)

Rare and endangered species are listed in Table 19 below.

Table 19. Endangered Species							
		Taxonomic Group	Scientific Name	Common Name	State Rank	Federal Rank	Most Recent Obs
TOPSFIELD	*	Amphibian	Ambystoma laterale	Blue-Spotted Salamander	SC		1998
TOPSFIELD		Amphibian	Scaphiopus holbrookii	Eastern Spadefoot	T		1852
TOPSFIELD	*	Reptile	Clemmys guttata	Spotted Turtle	SC		1995
TOPSFIELD		Reptile	Terrapene carolina	Eastern Box Turtle	SC		1977
TOPSFIELD	*	Bird	Vermivora chrysoptera	Golden-Winged Warbler	E		1988
TOPSFIELD	*	Vascular Plant	Bolboschoenus fluviatilis	River Bulrush	SC		1992
TOPSFIELD		Vascular Plant	Eriophorum gracile	Slender Cottongrass	T		
TOPSFIELD		Vascular Plant	Galium boreale	Northern Bedstraw	E		
TOPSFIELD	*	Vascular Plant	Liatris borealis	New England Blazing Star	SC		1995
TOPSFIELD		Vascular Plant	Platanthera flava var herbiola	Pale Green Orchis	T		1915

Source: <http://www.mass.gov/dfwele/dfw/nhesp/townt.htm>

Scenic Resources & Unique Environments

Topsfield's visual character is a reflection of its agricultural past. Since the decline of the region's agricultural economy, open farmland has reverted back to forest. Open space, forests, meadows, rivers, and wetlands contain many interrelated, intangible benefits to the visual character of Topsfield and to the public in general. The aesthetic, cultural, historic, ecological, and recreational value that these resources provide contribute to the community's rural character. See map #3 in Section 5.

The Scenic Landscape Inventory published by the Department of Environmental Management (DEM) shows that almost half of the Town of Topsfield falls into the area designated as "The Ipswich River Unit (A3)", which is described in the inventory as "extending from the Rowley River on the north inland to Topsfield in the west and south to include an area along the Miles River in Hamilton". To be more specific relative to the Town of Topsfield, this area encompasses all of Topsfield south of the Topsfield Fairgrounds on Route 1 and east thereof to the Wenham town line; almost all of Topsfield south of the Fairgrounds on Route 1 and west thereof to the Boxford town line; and including approximately two thirds of all land north of the Fairgrounds on Route 1 and east thereof (including Bradley Palmer State Park), to the Ipswich and Hamilton town lines. The "Ipswich River Unit" is designated as "Class A - Distinctive", the highest rating an area can receive. As stated in the Scenic Landscape Inventory, the "Ipswich River Unit (A3)", in which a significant portion of Topsfield is located, is "probably the finest coastal scenery in the Commonwealth as well as outstanding farm and river scenery land". (See Section 5 – Inventory of Lands Map)

In addition to its scenic landscape, Topsfield currently has six houses which are listed in the National Register of Historic Places. These are: 1) The Reverend Joseph Capen House at 1 Howlett Street; 2) The Stephen Foster House at 109 North Street; 3) the John French/Joseph Andrews House at 86 Howlett; 4) The Captain Joseph Gould House at 129 Washington Street; 5) The Zaccheus Gould House at 73 Prospect Street; and 6) The Stanley Lake House at 95 River Road. Of the six, The Reverend Joseph Capen House at 1 Howlett Street is a National Historic Landmark.

The Topsfield Common Historic District has thirty-seven buildings within it and the Topsfield Town Common Historic District, a separate entity which is in the National Register District, has ten properties listed.

For the past seven years the Topsfield Historical Commission has been working on a project to identify Topsfield's historic farms and country retreats that retain some of their historic buildings, structures and landscapes, to determine their eligibility to the National Register of Historic Places and to nominate these properties as small districts to the National Register. The first district to be nominated is the area surrounded by River and Rowley Bridge Roads, Cross and Salem Streets as a Historic District in the National Register. This area primarily consists of the former Saltonstall/Coolidge and Meredith Farm.

The Commission is also coordinating Topsfield's involvement in a Heritage Landscape Identification Program with the Essex National Heritage Commission and the Department of Conservation and Recreation. Heritage landscapes are those special places and spaces that help define the character of a community and make each community unique. The results of this program will act as a tool for Topsfield in its master planning process to be worked on and finished in 2005.

A public meeting is to be held on July 21st, 2004 at the Town Library to identify these landscapes¹¹.

Environmental Problems

1. Sewage Disposal Systems

There is no public sewer system in the Town of Topsfield. Therefore, homes, offices, and any industrial-use buildings rely on in-ground septic systems for the disposal of sanitary sewerage. These are systems comprised of a holding tank and leaching areas which consist of leaching fields, trenches, leaching pits, galleries, or chambers. The liquid portion of the waste or effluent, percolates through the ground locally. Septage, the more solid residue, is pumped from the holding tank and is disposed of at a treatment facility outside the community.

Since the Town's public water supply is dependent upon the quality of the ground water and the Ipswich River is a source of potable water for the residents of Beverly and Salem and flows into the shellfish beds of Cape Ann, the proper functioning of septic systems is vitally important. The functioning of storm drains is also important. Storm water runoff collects fecal bacteria from a variety of sources, including failing septic systems, pets, farm animals, birds and other wildlife, and transports it long distances via streams, ditches, and especially, the municipal street drain systems.

The design and location of septic systems is regulated by the Commonwealth's Department of Environmental Protection by means of the Title V regulations (30 CMR 15.00) and the Town of Topsfield's Board of Health, which also monitors the installation of the system itself.

New DEP Title V regulations became effective in March, 1995, and were updated in 2002. Many aspects of these new regulations will directly impact sewage disposal systems in Topsfield and future development, especially the possibility of the town adopting the state's more lenient percolation rate.

2. Hazards to Town Water

The Water Department has two principal water resource concerns: the vulnerability of the Town's aquifer to contamination and the ability to provide water during high volume drought season. Unconfined aquifers are particularly susceptible to contamination due

¹¹ Acknowledgment: The Topsfield Historical Commission

to the lack of a confining layer that would act as a barrier to any contamination percolating down from above. The proximity of main roads and gasoline stations near the supply areas heightens the risk of contamination. The Water Department is looking for another well site, utilizing an aquifer that is independent of the one they currently use. A new independent source would lessen the impact of any potential contamination and provide for future demands.

Meeting the Town's burgeoning demand for water during the high volume and dry summer months is another major area of concern for the Water Department. This is an issue that all of the communities utilizing the Ipswich River Watershed share. Summer water use is double or triple winter use in most of these communities. A major culprit for the increase is due to lawn watering. This dramatic increase in demand coupled with hot, dry weather results in the Town's inability to pump water fast enough to meet demand.

Relaxing the septic percolation rate to 60"/minute from the current 20"/minute may put ground water at risk.

Section 5 - Inventory of Lands of Conservation and Recreation Interest

Presently, Topsfield has successfully intermixed suburban development with rural character. However, because of Topsfield's desirability and current trends in development, the Town can no longer take its existing open space for granted. The community needs to be more proactive in controlling its future growth and development. It needs to work in conjunction with the Planning Board, the Conservation Commission and other town boards to establish and follow an open space and recreation plan (and/or a master plan) that would guide these boards in the direction that would best benefit the community. As stated in Section 3, Part A, the open lands within Topsfield have significance beyond the Town's lines. With Bradley Palmer and Willowdale parks crossing adjoining towns, with considerable regional interest in the protection of surface water quality for the Ipswich River watershed, and with the potential and existing linkage of trails and wildlife corridors across the region, the value of these open space and recreational assets for Topsfield, and the entire region, increases. Hence, in Section 8, Goal 1 is to preserve significant land for open space to help maintain Topsfield's visual quality and rural character with the objectives being: to identify land considered most significant to the Town's character, to work with the Conservation Commission, Essex County Greenbelt, The Massachusetts Audubon Society, the DEP, and the Water Department to identify land to be protected, and to target lands adjacent to existing conservation lands, parks, the Ipswich River Watershed, and Route 1 for preservation.(See Appendix E, Map 4 - Open Space.)

This inventory lists the parcels of land in Topsfield which are owned by government agencies or conservation organizations, parcels with conservation restrictions, parcels owned by residents with Chapter land agreements, developed parcels which, if further

altered, may have potential impact on the Town's character, and finally, undeveloped parcels which the Committee feels may have potential for preservation as open space. This inventory is not a complete list of all property which is undeveloped. There may be other pieces of property with conservation restrictions; however, there is no method of determining a parcel's status other than researching each individual deed. (See Section 5 for Topsfield Land Inventory.) The Committee would ask that any property owner who has entered into a conservation restriction with any organization notify the Open Space Committee of such an arrangement so our records can be updated.

A listing of all conservation and recreation lands need to be made and then determined if those properties are handicapped accessible stated in Appendix "H" of the Department of Conservation Services Open Space Workbook.

Recreation

The former Open Space and Recreation Committee which submitted the 1997 Open Space Plan completed the conversion of the Topsfield Landfill. This became the Pye Brook Community Park. The Town changed the organization of the Open Space and Recreation Committee to separate those committees in 2002. The Recreation Committee is under the Parks & Cemeteries Department while the Open Space Committee reports to the Selectmen. The Town ceased accepting waste at this site in July, 1998 and received permission from the state DEP to accept construction debris to be placed on the waste as a cap. Pye Brook Community Park opened in 2002. The goal of the community park proposal has successfully addressed the needs of the residents as reflected in the 1994 Open Space Survey Results and as indicated by various Town Boards which have provided their input for active and passive recreation needs.

Pye Brook Community Park has the following assets:

- Playing fields: multi use fields for small sided soccer, baseball and football. The field area is approximately 35 acres.
- Wildlife Path almost two miles in length. This path, built by volunteers at no cost to the Town, is almost totally in the woods, cannot be seen from the playing fields, is quiet, and borders ponds for about half its length. There is a prodigious amount of beaver activity to be seen. The path is used for educational purposes, walking and trail running.
- Picnic area which has handicapped designed tables.
- An 18 hole Frisbee golf course (funded by a private donation) is nearing completion.
- A proposed horse show facility (funded by private donations) needs approval from the Department of Environmental Management since the park was a former landfill.

Team-oriented community athletic programs for children through age sixteen are organized in Topsfield by the all-volunteer Topsfield Athletic Association (TAA). The public schools do not provide sporting opportunities until the junior high school. The TAA Board of Directors plans the activities, raises funds, recruits coaches and

managers and provides equipment. Klock Park, Pye Brook Community Park and Emerson Field are the three main sites where the TAA conducts its activities. The Town Park and Cemetery Commission maintains the facilities which the teams use.

A separate group of volunteers, The Hood's Pond Beach Association, maintains a safe swimming area for Topsfield residents at Hood's Pond. There is a family membership fee which pays for the maintenance of docks, toilet facilities and lifeguards. Swimming lessons are offered for a fee throughout the summer.

The Town owns tennis courts near each of the elementary schools. Funding for the renovations of the courts was approved at the May 1996, annual Town Meeting, and the renovations were completed during the fall of 1996.

The Ipswich River, which passes through Topsfield, is a popular recreational resource for canoeing, kayaking, swimming and fishing. Each spring, summer, and fall hundreds of canoe and kayak enthusiasts paddle the river.

The Audubon Sanctuary, with over 800 acres of land in Topsfield, offers nature programs throughout the year and provides a large area for passive recreation for the Town's residents. Bradley Palmer State Park also provides residents with a significant network of trails that are frequently used by runners, roller-bladers, bike and horseback riders, and mothers with strollers. Additionally, the Sanctuary and the State parks are laced with a network of trails, many of which extend over private property.

Boy Scouts, Girl Scouts and 4-H clubs are other active, volunteer-led organizations involving young people in Topsfield.

504 Inventory

The Town of Topsfield Conservation Commission provides programs, services, and public access of the Wildlife Path at Pye Brook Community Park, which is almost 100% within the wetlands buffer. Klock Park, developed with DCS grant funds, is under the jurisdiction of the Park and Cemetery Commission. The Klock Park ADA /Section 504 Accessibility Report was done by Mr. James Lyons of the Northeast Independent Living Program, Inc., on February 6, 1997. Please see map #5, Inventory of Lands.

Private Parcels

Parcels with Chapter Land Agreements	906 acres
Significant Undeveloped Land	557 acres
Significant Developed Land	<u>521 acres</u>
Total	1,984 acres

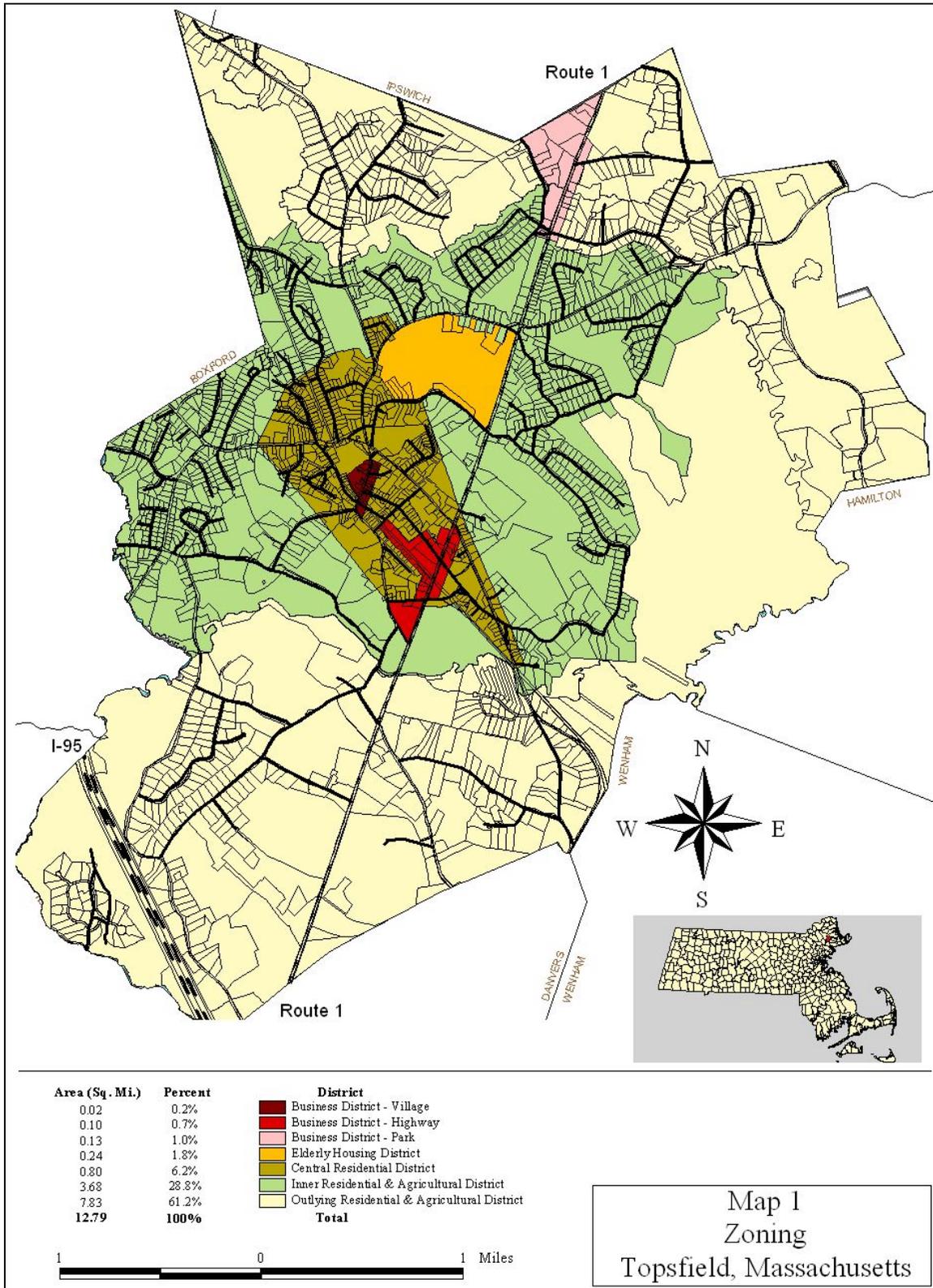
See Appendix B for Topsfield land inventory for detail and individual parcels.

Public & Nonprofit Parcels

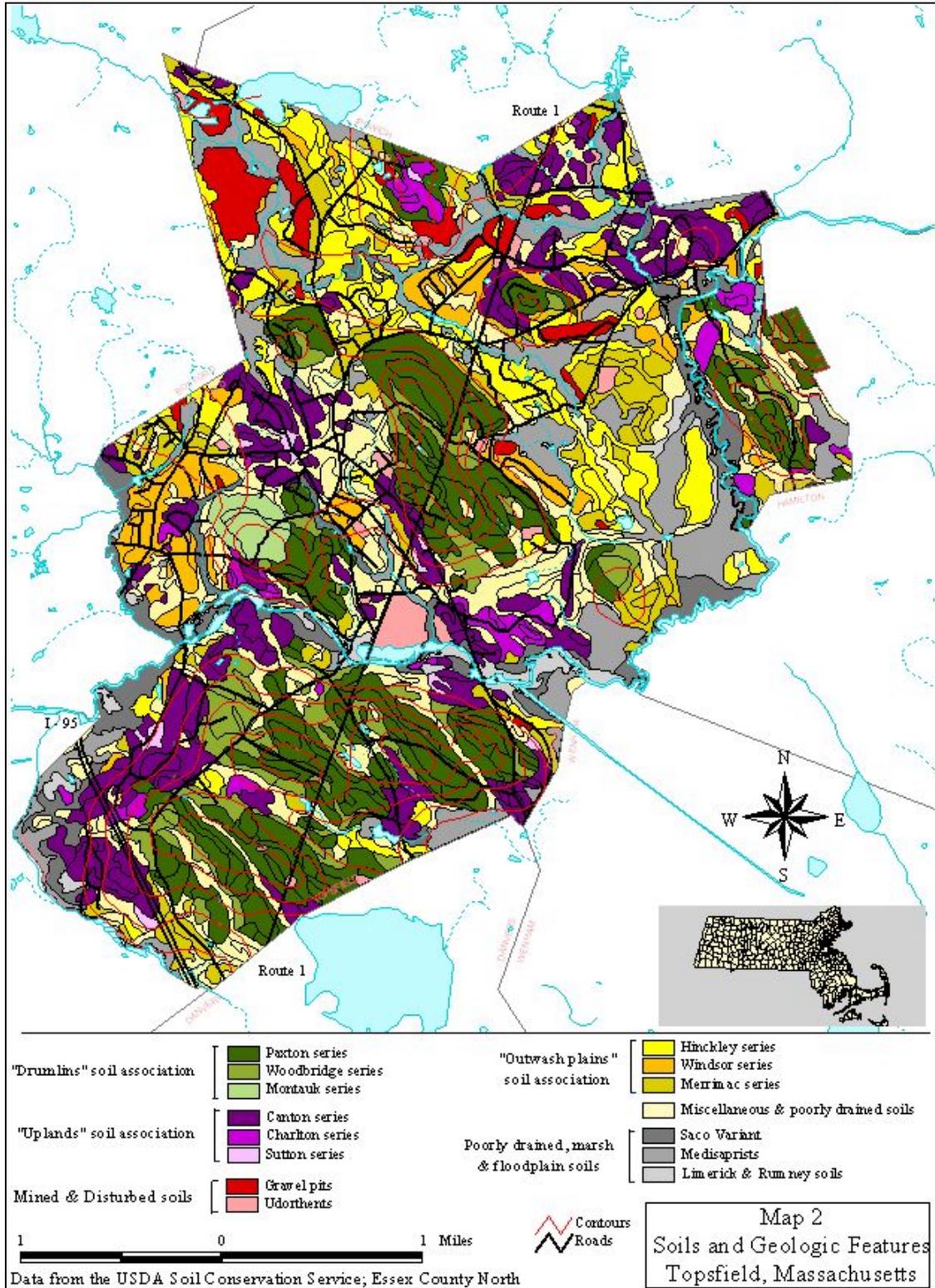
Land owned by government agencies	1,255 acres
Land owned by conservation organizations or land with conservation restrictions	<u>1,057 acres</u>
Total	2,312 acres

See Appendix B for land inventory for detail and individual parcels.

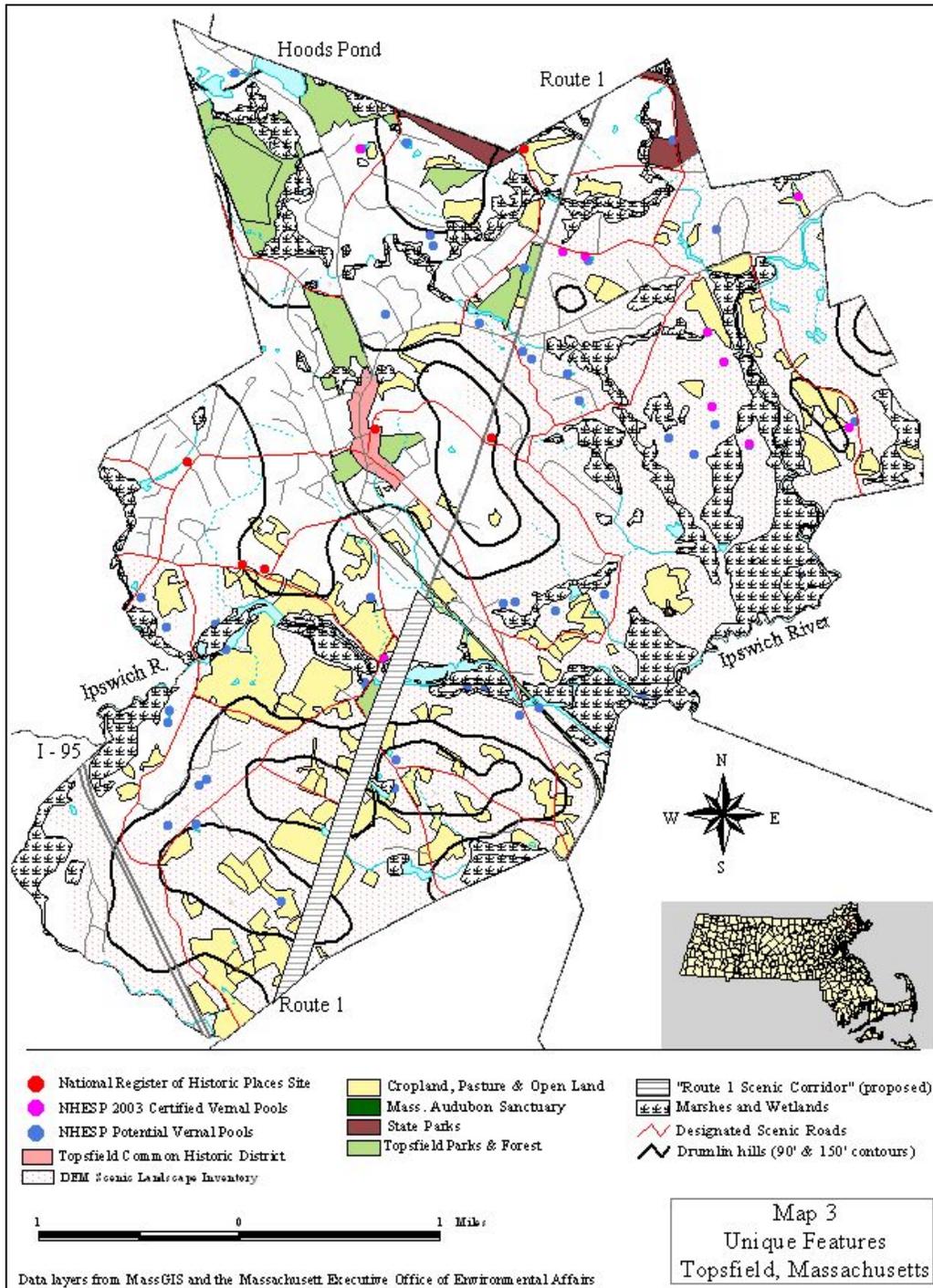
Map - Zoning



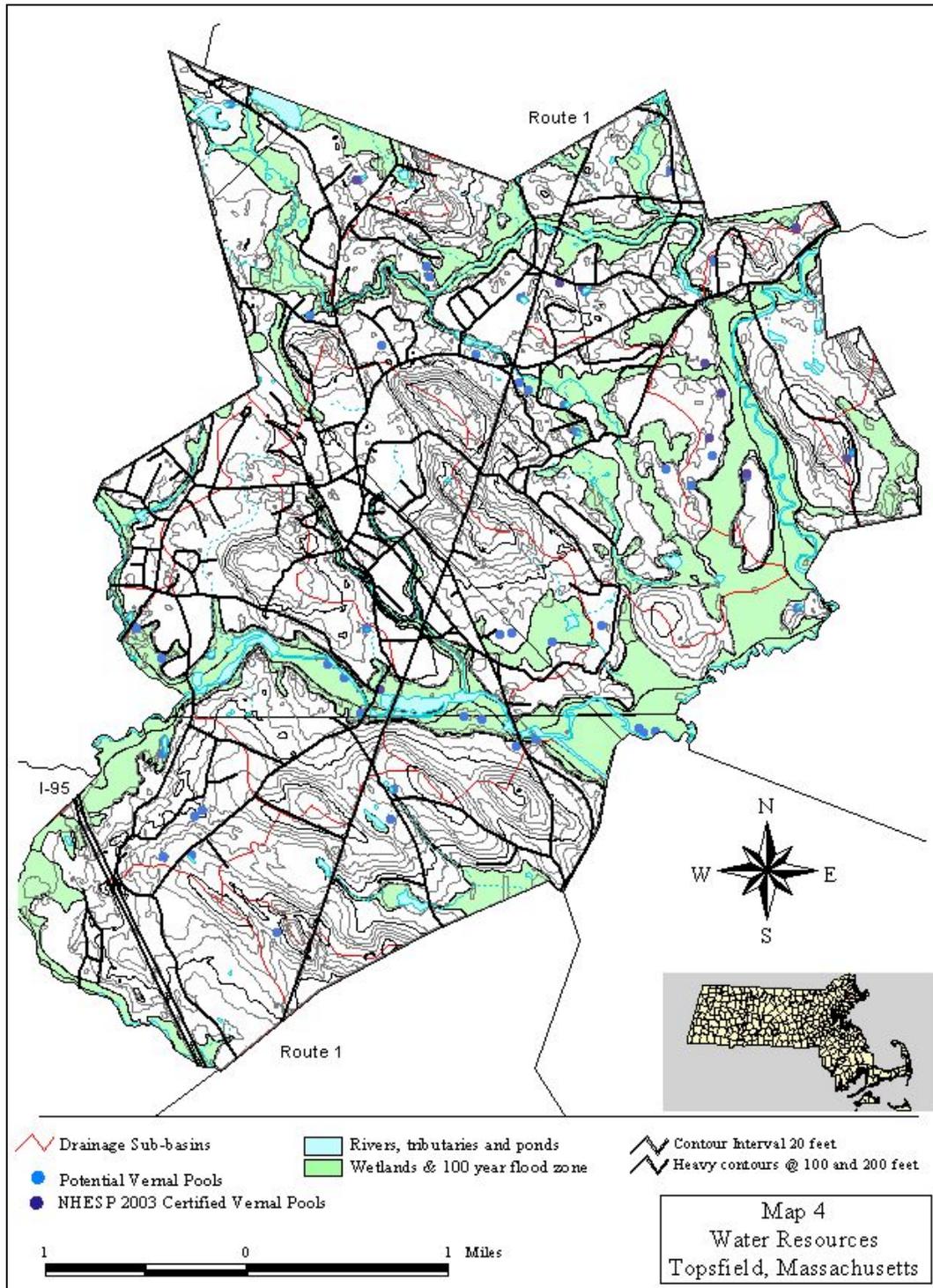
Map- Soils & Geologic Resources



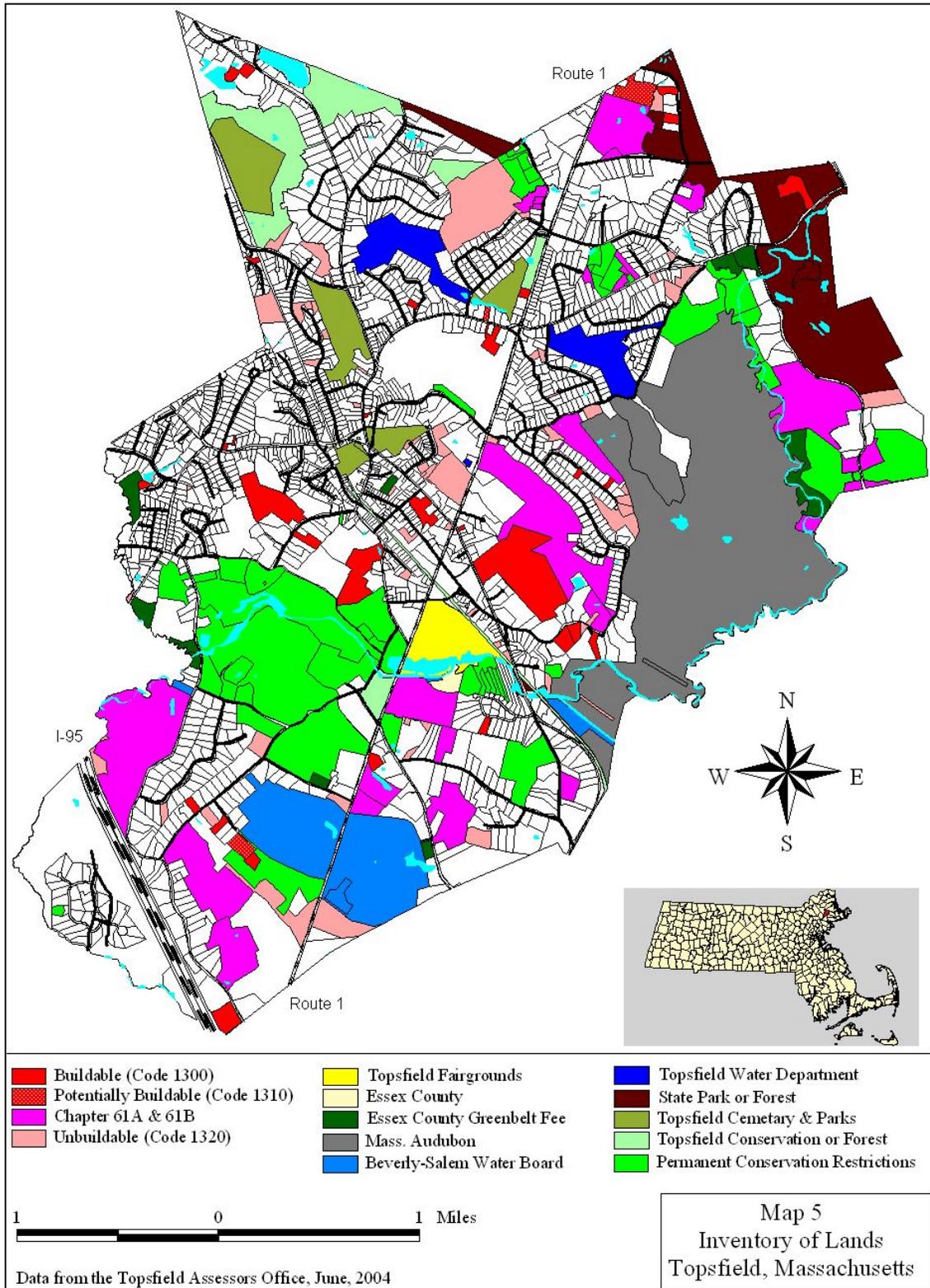
Map- Topsfield Unique Features (including scenic vistas)



Map – Water Resources



Map- Inventory of Land



Section 6 - Community Vision

Description of Process

During the Spring of 2004 the Open Space Committee developed a survey which outlined for residents options for the growth of Topsfield. The Open Space Survey questions covered the spectrum from heavy industrialization and development to little or no development of any type. The response to the survey was significant with 18% of the households in Topsfield responding. (See Appendix A - Open Space Survey and Open Space Survey Results.) Also included in this attached appendix are the most common write-in comments which reflect concerns of the respondents about the character and development of Topsfield.

The goals and objectives, which follow in Section B and in Section 8, are based on the results of the Open Space Survey and reflect a desire by the residents of Topsfield to minimize development, to maintain the rural character of the Town, and to provide a long-term planning process to do so.

Statement of Open Space & Recreation Goals

Topsfield possesses a rich legacy of woods, fields, wetlands, hills, rivers, and streams. These natural resources provide the Town's residents with clean water, habitat for wildlife, protection from flooding, aesthetic and recreational enjoyment, and a high quality living and working environment. The purpose of the Open Space Committee is to develop and implement a plan by which residents of Topsfield may control, to the greatest degree possible, the long-term character of the Town. The Open Space Plan seeks to provide processes by which residents can balance the pressures of commercial and residential growth with the desire and need for open space and recreational areas. As development pressures increase, Topsfield will be repeatedly faced with decisions regarding how best to use its limited natural resources - by additional building or by preserving land and open space.

The Open Space Committee's concept of open space/recreation areas include, but are not limited to, the following:

- Topsfield's vistas such as those seen from Route 1
- Wilderness space not impacted by human encroachment and set aside strictly for wildlife and vegetation
- Low impact use of open space, such as the walking trails in the Audubon
- High impact use of open space, such as the playing fields at Klock Park.

Our goals and objectives, as outlined in Section 8, are based primarily on the 2004, 1999 and 1994 survey inputs from Topsfield residents. The ultimate goal of this planning process is to provide a coordinated set of measures that will balance the needs of development with that of preservation. In Section 5 - Topsfield Land Inventory, a number of parcels have been targeted for protection. Methods of obtaining this

protection and other steps for maintaining the Town's character are listed in Section 8, Goals and Objectives.

Section 7 - Analysis of Needs

Resource Protection Needs

Topsfield has an abundance of natural resources and attributes that contribute to the rural character of the town. The scenic vistas, wetlands, waterways, and forests provide natural habitats for wildlife and vegetation as well as prime recreational opportunities for the Town's residents.

Results of this year's and the previous TOSC Surveys indicated residents support acquisition of Open Space for conservation and recreation. Many felt that the present amount of space used for recreation is adequate. However, in response to the question as to what recreational facilities are needed the most, a significant number of respondents indicated that bike trails, conservation areas, a community center building, and hiking were needed. While trails do exist in Town, there currently exists no connecting network of trails. Thus, the main push is for additional open and conservation lands and enhancing and improving the quality of existing recreational facilities. Clearly, development will continue, but we hope to protect those parcels whose development would most negatively impact the Town.

Complete protection of open land is best accomplished by transferring ownership, by gift or sale, to the Town's Conservation Commission or to a conservation trust, such as Essex County Greenbelt Association or The Trustees of Reservations. Other avenues for protection would include the use of permanent conservation restrictions, easements, purchase of development rights or outright purchase by the Town. All of the methods described had strong support from respondents, even the purchase option was supported by 30% of 1020 responses.

In its Metro Plan 2000, The Metropolitan Area Planning Council (MAPC) has identified conservation and recreation priorities for the greater metropolitan Boston region. Its goals are "to preserve and protect critical land resources, to shape the growth of the region, to help preserve and enhance a "sense of place", and to fulfill the recreation needs and provide access to appropriate open spaces". Of the eleven criteria MAPC identified for land resources protection, nine are relevant to Topsfield's open space planning:

- Establish links with the Bay Circuit trails and protected lands.
- Protect lands identified by local communities as lands of conservation interest.
- Protect and use abandoned rights-of-ways for bike and pedestrian trails.
- Identify and protect Areas of Critical Environmental Concern (ACEC's).

- Protect areas identified as critical habitat for wetlands wildlife.
- Protect critical watershed or recharge areas for public water supply.
- Protect wetlands.
- Identify and protect scenic landscapes, including old farms, stone walls, churches, town commons, historic districts, and views.
- Protect major waterbodies, rivers and streams.

Community Needs

The results of the 2004 Open Space Survey, as presented to the Town's Board of Selectmen, are included in this section. Ninety-six percent of respondents felt that it was important that future development be sensitive to Topsfield's rural character. Ninety-three percent of the respondents felt that the Town should pursue efforts to obtain open space. With regard to commercial and industrial development, 78% favored restricting commercial development and 94% favored restricting industrial development. Half also favored having little or no additional residential development.

Satisfaction with existing recreation facilities was very high. Satisfaction ranged from 87% with children/youth facilities to 57% for seniors, with families and adults in the middle at 75%. The top five requested additional recreational facilities were the following: Bike trails, conservation areas, a community center building, hiking and skiing trails, and physical fitness trails. Sixty-six percent of respondents thought it was important for the Town to acquire recreational areas.

Topsfield has a small, bustling, downtown area, which encompasses retail shops and professional offices, the Town Hall, Town Library, and the Proctor School. With many Town residents enjoying activities such as jogging, cycling, and walking, access to the downtown area, other than by motor vehicle, was of great concern to the respondents. There were many handwritten comments concerning the need for additional sidewalks and the poor condition of existing ones in many areas of Town. The lack of traffic safety for pedestrians at the intersections of Routes 1 and 97, and Route 1 and Ipswich Road was a major reason given for the inability of residents east of Route 1 to get downtown.

Respondents expressed concern for the protection and preservation of scenic areas in Town, specifically, the vistas from Route 1 and Wheatland's Hill, to name just two. Additionally, respondents wanted better land markings of existing trails.

Management Needs

The central management theme that surfaces repeatedly in this plan is the significant need for a more coordinated approach to conservation, commercial and residential development, and open space and recreation issues.

Although not part of the Open Space Committee's responsibility, an overwhelming majority of respondents, 92%, felt that the Town needed a master plan (which is now in

preparation and should be finished in 2005). The Town's current master plan was last updated in 1963, and it is hoped that the Planning Board will revisit this as soon as possible. Additionally, the updating of the Town's zoning by-laws is one of the most critical actions which needs to take place to insure, to the greatest degree legally possible, the protection of the Town's rural character.

With regard to specific town issues, more communication between and among various town boards will be necessary if the regulatory issues discussed in this plan are to be coherently addressed. In the absence of an updated master plan, increased communication is crucial between the Town's boards. For example, the Selectmen should know to contact the Open Space Committee if a parcel of Chapter 61 land is to be sold. Under the "61" rules, the Town has the right of first refusal at the sale of these parcels. This right is assignable and, if the Town can't raise the funds, it can be given to a conservation group, which could secure moneys to purchase the lands. The Open Space Committee would assist the conservation group in assessing the importance of the parcel to the Town, among other duties.

There is also a need for plans to be drawn up focusing on the long-term uses of the more significant parcels of town-owned recreation and conservation lands. The implementation of these plans, as well as general maintenance activities, is a need that will require a creative solution, such as extensive use of volunteers, given the Town's current budgetary constraints.

Both the recreational and open space resources and pressures in Topsfield are not confined by town boundaries, but are regional in nature. Further Town efforts to coordinate open space issues can best be enhanced with the aide of local interest groups such as The Ipswich River Watershed Association or The Essex County Greenbelt Association which, in fact, are already working together on a wide range of issues.

Section 8 - Goals and Objectives

As noted in the prior section, the driving force behind this plan's goals and objectives is the survey results from the Town's residents. They feel strongly about future development being sensitive to the Town's rural character and that the Town should acquire open space lands. Further refinement of these goals, especially regarding wetlands and water quality, include consideration of the role of the Conservation Commission, the Water Department, and the serious ramifications of a compromised water supply.

Goal 1. Preserve the rural and historic character of the town

Objective 1-1: Retain and protect scenic vistas, byways, archeological sites and features in Topsfield.

Objective 1-2: Work with the Conservations Commission and town officials and other entities to ensure that conservation restrictions are adhered to.

Goal 2. Keep Open Space Open

Objective 2-1: Provide a forum for town residents to voice their concerns over specific and general instances of losing open space.

Objective 2-2: Coordinate this effort with town departments, boards and staff to find a resolution to their concerns and accomplish the goals and objectives of this plan.

Objective 2-3: Coordinate efforts with Planning boards and officials on new growth management and master planning to ensure that Open Space goals and objectives are met.

Goal 3. Protect Water Resources

Objective 3-1: Help protect the Ipswich River and tributaries.

Objective 3-2: Help protect the Ipswich River Watershed and the town's ground water supplies.

Objective 3-3: Help protect surface water supply from degradation.

Objective 3-4: Help protect vernal pools and wetlands from the effects of development.

Goal 4. Protect Critical Habitats

Objective 4-1: Help inventory critical habitats with other organizations such as Massachusetts Natural Heritage and Endangered Species Program, Essex County Greenbelt Association, Mass. Audubon and other key conservation organizations.

Objective 4-2: Work with town officials to ensure that critical habitats are protected from development and the effects of development.

Objective 4-3: Protect contiguous forests from fragmentation for wildlife habitat. Encourage opportunities for passive recreation so the forests can be appreciated.

Goal 5. ADA Accessibility for Topsfield Open Space and Recreational Facilities

Objective 5-1: Confirm disabled access to Open Space and Recreational facilities in accordance with the standards for the Americans with Disabilities Act and Appendix "H" of the Massachusetts Open Space Planners Workbook.

Section 9 - Five-Year Action Plan

The Open Space Committee has designated the following areas and programs as important in fulfilling its goals of: preserving significant parcels of open space, protecting the water supply, working with the Planning Board to update zoning by-laws, and developing recreation opportunities in Topsfield. The Committee has named specific parcels of land to be protected and outlined programs to be developed that it feels are crucial to the interests of the Town. The Committee has also designated areas of general concern for preservation.

Table 20. Five Year Action Plan		
	Action Item	Target Date
1	Open Space Bond Authorization	2005
2	Establish a bonding authorization to acquire chapter land and other open space as it becomes available.	2005
3	Educational Outreach	2004
4	Recruit Open Space Committee Member to Create Programs, including water resources	2004
5	Develop a set of definitions for what is meant by "Open Space"	2004
6	Work with the Planning Board to review and recommend changes to the Town's zoning by-laws, possibly by establishing a "Great Estates" by-law or other phased growth mechanism.	2004
7	Apply for grants, relating to open space, through private and public foundations.	ongoing
8	Work with the Planning Board to publicize the Community Preservation Act	immediate
9	Generate an inventory of privately restricted properties and chapter lands and their expiration dates. Publicize open space issues on the town website.	ongoing
10	Work with the Selectmen's committee established to evaluate the effect of relaxed percolation rates.	immediate
11	Work with the MBTA and Mass Electric to obtain an acceptable lease for the abandoned rail and utility corridor that extends throughout Topsfield.	ongoing
12	Review the Topsfield Open Space Development Plan (Art. 4, Sec. 4.09)	ongoing

Responsible Agencies

Agencies responsible for the implementation of the goals and objectives of this plan should be the Open Space Committee, the Recreation Committee, as well as the Board of Selectmen, the Conservation Commission, the Planning Board, the Zoning Board of Appeals, The Board of Water Commissioners, The Board of Road Commissioners, the Town Engineer, the Park and Cemetery Commission, and any other town department, board or commission that can aid in the orderly growth and development of the Town. Each of the Town departments has its own area of expertise. With all Town departments working towards the same set of goals, a coordinated communication system between all departments should be implemented for the betterment of the Town and for the most efficient use of Town resources.

Summary

In preparing this Open Space Plan, the Committee has taken a look at Topsfield past, present, and future. Topsfield is a town endowed with magnificent natural resources. According to the 2004 Open Space Survey, the Town's residents overwhelmingly support conservation of these resources and the Committee feels that the Town has a responsibility to its citizens to preserve the area's rural character and control development to the greatest degree possible.

There is a perception among many residents that there is little open space left to be developed; however, based on our land inventory of significant parcels alone, over 1,000 acres of buildable and chapter lands could quickly become available for development. In the Town's Master Plan of 1963, several of the parcels that were identified for preservation for the Town have since been sold and developed, most recently Great Hill, the M.I.T. Coolidge Estate, Morningside Drive, the Atwood property and Amberwood. The Committee has initiated the process of developing a working relationship with property owners who wish to enter into an agreement with the Town concerning parcel(s) of land. The Committee is particularly concerned about several parcels which hold special value for the Town due to the particular location or environmental sensitivity of the property. Chapter land used for agricultural purposes can easily be converted to developable land.

If no action is taken to protect the Town's open space, development will continue until the Town is fully built out. Experience has proven that zoning by-laws, state and local wetland protection legislation, and health codes are no guarantees that marginal land won't be developed. If the septic percolation rates are brought in line with the state's regulations a large amount of residential development could take place in environmentally sensitive areas. The Committee feels that it is our duty to come together as a community to protect the precious resources that we all enjoy every day. Once it is gone, it will be gone forever.

Section 10 - Public Comment

A - Approval: DCS

B - Review:

Topsfield Selectmen, Planning Board, Conservation Commission, Recreation Committee, Water Department, Board of Health, Board of Assessors, Board of Appeals and Historic Commission.

References

Open Space and Recreation Planning Workshop Guidelines

Open Space Planner's Workbook

Town of Topsfield Open Space Plan, December 1997

Metro Plan 2000, Metropolitan Area Planning Council, April 1994

Town of Topsfield Council on Aging, Community Action Statement, June 1994

Town of Ipswich, Open Space and Recreation Plan, 2000

Town of Andover, Master Plan, March 1992

Town of Boxford 1995, Open Space and Recreation Plan

Town of Wenham, Open Space and Recreation Plan

History of Topsfield, George Francis Dow, Published by The Topsfield Historical Society, 1940, reprinted 1982

Houses and Buildings of Topsfield, MA, C. Lawrence Bond, A.B.,S.B., published by The Topsfield Historical Society, Topsfield, MA 1985

MassGIS Service

Alison Hardy, Topsfield Historical Commission

Bill Wood, Topsfield Water Department

Paul Harris, Topsfield Board of Water Commissioners

Walter Harmer, Topsfield Conservation Commission Administrator

Beverly Guarino, Topsfield Town Clerk

Nina Evans and Carol Hoy, Topsfield Town Assessor's office

Ipswich River Watershed Association (IRWA)

Appendix A – 2004 Open Space Survey

2004 Questionnaire Results



Town of Topsfield

TOPSFIELD, MASSACHUSETTS

June 2004 Survey
Open Space Committee

PERCENTAGES BASED ON TOTAL NUMBER OF ANSWERS
PER QUESTION AND LINE

SURVEYS DISTRIBUTED

2137

SURVEYS RETURNED

376

PERCENT

17.59%

1) Do you consider Topsfield

A rural Town
A suburban Town
A Town in transition, rural to suburban

	number	%	number	%
Do you want it to stay that way?				
YES	234	60.62%	102	77.27%
YES	74	19.17%	29	21.97%
YES	78	20.21%	1	0.76%

Total Answers

386

132

2) Why did you move to Topsfield?

Most Important -1 -2 -3 -4 Least Important (5)

	number	%	tot number	% important (1+2)	% neutral (3)								
School System	168	8.46%	53	2.67%	30	1.51%	13	0.65%	41	2.06%	305	72.46%	9.84%
Proximity to Boston	53	2.67%	86	4.33%	82	4.13%	36	1.81%	42	2.11%	299	46.49%	27.42%
Affordability of Housing	38	1.91%	42	2.11%	74	3.73%	59	2.97%	59	2.97%	272	29.41%	27.21%
Scenic Vistas	129	6.50%	85	4.28%	36	1.81%	16	0.81%	9	0.45%	275	77.82%	13.09%
Town Character	167	8.41%	87	4.38%	32	1.61%	19	0.96%	11	0.55%	316	80.38%	10.13%
Public Safety/Services	43	2.17%	73	3.68%	84	4.23%	56	2.82%	24	1.21%	280	41.43%	30.00%
Family is here	49	2.47%	16	0.81%	16	0.81%	15	0.76%	143	7.20%	239	27.20%	6.69%
Other													
Total Answers	1986												

3) Why do you stay here?

Most Important -1 -2 -3 -4 Least Important (5)

	number	%	number	%	number	%	number	%	number	%	tot number	% important (1+2)	% neutral (3)
School System	129	6.89%	36	1.95%	19	1.03%	19	1.03%	77	4.17%	280	58.93%	6.79%
Proximity to Boston	49	2.66%	77	4.17%	61	3.31%	34	1.84%	49	2.66%	270	46.67%	22.59%
Affordability of Housing	38	2.06%	36	1.95%	43	2.33%	53	2.87%	89	4.82%	259	28.57%	16.60%
Scenic Vistas and Open Space	158	8.56%	79	4.28%	34	1.84%	16	0.87%	12	0.65%	299	79.26%	11.37%
Town Character	177	9.59%	82	4.44%	32	1.73%	7	0.38%	11	0.60%	309	83.82%	10.36%
Public Safety/Services	185	10.03%	80	4.34%	29	1.57%	15	0.81%	10	0.54%	319	83.07%	9.09%
Family is here	54	2.93%	88	4.77%	71	3.85%	28	1.52%	24	1.30%	265	53.58%	26.79%
Other	72	3.90%	13	0.70%	21	1.14%	10	0.54%	127	6.88%	243	34.98%	8.64%
Total Answers	1845												

4) Do you want the physical appearance of Topsfield to change over the next five years

	number	%	number	%
YES	94	31.23%	207	68.77%
NO				

Total Answers

301

5) What type of development do you feel should take place in Topsfield?

Greatly Encourage (1) Encourage (2) Restrict (3) Severely Restrict (4) Severely Restrict (5)

	number	%	tot number	% encourage (1+2)	% restrict (3)								
Residential	66	4.84%	46	3.37%	64	4.70%	47	3.45%	52	3.82%	275	40.73%	23.27%
Commercial	38	2.79%	39	2.86%	62	4.55%	43	3.15%	94	6.90%	276	27.90%	22.46%
Mixed use	49	3.60%	38	2.79%	58	4.26%	46	3.37%	84	6.16%	275	31.64%	21.09%
Industrial	11	0.81%	12	0.88%	19	1.39%	35	2.57%	192	14.09%	269	8.55%	7.06%
No development at all	131	9.61%	39	2.86%	30	2.20%	15	1.10%	53	3.89%	268	63.43%	11.19%
Total Answers	1363												

5A) What type of residential development is most acceptable to you?

Most Acceptable -1 -2 -3 4 Least Acceptable (5)

	number	%	tot number	% acceptable (1+2)	% neutral (3)								
Elderly Housing	118	8.08%	74	5.07%	59	4.04%	29	1.99%	25	1.71%	305	62.95%	19.34%
Affordable Housing	66	4.52%	60	4.11%	52	3.56%	46	3.15%	78	5.34%	302	41.72%	17.22%
Apartments/Condominiums	20	1.37%	21	1.44%	50	3.42%	39	2.67%	151	10.34%	281	14.59%	17.79%
Single-family 2+ acre lots	125	8.56%	51	3.49%	36	2.47%	20	1.37%	66	4.52%	298	59.06%	12.08%
Single-family 1-acre lots	84	5.75%	74	5.07%	34	2.33%	31	2.12%	51	3.49%	274	57.66%	12.41%
Total	1460												

Total Answers

5B) What type of commercial development is most acceptable to you?

Most Acceptable (1) -2 -3 4 Least Acceptable (5)

	number	%	tot number	% acceptable (1+2)	% neutral (3)								
Office Buildings/Parks	68	4.16%	55	3.36%	51	3.12%	32	1.96%	112	6.85%	318	38.68%	16.04%
Individual Retail Businesses	93	5.68%	96	5.87%	69	4.22%	18	1.10%	36	2.20%	312	60.58%	22.12%
Shopping Centers	22	1.34%	19	1.16%	34	2.08%	32	1.96%	189	11.55%	296	13.85%	11.49%
Auto Dealerships	8	0.49%	0	0.00%	17	1.04%	24	1.47%	244	14.91%	293	7.73%	5.80%
Fast Food Restaurants	11	0.67%	9	0.55%	24	1.47%	20	1.22%	221	13.51%	285	7.02%	8.42%
Full Service Restaurants	114	6.97%	67	4.10%	67	4.10%	25	1.53%	57	3.48%	330	54.85%	20.30%
Services (gyms, hair salons, days spas, etc.)	75	4.58%	71	4.34%	87	5.32%	39	2.38%	37	2.26%	309	47.25%	28.16%
Total	1636												

Total Answers

13) How long have you been a resident of Topsfield?

	number	%
Less than 5 Years	39	10.89%
5-10 Years	82	22.91%
10-20 Years	81	22.63%
More than 20 Years	156	43.58%
Total Answers	358	

14) If you have children, how many are living in Topsfield in each of the following age groups?

	number	%
Birth to 3 Years	40	11.43%
4-12 Years	140	40.00%
13-17 Years	170	48.57%
Total Answers	350	

15) How many adults in the following age groups reside in your household?

	number	%
18-25	69	9.50%
26-35	44	6.06%
36-45	189	26.03%
46-55	153	21.07%
56-65	113	15.56%
Over 65	158	21.76%
Total Answers	726	



Town of Topsfield

TOPSFIELD, MASSACHUSETTS

Open Space Committee

2004 Open Space Survey Trends

Open Space Surveys were conducted in the years 1994, 1997, and 2004. Not all the questions were asked in all years. Those years are marked by an “*”. The 2004 survey used a slightly different scoring scheme. Several of the questions in the 1994 and 1997 surveys had 4 possible answers (for example; strongly agree, agree, disagree, and strongly disagree). For 2004 the survey had 5 possible answers, where answer “3” was neutral. This makes it difficult for a direct comparison with those questions. Please see the detail for each question. We recommend that future surveys adopt either of these schemes.

Previous surveys returned 29% and 24%. The 2004 survey returned 18% even though there were some more surveys distributed. In previous years, additional surveys were handed out and collected at various town functions, such as at the recycling center. Our committee felt that this might give some households multiple forms, which is unfair. This survey was also printed on one piece of large paper and folded. We did not accept photocopies.

Comments on questions;

1. Significantly more residents (43% for 1994, 42% for 1999, and 61% for 2004) felt that Topsfield is a rural town and fewer (34%, 35%, 20%) felt that it was transitioning to suburban.
2. Why did you move to Topsfield? There was a 50% reduction in “Affordability of housing” (59%, 66%, 29%) and another 50% reduction (92, 83 41%) in “Public safety”. There was an increase (18, 22, 27%) in “Family is here”.
3. What type of development do you feel should take place in Topsfield? A new question added for 2004 had a 63% response that there should be “No development at all”.
4. What type of residential development is most acceptable to you? There was a significant drop in all types of development, including elderly and affordable housing, and condominiums and private lots.
5. There was also a drop in all types of commercial development being acceptable, with largest being in office buildings/parks (62, 56, 39%).
6. Is it important to you that future development be sensitive to Topsfield’s rural character? There was little variation through the years (96, 97, 97%).

7. Do you feel the Town should make efforts to obtain open space land? There was little variation through the years (94, 98, 94%).
8. How satisfied are you with recreation facilities in Town? If we include the “3” or “neutral” comments we see there is no significant change.
9. How long have you been a resident in Topsfield? There was a significant drop from 1999 (21%) to 2004 (11%). Please note this question was not asked in 1994.
10. Do you have children? How many in each age category? There was a reduction in the 0 – 3 years (17 to 11%) and 4 – 12 years (54 to 40%) and an increase in the 13 -17 years (29 to 49%) categories.
11. How many adults are in the following age groups in your household? There was an increase in the 18 - 25 years (6 to 10%) and a reduction in the 26 – 35 years (11 to 6%).



Town of Topsfield

TOPSFIELD, MASSACHUSETTS

Open Space Committee

2004 Open Space Survey - Summary of Questionnaire Comments

Note: comments made on the following questions are listed in the order in they were most frequently mentioned.

Question #2: Why did you move to Topsfield? Other _____

- Close to work
- Family close by
- Grew up here
- Better living
- Affordable when moved in

Question #3: Why do you stay here? Other _____

- Job close by
- Love Topsfield
- Kids & family here
- Topsfield fair
- Mortgage paid

Question #4: Do you want the physical appearance of Topsfield to change over the next five years?

If so, how would you like it to change?

- Shopping center in deplorable condition – 109 respondents (about 1/3 of all surveys returned). Remarks included eyesore, disgrace, and dangerous pavement.
- Improve downtown businesses
- Fewer car dealerships
- Open a supermarket
- Senior center
- Move utilities underground
- More street lights for safety
- More sidewalks

Questions #5a: What type of residential housing is most acceptable to you?

- No development at all
- Cluster zoning
- Affordable housing
- Senior (55+) housing

Question #5b: What type of commercial development is most acceptable to you?

- No development at all
- Improve shops in Topsfield center
- Affordable housing
- Supermarket
- Fine dining
- Liquor store
- Community center
- Teen center
- Recreation center

Question #5d: If the Topsfield Fair leaves Town how could the land be best utilized?

- Parks and open space (mentioned by 95 respondents)
- Don't let it leave
- Affordable housing
- Sports & recreation
- Senior center
- Senior & youth center
- Agricultural uses
- Horse uses
- Commercial development

2004 Survey Comparison with Years 1994 and 1999



Town of Topsfield

TOPSFIELD, MASSACHUSETTS

Open Space Committee

Survey Comparison for 1994, 1999, and 2004

Survey Year	# Sent	# Returned	% Returned	Draft 3
1994	1820	530	29.12%	
1999	2027	548	27.04%	
2004	2137	376	17.59%	

Note: all results rounded to nearest whole %. *Red Italics* indicate significant change.

1) Do you consider Topsfield..

	1994	1999	2004
A rural Town	43%	42%	61%
A suburban Town	22%	23%	19%
A Town in transition, rural to suburban	34%	35%	20%

2) Why did you move to Topsfield?

Note for 2004 survey the responses went from 1 (most important to 5 (not at all important).

For this summary we combined 1 & 2 for consistency with 1994 and 1999.

	1994	1999	2004
School System	88%	87%	72%
Proximity to Boston	63%	66%	46%
Affordability of Housing	59%	66%	29%
Town Character	91%	97%	80%
Public Safety	92%	83%	41%
Family is here	18%	22%	27%

3) What type of development do you feel should take place in Topsfield? Answer reflects the "greatly encourage" and "encourage" responses from 1994 and 1999, and "1" and "2" from 2004.

	1994	1999	2004
Residential	52%	26%	41%
Commercial	22%	29%	28%
Industrial	7%	9%	9%
No development at all	1%	1%	63%

* Not on questionnaire

4) What type of residential development is most acceptable to you? Answers reflect most acceptable.

	1994	1999	2004
Elderly Housing	91%	83%	63%
Affordable Housing	54%	55%	42%
Apartments/Condominiums	20%	20%	15%
Single-family 2+ acre lots	90%	84%	59%
Single-family 1-acre lots	82%	70%	58%
No residential development	50%	64%	1%

* Not on questionnaire

5) What type of commercial development is most acceptable to you?

	1994	1999	2004
Office Buildings/Parks	62%	56%	39%
Individual Retail Businesses	83%	82%	61%
Shopping Centers	12%	26%	14%
Auto Dealerships	7%	7%	3%
Fast Food Restaurants	7%	10%	7%
Sit-down Restaurants	76%	70%	55%
No Commercial Development	73%	67%	1%

* Not on questionnaire

6) Is it important to you that future development be sensitive to Topsfield's rural (the word "current" was used in 2004) character? Answer include Strongly agree and agree. For 2004 it was a "yes" or "no" question.

	1994	1999	2004
	96%	97%	97%

7) Do you feel the Town should make efforts to obtain open space land?

Answers include "aggressively pursue" and "pursue". For 2004 it was a "yes" or "no" question.

	1994	1999	2004
	94%	98%	94%

8) How satisfied are you with recreation facilities in Town?

Answers include "very satisfied" and "satisfied" (on a scale of 1 - 4).

For 2004 it includes categories "1" and "2". For 2004* it also includes "3" (neutral) since the scale went from 1 - 5.

	1994	1999	2004	2004*
Children/Youth	87%	71%	47%	73%
Adults	74%	74%	42%	74%
Families	74%	75%	43%	79%
Seniors	56%	71%	29%	63%

9) How long have you been a resident of Topsfield?

	1999	2004
Less than 5 years	21%	17%
5 - 10 years	18%	23%
10 - 20 years	22%	23%
More than 20 years	40%	44%

10) Do you have children? How many in each age category?

	1999	2004
Birth to 3 years	17%	17%
4 - 12 years	54%	40%
13 - 17 years	29%	49%

11) How many adults in the following age groups reside in your household?

	1999	2004
18 - 25	6%	10%
26 - 35	11%	6%
36 - 45	29%	26%
46 - 55	21%	21%
56 - 65	14%	16%
Over 65	19%	22%

Appendix B – Inventory of Topsfield Lands

Land under conservation restriction

Permanent Conservation Restrictions																
Map	Block	St. No.	Location	Code	Acreage	Cons Restrict	Owner	Co Owner	Mailing Address	City	ST	Zip	Bldg Value	Land Value	Total Value	
7	8	100	NORTH ST	9300	2.49	X	ESSEX COUNTY GREENBELT	ASSOCIATION INC	82 EASTERN AVE	ESSEX	MA	01929	0	6,900	6,900	
7	9	104	NORTH ST	1320	1.55	X	HANNA DAVID A & LAURIE L TRS	104 NORTH STREET TRUST	104 NORTH ST	TOPSFIELD	MA	01983	0	22,300	22,300	
12	15	86	NORTH ST	9300	10.60	X	ESSEX COUNTY GREENBELT	ASSOCIATION INC	82 EASTERN AVE	ESSEX	MA	01929	0	29,300	29,300	
12	37	90	NORTH ST	9300	2.64	X	ESSEX COUNTY GREENBELT	ASSOCIATION INC	82 EASTERN AVE	ESSEX	MA	01929	0	7,300	7,300	
12	38	96	NORTH ST	1320	2.49	X	HATFIELD WILLIAM E	PIZZINATO ANTOINETTE M	96 NORTH ST	TOPSFIELD	MA	01983	0	22,400	22,400	
19	73	166	IPSWICH RD	7170	0.45	X	NUTTER BENJAMIN C	NUTTER MARGARET K	43 CANTERBURY HILL RD	TOPSFIELD	MA	01983	0	10	10	
20	2	166	IPSWICH RD	7170	3.38	X	NUTTER BENJAMIN C	NUTTER MARGARET K	43 CANTERBURY HILL RD	TOPSFIELD	MA	01983	0	250	250	
20	4	180	IPSWICH RD	7170	6.18	X	NUTTER B C & ANDREWS G T TRS	THE NUTTER FARM REALTY TRUST	178 IPSWICH RD	TOPSFIELD	MA	01983	0	180	180	
20	32	33	CAMPMEETING RD	1320	6.76	X	MACDOUGALL JAMES S	MACDOUGALL CHRISTINA NUTTER	29 CAMPMEETING RD	TOPSFIELD	MA	01983	0	200	200	
20	33	29	CAMPMEETING RD	1320	2.60	X	MACDOUGALL JAMES S	MACDOUGALL CHRISTINA NUTTER	29 CAMPMEETING RD	TOPSFIELD	MA	01983	0	31,200	31,200	
20	66	180	IPSWICH RD	7170	0.18	X	NUTTER B C & ANDREWS G T TRS	THE NUTTER FAMILY REALTY TR	178 IPSWICH RD	TOPSFIELD	MA	01983	0	10	10	
20	67	182	IPSWICH RD	7170	1.04	X	NUTTER HARRIOT P		182 IPSWICH RD	TOPSFIELD	MA	01983	0	30	30	
21	12	27	ASBURY ST	1320	16.20	X	CHESTON CHARLES S JR	CHESTON LOIS P	27 ASBURY ST	TOPSFIELD	MA	01983	0	161,400	161,400	
27	43	303	PERKINS ROW	1320	36.60	X	JEFFREY ROBERT W	JEFFREY KATHLEEN P	333 PERKINS ROW	TOPSFIELD	MA	01983	0	351,400	351,400	
28	1	65	ASBURY ST	1320	6.30	X	STEWART CAMPBELL		65 ASBURY ST	TOPSFIELD	MA	01983	0	21,200	21,200	
28	5	51	ASBURY ST	1320	4.10	X	GRIEVE PETER W & CAROL L	GRIEVE CAROL L	51 ASBURY ST	TOPSFIELD	MA	01983	0	42,300	42,300	
28	8	41	ASBURY ST	1320	6.00	X	COKE WILLIAM R JR	COKE WENDY MARLOWE	41 ASBURY ST	TOPSFIELD	MA	01983	0	67,700	67,700	
33	64	50	HOWLETT ST	1112	5.00	X	GREAT HILL CO-OP HOMEOWNERS INC	VILLAGES AT GREAT HILL	ONE GREAT HILL DR	TOPSFIELD	MA	01983	0	15,000	15,000	
40	91	12	PROSPECT ST	9030	0.60	X	TOWN OF TOPSFIELD	CONSERVATION COMMISSION	8 WEST COMMON ST	TOPSFIELD	MA	01983	0	1,300	1,300	
45	2	147	ASBURY ST	6010	33.21	X	PATTON FAMILY LIMITED PARTNSHP	C/O CALEB LORING III	400 ESSEX ST	BEVERLY FARMS	MA	01915	0	121,270	121,270	
45	3	147	ASBURY ST	6010	1.02	X	PATTON FAMILY LIMITED PARTNSHP	C/O CALEB LORING III	400 ESSEX ST	BEVERLY FARMS	MA	01915	0	770	770	
45	4	150	ASBURY ST	7120	39.27	X	PATTON FAMILY LIMITED PARTNSHP	C/O CALEB LORING III	400 ESSEX ST	BEVERLY FARMS	MA	01915	0	15,560	15,560	
47	37	9	ROWLEY BRIDGE ST	8000	14.90	X	MEREDITH FARM PARTNERS LLC		PO BOX 394	TOPSFIELD	MA	01983	0	8,050	8,050	
47	48	10	ROWLEY BRIDGE ST	1010	3.00	X	COLE JOHN J	COLE DEANNA R	10 ROWLEY BRIDGE ST	TOPSFIELD	MA	01983	178,800	288,000	466,800	
47	49	102	RIVER RD	1090	10.10	X	ESPOSITO CHRISTOPHER R		102 RIVER RD	TOPSFIELD	MA	01983	95,000	415,700	510,700	
48	9	68	RIVER RD	109	100.00	X	MCLAUGHLIN DANIEL T	MCLAUGHLIN RACHEL R	225 UMPAWAUG RD	WEST REDDING	CT	06896	1,995,800	1,636,250	3,632,050	
48	10	84	RIVER RD	1320	0.08	X	MASS INSTITUTE OF TECHNOLOGY	OFFICE OF THE TREASURER	238 MAIN ST - SUITE 200	CAMBRIDGE	MA	02142	0	400	400	
48	11	82	RIVER RD	1010	12.53	X	PERKINS MILDRED B		82 RIVER RD	TOPSFIELD	MA	01983	928,400	649,400	1,577,800	
48	13	37	RIVER RD	1300	22.65	X	MASS INSTITUTE OF TECHNOLOGY	OFFICE OF THE TREASURER	238 MAIN ST SUITE 200	CAMBRIDGE	MA	02142	0	843,300	843,300	
48	14	29	RIVER RD	1010	25.38	X	AFTANDILIAN ARA S		29 RIVER RD	TOPSFIELD	MA	01983	111,100	893,200	1,004,300	
55	11	41	CROSS ST	1090	7.76	X	LAMPERT IRMA		41 CROSS ST	TOPSFIELD	MA	01983	660,600	460,100	1,120,700	
55	12	64	ROWLEY BRIDGE ST	8000	7.59	X	GEIGER CHRISTOPHER		17 MOONPENNY DR	BOXFORD	MA	01921	0	5,230	5,230	
56	2	17	BRADSTREET LN	101	30.00	X	MASS INSTITUTE OF TECHNOLOGY	OFFICE OF THE TREASURER	238 MAIN ST SUITE 200	CAMBRIDGE	MA	02142	273,100	468,900	742,000	
56	4	15	RIVER RD	1010	2.27	X	JOHNSON CARY L		15 RIVER RD	TOPSFIELD	MA	01983	86,300	346,500	432,800	
57	2	9	RIVER RD	1010	2.25	X	HARDY ALISON J	HARDY ROBERT E	9 RIVER RD	TOPSFIELD	MA	01983	111,800	346,900	458,700	
57	7	180	BOSTON ST	8000	11.50	X	ESSEX AGRICULTURAL SOCIETY		207 BOSTON ST P O BOX 134	TOPSFIELD	MA	01983	0	6,900	6,900	
58	31	29	PERKINS ROW	132	3.20	X	BRANDES RUTH E TRUSTEE	PERKINS ROW REALTY TRUST	29 PERKINS ROW	TOPSFIELD	MA	01983	0	5,810	5,810	
62	2	43	CROSS ST	106	147.96	X	NASH CHRISTOPHER F	NASH BONNIE S	184 GLEZEN LN	WAYLAND	MA	01778	93,500	460,950	554,450	
62	34	47	CROSS ST	101	2.50	X	GEIGER CHRISTOPHER F		17 MOONPENNY DR	BOXFORD	MA	01921	75,600	287,680	363,280	
62	35	29	CROSS ST	1010	5.06	X	NASH CHRISTOPHER F		184 GLEZEN LN	WAYLAND	MA	01778	228,100	331,700	559,800	
63	2	10	CROSS ST	8000	12.20	X	NASH CHRISTOPHER F		184 GLEZEN LN	WAYLAND	MA	01778	0	6,950	6,950	
63	3	130	BOSTON ST	8000	70.84	X	NASH CHRISTOPHER F		184 GLEZEN LN	WAYLAND	MA	01778	0	31,880	31,880	
64	6	148	BOSTON ST	9030	13.80	X	TOWN OF TOPSFIELD		8 WEST COMMON ST	TOPSFIELD	MA	01983	0	33,400	33,400	
64	8	64	SALEM RD	1320	8.28	X	HARRISON CARTER H	HARRISON SALLIE B	PO BOX 276	TOPSFIELD	MA	01983	0	18,900	18,900	
64	21	33	MORNINGSIDE DR	9300	7.34	X	ESSEX COUNTY GREENBELT	ASSOCIATION INC	82 EASTERN AVE	ESSEX	MA	01929	0	20,300	20,300	
65	1	255	HIGH ST	9035	32.88	X	TOWN OF TOPSFIELD	CONSERVATION COMMISSION	8 WEST COMMON ST	TOPSFIELD	MA	01983	0	75,000	75,000	
65	13	29	MORNINGSIDE DR	9300	6.18	X	ESSEX COUNTY GREENBELT	ASSOCIATION INC	82 EASTERN AVE	ESSEX	MA	01929	0	17,100	17,100	
65	47	27	MORNINGSIDE DR	1320	1.67	X	SPENCER JOHN K	SPENCER JUDITH A	27 MORNINGSIDE DR	TOPSFIELD	MA	01983	0	24,000	24,000	
65	48	25	MORNINGSIDE DR	1320	1.66	X	FRASCA DANIEL R JR	FRASCA SUSAN	25 MORNINGSIDE DR	TOPSFIELD	MA	01983	0	23,900	23,900	
65	49	21	MORNINGSIDE DR	1320	1.62	X	LARKIN PAUL		21 MORNINGSIDE DR	TOPSFIELD	MA	01983	0	23,300	23,300	
65	50	19	MORNINGSIDE DR	1320	1.62	X	BATES FRANCIS J JR	BATES LAURA A	19 MORNINGSIDE DR	TOPSFIELD	MA	01983	0	23,300	23,300	
65	51	17	MORNINGSIDE DR	1320	1.61	X	CURRAM DARCY J	CURRAN SUZANNE EACKER	17 MORNINGSIDE DR	TOPSFIELD	MA	01983	0	23,200	23,200	
74	2	26	COPPERMINE RD	1320	1.67	X	GIUFFRIDA FELIX	GIUFFRIDA ROSALBA	26 COPPERMINE RD	TOPSFIELD	MA	01983	0	24,000	24,000	
76	4	25	JOHNS LN	1320	38.20	X	FESTA A ALFRED & KUSCH LLOYD TRS	C/O M CECERE	35 MANSFIELD RD	LYNNFIELD	MA	01940	0	405,500	405,500	
				Total	796.96											

Land under permanent conservation restriction

Open Space: Government & non-profit :

Map	Block	St. No.	Street	Land Code	Acres	Owner	Co Owner	Mailing Address	City	St	Zip	Bldg Value	Land Value	Total Value
2	10	0	HOODS POND	9100	14.50	COMMONWEALTH OF MASS	DEPT OF ENVIRONMENTAL MANAGE	PO BOX 829	CARLISLE	MA	01741	0	26,100	26,100
5	2	124	HAVERRHILL RD	9035	132.70	TOWN OF TOPSFIELD	CONSERVATION COMMISSION	8 WEST COMMON ST	TOPSFIELD	MA	01983	2,100	698,800	700,900
5	15	131	HAVERRHILL RD	9035	49.11	TOWN OF TOPSFIELD	TOWN FOREST	8 WEST COMMON ST	TOPSFIELD	MA	01983	7,500	673,100	680,600
6	3	24	BLUEBERRY LN	9030	5.66	TOWN OF TOPSFIELD		8 WEST COMMON ST	TOPSFIELD	MA	01983	0	13,600	13,600
6	11	55	ROWLEY RD	9100	23.66	COMMONWEALTH OF MASS	DEPT OF ENVIRONMENTAL MANAGE	PO BOX 829	CARLISLE	MA	01741	0	488,500	488,500
7	4	476	BOSTON ST (USES 478)	906C	2.91	OUR SAVIOR LUTHERAN	CHURCH INC	478 BOSTON ST	TOPSFIELD	MA	01983	1,002,300	239,200	1,241,500
7	5	482	BOSTON ST	9090	2.40	OUR SAVIOR LUTHERAN	CHURCH INC	478 BOSTON ST	TOPSFIELD	MA	01983	237,300	233,100	470,400
7	6	0	BOSTON ST OFF	9200	0.26	COMMONWEALTH OF MASS	DEPT OF ENVIRONMENTAL MANAGE	817 LOWELL RD PO BOX 829	CARLISLE	MA	01741	0	500	500
7	8	100	NORTH ST	9300	2.49	ESSEX COUNTY GREENBELT	ASSOCIATION INC	82 EASTERN AVE	ESSEX	MA	01929	0	6,900	6,900
8	6	62	EAST ST	9100	15.06	COMMONWEALTH OF MASS	DEPT OF ENVIRONMENTAL MANAGE	PO BOX 829	CARLISLE	MA	01741	0	793,600	793,600
8	9	86	EAST ST REAR	9035	2.06	TOWN OF TOPSFIELD		8 WEST COMMON ST	TOPSFIELD	MA	01983	0	2,500	2,500
8	16	61	EAST ST	9100	26.56	COMMONWEALTH OF MASS	DEPT OF ENVIRONMENTAL MANAGE	PO BOX 829	CARLISLE	MA	01741	0	1,544,500	1,544,500
10	7	34	WILMOR RD	9035	5.75	TOWN OF TOPSFIELD		8 WEST COMMON ST	TOPSFIELD	MA	01983	0	9,000	9,000
11	2	19	PHEASANT LN	9030	13.72	TOWN OF TOPSFIELD	CONSERVATION COMMISSION	8 WEST COMMON ST	TOPSFIELD	MA	01983	0	32,900	32,900
11	13	38	STAGECOACH RD	9035	0.37	TOWN OF TOPSFIELD	WATER DEPT	8 WEST COMMON ST	TOPSFIELD	MA	01983	0	700	700
12	15	86	NORTH ST	9300	10.30	ESSEX COUNTY GREENBELT	ASSOCIATION INC	82 EASTERN AVE	ESSEX	MA	01929	0	29,300	29,300
12	37	90	NORTH ST	9300	2.64	ESSEX COUNTY GREENBELT	ASSOCIATION INC	82 EASTERN AVE	ESSEX	MA	01929	0	7,300	7,300
14	10	262	IPSWICH RD	9100	61.00	COMMONWEALTH OF MASS	DEPT OF ENVIRONMENTAL MANAGE	PO BOX 829	CARLISLE	MA	01741	0	2,775,000	2,775,000
15	1	0	GRAVELLY BROOK RD	9100	0.62	COMMONWEALTH OF MASS	DEPT OF ENVIRONMENTAL MANAGE	817 LOWELL RD P O BOX 829	CARLISLE	MA	01741	0	1,100	1,100
17	30	0	BARE HILL RD	9300	4.00	ESSEX COUNTY GREENBELT	ASSOCIATION INC	82 EASTERN AVE	ESSEX	MA	01929	0	7,200	7,200
17	63	51	HAVERRHILL RD	9035	1.60	DUBINA MYRON P TRUSTEE	DMD REALTY TRUST	PO BOX 888	GEORGETOWN	MA	01830	0	4,800	4,800
18	37	10	NORTH ST	903C	64.31	TOWN OF TOPSFIELD	WATER DEPT	8 WEST COMMON ST	TOPSFIELD	MA	01983	524,200	701,300	1,225,500
18	60	17	NORTH ST	9035	18.90	TOWN OF TOPSFIELD	RECREATION DEPT	8 WEST COMMON ST	TOPSFIELD	MA	01983	0	517,000	517,000
19	3	386	BOSTON ST	9035	8.72	TOWN OF TOPSFIELD	CONSERVATION DEPT	8 WEST COMMON ST	TOPSFIELD	MA	01983	0	454,900	454,900
20	57	191	IPSWICH RD	9035	1.55	TOWN OF TOPSFIELD		8 WEST COMMON ST	TOPSFIELD	MA	01983	0	1,900	1,900
21	10	24	ASBURY ST	910R	202.21	COMMONWEALTH OF MASS	DEPT OF ENVIRONMENTAL MANAGE	PO BOX 829	CARLISLE	MA	01741	458,700	7,670,500	8,129,200
21	13	241	IPSWICH RD	9300	7.40	ESSEX COUNTY GREENBELT	ASSOCIATION INC	82 EASTERN AVE	ESSEX	MA	01929	0	416,600	416,600
21	14	231	IPSWICH RD	9300	5.50	ESSEX COUNTY GREENBELT	ASSOCIATION INC	82 EASTERN AVE	ESSEX	MA	01929	0	9,600	9,600
24	3	48	KISMAN CIR	9030	0.33	TOWN OF TOPSFIELD		8 WEST COMMON ST	TOPSFIELD	MA	01983	0	800	800
24	16	58	COLRAIN RD	9035	2.06	TOWN OF TOPSFIELD		8 WEST COMMON ST	TOPSFIELD	MA	01983	0	3,700	3,700
24	20	59	COLRAIN RD	9035	4.59	TOWN OF TOPSFIELD		8 WEST COMMON ST	TOPSFIELD	MA	01983	0	8,300	8,300
24	77	8	HAVERRHILL RD	903C	47.91	TOWN OF TOPSFIELD	CEMETERY	8 WEST COMMON ST	TOPSFIELD	MA	01983	58,000	271,400	329,400
24	79	46	COLRAIN RD	9035	0.02	TOWN OF TOPSFIELD		8 WEST COMMON ST	TOPSFIELD	MA	01983	0	100	100
26	10	114	IPSWICH RD	9035	0.80	TOWN OF TOPSFIELD	CONSERVATION DEPT	8 WEST COMMON ST	TOPSFIELD	MA	01983	0	1,000	1,000
26	56	11	BROOKSIDE RD	9035	1.38	TOWN OF TOPSFIELD		8 WEST COMMON ST	TOPSFIELD	MA	01983	0	1,700	1,700
27	44	277	PERKINS ROW	903C	14.14	TOWN OF TOPSFIELD	STEWART SCHOOL	8 WEST COMMON ST	TOPSFIELD	MA	01983	2,898,100	510,800	3,408,900
32	14	69	WASHINGTON ST	9080	8.74	TOPSFIELD HOUSING AUTHORITY	LITTLE BROOK VILLAGE	69 WASHINGTON ST	TOPSFIELD	MA	01983	1,740,700	618,800	2,359,500
32	119	80	MAIN ST	9035	1.97	TOWN OF TOPSFIELD		8 WEST COMMON ST	TOPSFIELD	MA	01983	0	285,800	285,800
32	120	80	MAIN ST	906C	0.07	CONGREGATIONAL CHURCH	OF TOPSFIELD INC	9 EAST COMMON ST	TOPSFIELD	MA	01983	313,100	88,500	401,600
32	121	8	WEST COMMON ST	903C	0.94	TOWN OF TOPSFIELD	TOWN HALL	8 WEST COMMON ST	TOPSFIELD	MA	01983	394,500	270,400	664,900
33	1	60	MAIN ST	903C	1.130	TOWN OF TOPSFIELD	PROCTOR SCHOOL	8 WEST COMMON ST	TOPSFIELD	MA	01983	2,569,000	425,300	2,994,300
33	2	83	MAIN ST	9035	2.26	TOWN OF TOPSFIELD	COMMONS - PARK	8 WEST COMMON ST	TOPSFIELD	MA	01983	0	231,400	231,400
33	35	1	HOWLETT ST	930R	1.14	TOPSFIELD HISTORICAL SOCIETY	PARSON COPEN HOUSE	1 HOWLETT ST	TOPSFIELD	MA	01983	291,300	275,100	566,400
33	36	5	EAST COMMON ST	9091	15.88	CONGREGATIONAL CHURCH	EMERSON CENTER	9 EAST COMMON ST	TOPSFIELD	MA	01983	1,342,300	480,800	1,823,100
33	37	65	MAIN ST	9035	0.30	TOWN OF TOPSFIELD	COMMONS - PARK	8 WEST COMMON ST	TOPSFIELD	MA	01983	0	236,800	236,800
33	38	1	SOUTH COMMON ST	903C	1.03	TOWN OF TOPSFIELD	LIBRARY	1 SOUTH COMMON ST	TOPSFIELD	MA	01983	1,249,100	272,500	1,521,600
35	4	250	PERKINS ROW	903C	49.94	TOWN OF TOPSFIELD	WATER DEPT	8 WEST COMMON ST	TOPSFIELD	MA	01983	285,800	655,400	941,200
35	6	239	PERKINS ROW	930R	50.00	MASS AUDUBON SOCIETY	DEPT OF ENVIRONMENTAL MANAGE	SOUTH GREAT RD	LINCOLN	MA	01773	38,100	608,400	646,500
37	6	120	ASBURY ST	9100	20.91	COMMONWEALTH OF MASS	DEPT OF ENVIRONMENTAL MANAGE	817 LOWELL RD P O BOX 829	CARLISLE	MA	01741	0	35,300	35,300
38	1	0	LOCKWOOD LN REAR	9300	10.28	ESSEX COUNTY GREENBELT	ASSOCIATION INC	82 EASTERN AVE	ESSEX	MA	01929	0	14,800	14,800
40	6	17	PROSPECT ST	9090	1.19	ROMAN CATHOLIC ARCHBISHOP	OF BOSTON	PO BOX 258	TOPSFIELD	MA	01983	556,300	276,300	832,600
40	18	32	GROVE ST	9030	0.25	TOWN OF TOPSFIELD		8 WEST COMMON ST	TOPSFIELD	MA	01983	0	500	500
40	71	7	GROVE ST	9010	0.72	MASS BAY TRANSPORTATION AUTH		45 HIGH ST	BOSTON	MA	02110	2,600	6,500	9,100
40	91	12	PROSPECT ST	9030	0.60	TOWN OF TOPSFIELD	CONSERVATION COMMISSION	8 WEST COMMON ST	TOPSFIELD	MA	01983	0	1,300	1,300
41	6	8	SUMMER ST	9010	1.08	MASS BAY TRANSPORTATION AUTH		45 HIGH ST	BOSTON	MA	02110	0	9,700	9,700
41	8	16	PARK ST	906C	1.16	ROMAN CATHOLIC ARCHBISHOP	OF BOSTON	PO BOX 258	TOPSFIELD	MA	01983	769,900	384,900	1,154,800
41	31	15	SCHOOL AV	9300	2.77	ESSEX COUNTY GREENBELT	ASSOCIATION INC	82 EASTERN AVE	ESSEX	MA	01929	0	5,000	5,000
41	32	7	SCHOOL AV	905C	0.19	TOPSFIELD BOXFORD	COMMUNITY CLUB	7 SCHOOL AVE	TOPSFIELD	MA	01983	64,100	284,600	348,700
41	33	37	MAIN ST	995	-			37 MAIN STREET	TOPSFIELD	MA	01983	0	0	0
41	60	27	HIGH ST	903C	1.94	TOWN OF TOPSFIELD	FIRE DEPT	8 WEST COMMON ST	TOPSFIELD	MA	01983	464,300	399,800	864,100
41	89	288	BOSTON ST REAR	9035	0.70	TOWN OF TOPSFIELD	WATER DEPT TOWER	8 WEST COMMON ST	TOPSFIELD	MA	01983	214,500	220,900	435,400
41	91	279	BOSTON ST	9031	20.43	TOWN OF TOPSFIELD	HIGHWAY DEPT	278 BOSTON ST	TOPSFIELD	MA	01983	676,300	797,100	1,473,400
41	118	78	CENTRAL ST	9035	0.85	TOWN OF TOPSFIELD	WATER DEPT	8 WEST COMMON ST	TOPSFIELD	MA	01983	0	1,000	1,000
41	130	46	SOUTH MAIN ST	9050	0.44	A B C MASCONOMET INC		46 SOUTH MAIN ST	TOPSFIELD	MA	01983	268,300	238,400	506,700
43	18	50	CANDLEWOOD DR	9030	0.61	TOWN OF TOPSFIELD		8 WEST COMMON ST	TOPSFIELD	MA	01983	5,700	1,000	6,700
44	2	137	ASBURY ST	9300	23.20	ESSEX COUNTY GREENBELT	ASSOCIATION INC	82 EASTERN AVE	ESSEX	MA	01929	0	41,800	41,800
46	17	238	WASHINGTON ST	9300	5.59	ESSEX COUNTY GREENBELT	ASSOCIATION INC	82 EASTERN AVE	ESSEX	MA	01929	0	6,700	6,700
47	32	114	RIVER RD	9060	8.13	TRINITY CHURCH		124 RIVER RD	TOPSFIELD	MA	01983	1,782,500	603,700	2,386,200
49	37	216	BOSTON ST	9035	1.15	TOWN OF TOPSFIELD	LOWER CEMETERY	8 WEST COMMON ST	TOPSFIELD	MA	01983	0	219,900	219,900
49	38	210	BOSTON ST	903L	1.07	TOWN OF TOPSFIELD	POLICE STATION	210 BOSTON ST	TOPSFIELD	MA	01983	385,500	382,700	768,200
49	44	228	BOSTON ST	9010	2.42	MASS BAY TRANSPORTATION AUTH		45 HIGH ST	BOSTON	MA	02110	2,600	21,800	24,400
49	79	29	MAPLE ST	9035	0.70	TOWN OF TOPSFIELD		8 WEST COMMON ST	TOPSFIELD	MA	01983	0	800	800
49	81	36	MAPLE ST	9010	0.90	MASS BAY TRANSPORTATION AUTH		45 HIGH ST	BOSTON	MA	02110	0	8,100	8,100
50	4	138	HIGH ST	9030	12.78	TOWN OF TOPSFIELD		8 WEST COMMON ST	TOPSFIELD	MA	01983	0	15,300	15,300
50	9	0	BOSTON ST REAR	9200	3.24	COMMONWEALTH OF MASS	DEPT OF ENVIRONMENTAL MANAGE	PO BOX 829	CARLISLE	MA	01741	0	5,800	5,800
51	21	87	PERKINS ROW	930R	757.37	MASS AUDUBON SOCIETY		SOUTH GREAT RD	LINCOLN	MA	01773	576,100	4,900,700	5,476,800
55	1	71	ROWLEY BRIDGE ST	9030	2.72	SALEM & BEVERLY WATER	SUPPLY BOARD	ARLINGTON AVE	BEVERLY	MA	01915	0	188,400	188,400
55	5	59	ROWLEY BRIDGE ST	9300	2.18	ESSEX COUNTY GREENBELT	ASSOCIATION INC	82 EASTERN AVE	ESSEX	MA	01929	0	246,600	246,600
55	6	51	ROWLEY BRIDGE ST	9300	3.50	ESSEX COUNTY GREENBELT	ASSOCIATION INC	82 EASTERN AVE	ESSEX	MA	01929	0	5,000	5,000
55	7	43	ROWLEY BRIDGE ST											

Open Space Chapter Land

Open Space Chapter Land				61A, 61B 61 Undeveloped land													
Map	Block	St. NO	Location	Code	Acres	Owner	Co Owner	Mailing Address	City	ST	Zip	Bldg Value	Land Value	Total Value			
8	4	16	WILDES ST	8050	2.15	SAVOLAINEN CLARENCE E & M F	C/O FRANK IOVANELLA	23 AARON DR	TOPSFIELD	MA	01983	0	57,530	57,530			
8	5	30	WILDES ST	0109	36.60	SAVOLAINEN CLARENCE E & M F	C/O FRANK IOVANELLA	23 AARON DR	TOPSFIELD	MA	01983	340,100	528,000	868,100			
12	12	74		7180	0.95	SKEFFINGTON ROBERT C	SKEFFINGTON LAURENE M	82 NORTH ST	TOPSFIELD	MA	01983	0	110	110			
12	13	78	NORTH ST	7180	0.92	SKEFFINGTON ROBERT C	SKEFFINGTON LAURENE M	82 NORTH ST	TOPSFIELD	MA	01983	0	110	110			
12	14	82	NORTH ST	0101	5.80	SKEFFINGTON ROBERT C	SKEFFINGTON LAURENE M	82 NORTH ST	TOPSFIELD	MA	01983	165,300	261,450	426,750			
13	22	37	NORTH ST	0109	8.94	ROBSON RICHARD P	ROBSON ELAINE L	P O BOX 30	TOPSFIELD	MA	01983	388,800	187,230	576,030			
19	73	166	EAST ST	7170	0.45	NUTTER BENJAMIN C	NUTTER MARGARET K	43 CANTERBURY HILL RD	TOPSFIELD	MA	01983	0	10	10			
19	74	43	IPSWICH RD	0101	2.22	NUTTER BENJAMIN C	NUTTER MARGARET K	43 CANTERBURY HILL RD	TOPSFIELD	MA	01983	342,500	254,950	597,450			
20	2	166	CANTERBURY HILL RD	7170	3.38	NUTTER BENJAMIN C	NUTTER MARGARET K	43 CANTERBURY HILL RD	TOPSFIELD	MA	01983	0	250	250			
20	3	178	IPSWICH RD	0101	2.17	NUTTER B C & ANDREWS G. T TRS	THE NUTTER FARM REALTY TRUST	178 IPSWICH RD	TOPSFIELD	MA	01983	243,500	218,230	461,730			
20	4	180	IPSWICH RD	7170	6.18	NUTTER B C & ANDREWS G T TRS	THE NUTTER FARM REALTY TRUST	178 IPSWICH RD	TOPSFIELD	MA	01983	0	180	180			
20	5	182	IPSWICH RD	1010	1.03	NUTTER HARRIOT P		182 IPSWICH RD	TOPSFIELD	MA	01983	34,700	218,100	252,800			
20	6	184	IPSWICH RD	7170	2.87	NUTTER JOHN C	NUTTER HARRIOT P	178 IPSWICH RD	TOPSFIELD	MA	01983	0	90	90			
20	32	33	IPSWICH RD	1320	6.76	MACDOUGALL JAMES S	MACDOUGALL CHRISTINA NUTTER	29 CAMPMEETING RD	TOPSFIELD	MA	01983	0	200	200			
20	66	180	CAMPMEETING RD	7170	0.18	NUTTER B C & ANDREWS G T TRS	THE NUTTER FAMILY REALTY TR	178 IPSWICH RD	TOPSFIELD	MA	01983	0	10	10			
20	67	182	IPSWICH RD	7170	1.04	NUTTER HARRIOT P		182 IPSWICH RD	TOPSFIELD	MA	01983	0	30	30			
34	51	203	IPSWICH RD	8000	25.28	GREEN ACRES REALTY INC		57 CANDLEWOOD DR	TOPSFIELD	MA	01983	0	9,850	9,850			
34	78	293	PERKINS ROW	8000	107.08	GREEN ACRES REALTY INC	C/O RICHARD SKEFFINGTON	57 CANDLEWOOD DR	TOPSFIELD	MA	01983	0	236,710	236,710			
37	3	83	BOSTON ST	0109	72.31	STREETER CORNELIA V R		PO BOX 02717849	SIoux FALLS	SD	57186	520,600	887,500	1,408,100			
37	8	132	ASBURY ST	0130	6.85	PATTON FAMILY LIMITED PARTNSHP	C/O CALEB LORING III	400 ESSEX ST	BEVERLY FARMS	MA	01915	0	15,510	15,510			
44	1	147	ASBURY ST	6010	5.03	PATTON FAMILY LIMITED PARTNSHP	C/O CALEB LORING III	400 ESSEX ST	BEVERLY FARMS	MA	01915	0	3,780	3,780			
45	1	137	ASBURY ST	6010	6.49	PATTON FAMILY LIMITED PARTNSHP	C/O CALEB LORING III	400 ESSEX ST	BEVERLY FARMS	MA	01915	0	22,370	22,370			
45	2	147	ASBURY ST	6010	33.21	PATTON FAMILY LIMITED PARTNSHP	C/O CALEB LORING III	400 ESSEX ST	BEVERLY FARMS	MA	01915	0	121,270	121,270			
45	3	147	ASBURY ST	6010	1.02	PATTON FAMILY LIMITED PARTNSHP	C/O CALEB LORING III	400 ESSEX ST	BEVERLY FARMS	MA	01915	0	770	770			
45	4	150	ASBURY ST	7120	39.27	PATTON FAMILY LIMITED PARTNSHP	C/O CALEB LORING III	400 ESSEX ST	BEVERLY FARMS	MA	01915	0	15,560	15,560			
45	5	154	ASBURY ST	6010	1.95	PATTON FAMILY LIMITED PARTNSHP	C/O CALEB LORING III	400 ESSEX ST	BEVERLY FARMS	MA	01915	0	1,440	1,440			
47	37	9	ASBURY ST	8000	14.90	MEREDITH FARM PARTNERS LLC		PO BOX 394	TOPSFIELD	MA	01983	0	8,050	8,050			
48	9	68	ROWLEY BRIDGE ST	0109	100.00	MCLAUGHLIN DANIEL T	MCLAUGHLIN RACHEL R	229 UMPAWAUG RD	WEST REDDING	CT	06896	1,995,800	1,638,250	3,632,050			
55	12	64	RIVER RD	8000	7.59	GEIGER CHRISTOPHER		17 MOONPENNY DR	BOXFORD	MA	01921	0	5,230	5,230			
56	2	17	ROWLEY BRIDGE ST	0101	30.00	MASS INSTITUTE OF TECHNOLOGY	OFFICE OF THE TREASURER	238 MAIN ST SUITE 200	CAMBRIDGE	MA	02142	273,100	468,900	742,000			
57	7	180	BRADSTREET LN	8000	11.50	ESSEX AGRICULTURAL SOCIETY		207 BOSTON ST P O BOX 13	TOPSFIELD	MA	01983	0	6,900	6,900			
59	1	64	BOSTON ST	0101	9.84	LEVITSKY WALTER S	LEVITSKY MARGARET C	64 PERKINS ROW	TOPSFIELD	MA	01983	408,600	273,260	681,860			
62	1	77	PERKINS ROW	8030	120.52	INGRAHAM TIMOTHY ALEXANDER		P O BOX 10	WALPOLE	ME	04573	0	143,560	143,560			
62	2	43	ROWLEY BRIDGE ST	0106	147.96	NASH CHRISTOPHER F	NASH BONNIE S	184 GLEZEN LN	WAYLAND	MA	01778	93,500	460,950	554,450			
62	34	47	CROSS ST	0101	2.50	GEIGER CHRISTOPHER F		17 MOONPENNY DR	BOXFORD	MA	01921	75,600	287,680	363,280			
63	2	10	CROSS ST	8000	12.20	NASH CHRISTOPHER F		184 GLEZEN LN	WAYLAND	MA	01778	0	6,950	6,950			
63	3	130	CROSS ST	8000	70.84	NASH CHRISTOPHER F		184 GLEZEN LN	WAYLAND	MA	01778	0	31,880	31,880			
64	7	70	BOSTON ST	0101	40.15	HARRISON CARTER H	HARRISON SALLIE B	PO BOX 276	TOPSFIELD	MA	01983	819,800	327,360	1,147,160			
64	14	22	SALEM RD	0101	7.89	KNIGHT MATTHEW W	SUTTON-KNIGHT PATRICIA	22 WENHAM RD	TOPSFIELD	MA	01983	344,600	319,200	663,800			
68	48	120	WENHAM RD	0109	60.00	SERHANT JOHN R	SERHANT ELLEN R	120 HILL ST	TOPSFIELD	MA	01983	1,176,500	308,850	1,485,350			
69	14	111	HILL ST	0104	14.30	RICHARDSON'S FARMS INC		156 SOUTH MAIN ST	MIDDLETON	MA	01949	165,900	217,100	383,000			
69	15	97	BOSTON ST	7130	9.00	RICHARDSON'S FARMS INC		12 SOUTH MAIN ST	MIDDLETON	MA	01949	0	1,590	1,590			
70	8	128	BOSTON ST	7170	31.51	DWINELL EVELYN H	DWINELL JOHN W	132 SALEM RD	TOPSFIELD	MA	01983	0	920	920			
71	29	278	SALEM RD	0101	6.70	BROWN MARY L TRUSTEE	278 HIGH STREET TRUST	278 HIGH ST	TOPSFIELD	MA	01983	524,400	295,390	819,790			
77	8	142	HIGH ST	7120	26.44	CONNORS ROBERT D ET AL TRS	156 SALEM RD TRUST	19 VALLEY RD	DANVERS	MA	01923	0	6,820	6,820			
80	13	252	SALEM RD	0101	35.06	GUINEE MARYLEE ET AL TRUSTEES	HELENE R GUINEE IRR 5 YR TR	252 ROWLEY BRIDGE ST	TOPSFIELD	MA	01983	923,900	317,010	1,240,910			
			ROWLEY BRIDGE ST	Total	1,139.03												
			Code	6		Forest land, Ch 61											
				7		61A Agricultural											
				8		Recreational land											

Government & non-profit (code 9000)

Open Space: Government & non-profit :

Map	Block	St. No.	Street	Land Code	Acres	Owner	Co Owner	Mailing Address	City	St	Zip	Bldg Value	Land Value	Total Value
2	10	0	HOODS POND	9100	14.50	COMMONWEALTH OF MASS	DEPT OF ENVIRONMENTAL MANAGE	PO BOX 829	CARLISLE	MA	01741	0	26,100	26,100
5	2	124	HAVERHILL RD	9035	132.70	TOWN OF TOPSFIELD	CONSERVATION COMMISSION	8 WEST COMMON ST	TOPSFIELD	MA	01983	2,100	698,800	700,900
5	15	131	HAVERHILL RD	9035	49.11	TOWN OF TOPSFIELD	TOWN FOREST	8 WEST COMMON ST	TOPSFIELD	MA	01983	7,500	673,100	680,600
6	3	24	BLUEBERRY LN	9030	5.66	TOWN OF TOPSFIELD		8 WEST COMMON ST	TOPSFIELD	MA	01983	0	13,600	13,600
6	11	55	ROWLEY RD	9100	23.68	COMMONWEALTH OF MASS	DEPT OF ENVIRONMENTAL MANAGE	PO BOX 829	CARLISLE	MA	01741	0	488,500	488,500
7	4	478	BOSTON ST (USES 478)	906C	2.91	OUR SAVIOR LUTHERAN	CHURCH INC	478 BOSTON ST	TOPSFIELD	MA	01983	1,002,300	239,200	1,241,500
7	5	482	BOSTON ST	9090	2.40	OUR SAVIOR LUTHERAN	CHURCH INC	478 BOSTON ST	TOPSFIELD	MA	01983	237,300	233,100	470,400
7	6	0	BOSTON ST OFF	9200	0.26	COMMONWEALTH OF MASS	DEPT OF ENVIRONMENTAL MANAGE	817 LOWELL RD PO BOX 829	CARLISLE	MA	01741	0	500	500
7	8	100	NORTH ST	9300	2.49	ESSEX COUNTY GREENBELT	ASSOCIATION INC	82 EASTERN AVE	ESSEX	MA	01929	0	6,900	6,900
8	6	62	EAST ST	9100	15.06	COMMONWEALTH OF MASS	DEPT OF ENVIRONMENTAL MANAGE	PO BOX 829	CARLISLE	MA	01741	0	793,600	793,600
8	9	86	EAST ST REAR	9035	2.06	TOWN OF TOPSFIELD		8 WEST COMMON ST	TOPSFIELD	MA	01983	0	2,500	2,500
8	16	61	EAST ST	9100	26.56	COMMONWEALTH OF MASS	DEPT OF ENVIRONMENTAL MANAGE	PO BOX 829	CARLISLE	MA	01741	0	1,544,500	1,544,500
10	7	34	WILMOR RD	9035	5.75	TOWN OF TOPSFIELD		8 WEST COMMON ST	TOPSFIELD	MA	01983	0	9,000	9,000
11	2	19	PHEASANT LN	9030	13.72	TOWN OF TOPSFIELD	CONSERVATION COMMISSION	8 WEST COMMON ST	TOPSFIELD	MA	01983	0	32,900	32,900
11	13	38	STAGECOACH RD	9035	0.37	TOWN OF TOPSFIELD	WATER DEPT	8 WEST COMMON ST	TOPSFIELD	MA	01983	0	700	700
12	15	86	NORTH ST	9300	10.60	ESSEX COUNTY GREENBELT	ASSOCIATION INC	82 EASTERN AVE	ESSEX	MA	01929	0	29,300	29,300
12	37	90	NORTH ST	9300	2.64	ESSEX COUNTY GREENBELT	ASSOCIATION INC	82 EASTERN AVE	ESSEX	MA	01929	0	7,300	7,300
14	10	262	IPSWICH RD	9100	61.00	COMMONWEALTH OF MASS	DEPT OF ENVIRONMENTAL MANAGE	PO BOX 829	CARLISLE	MA	01741	0	2,775,000	2,775,000
15	1	0	GRAVELLY BROOK RD	9100	0.62	COMMONWEALTH OF MASS	DEPT OF ENVIRONMENTAL MANAGE	817 LOWELL RD P O BOX 829	CARLISLE	MA	01741	0	1,100	1,100
17	30	0	BARE HILL RD	9300	4.00	ESSEX COUNTY GREENBELT	ASSOCIATION INC	82 EASTERN AVE	ESSEX	MA	01929	0	7,200	7,200
17	63	51	HAVERHILL RD	9035	1.60	DUBINA MYRON P TRUSTEE	DMD REALTY TRUST	PO BOX 888	GEORGETOWN	MA	01830	0	4,800	4,800
18	37	10	NORTH ST	903C	64.31	TOWN OF TOPSFIELD	WATER DEPT	8 WEST COMMON ST	TOPSFIELD	MA	01983	524,200	701,300	1,225,500
18	60	17	NORTH ST	9035	18.90	TOWN OF TOPSFIELD	RECREATION DEPT	8 WEST COMMON ST	TOPSFIELD	MA	01983	0	517,000	517,000
19	3	386	BOSTON ST	9035	8.72	TOWN OF TOPSFIELD	CONSERVATION DEPT	8 WEST COMMON ST	TOPSFIELD	MA	01983	0	454,900	454,900
20	57	191	IPSWICH RD	9035	1.55	TOWN OF TOPSFIELD		8 WEST COMMON ST	TOPSFIELD	MA	01983	0	1,900	1,900
21	10	24	ASBURY ST	910R	202.21	COMMONWEALTH OF MASS	DEPT OF ENVIRONMENTAL MANAGE	PO BOX 829	CARLISLE	MA	01741	458,700	7,670,500	8,129,200
21	13	241	IPSWICH RD	9300	7.40	ESSEX COUNTY GREENBELT	ASSOCIATION INC	82 EASTERN AVE	ESSEX	MA	01929	0	416,600	416,600
21	14	231	IPSWICH RD	9300	5.50	ESSEX COUNTY GREENBELT	ASSOCIATION INC	82 EASTERN AVE	ESSEX	MA	01929	0	9,600	9,600
24	3	48	KINSMAN CIR	9030	0.33	TOWN OF TOPSFIELD		8 WEST COMMON ST	TOPSFIELD	MA	01983	0	800	800
24	16	58	COLRAIN RD	9035	2.06	TOWN OF TOPSFIELD		8 WEST COMMON ST	TOPSFIELD	MA	01983	0	3,700	3,700
24	20	59	COLRAIN RD	9035	4.59	TOWN OF TOPSFIELD		8 WEST COMMON ST	TOPSFIELD	MA	01983	0	8,300	8,300
24	77	8	HAVERHILL RD	903C	47.91	TOWN OF TOPSFIELD	CEMETERY	8 WEST COMMON ST	TOPSFIELD	MA	01983	58,000	271,400	329,400
24	79	46	COLRAIN RD	9035	0.02	TOWN OF TOPSFIELD		8 WEST COMMON ST	TOPSFIELD	MA	01983	0	100	100
26	10	104	IPSWICH RD	9035	0.80	TOWN OF TOPSFIELD	CONSERVATION DEPT	8 WEST COMMON ST	TOPSFIELD	MA	01983	0	1,000	1,000
26	56	11	BROOKSIDE RD	9035	1.38	TOWN OF TOPSFIELD		8 WEST COMMON ST	TOPSFIELD	MA	01983	0	1,700	1,700
27	44	277	PERKINS ROW	903C	14.14	TOWN OF TOPSFIELD	STEWART SCHOOL	8 WEST COMMON ST	TOPSFIELD	MA	01983	2,898,100	510,800	3,408,900
32	14	69	WASHINGTON ST	9080	8.74	TOPSFIELD HOUSING AUTHORITY	LITTLE BROOK VILLAGE	69 WASHINGTON ST	TOPSFIELD	MA	01983	1,740,700	618,800	2,359,500
32	119	80	MAIN ST	9035	1.97	TOWN OF TOPSFIELD		8 WEST COMMON ST	TOPSFIELD	MA	01983	0	285,800	285,800
32	120	80	MAIN ST	906C	0.07	CONGREGATIONAL CHURCH	OF TOPSFIELD INC	9 EAST COMMON ST	TOPSFIELD	MA	01983	313,100	88,500	401,600
32	121	8	WEST COMMON ST	903C	0.94	TOWN OF TOPSFIELD	TOWN HALL	8 WEST COMMON ST	TOPSFIELD	MA	01983	394,500	270,400	664,900
33	1	60	MAIN ST	903C	11.30	TOWN OF TOPSFIELD	PROCTOR SCHOOL	8 WEST COMMON ST	TOPSFIELD	MA	01983	2,569,000	425,300	2,994,300
33	2	83	MAIN ST	9035	2.26	TOWN OF TOPSFIELD	COMMONS - PARK	8 WEST COMMON ST	TOPSFIELD	MA	01983	0	231,400	231,400
33	35	1	HOWLETT ST	930R	1.14	TOPSFIELD HISTORICAL SOCIETY	PATSON COPEN HOUSE	1 HOWLETT ST	TOPSFIELD	MA	01983	291,300	275,100	566,400
33	36	5	EAST COMMON ST	9091	15.88	CONGREGATIONAL CHURCH	EMERSON CENTER	9 EAST COMMON ST	TOPSFIELD	MA	01983	1,342,300	480,800	1,823,100
33	37	65	MAIN ST	9035	0.30	TOWN OF TOPSFIELD	COMMONS - PARK	8 WEST COMMON ST	TOPSFIELD	MA	01983	0	238,800	238,800
33	38	1	SOUTH COMMON ST	903C	1.03	TOWN OF TOPSFIELD	LIBRARY	1 SOUTH COMMON ST	TOPSFIELD	MA	01983	1,249,100	272,500	1,521,600
35	4	250	PERKINS ROW	903C	49.94	TOWN OF TOPSFIELD	WATER DEPT	8 WEST COMMON ST	TOPSFIELD	MA	01983	285,800	655,400	941,200
35	6	239	PERKINS ROW	930R	50.00	MASS AUDUBON SOCIETY	SOUTH GREAT RD	LINCOLN	MA	01773	38,100	608,400	646,500	
37	6	120	ASBURY ST	9100	20.91	COMMONWEALTH OF MASS	DEPT OF ENVIRONMENTAL MANAGE	817 LOWELL RD P O BOX 829	CARLISLE	MA	01741	0	55,300	55,300
38	1	0	LOCKWOOD LN REAR	9300	10.28	ESSEX COUNTY GREENBELT	ASSOCIATION INC	82 EASTERN AVE	ESSEX	MA	01929	0	14,800	14,800
40	6	17	PROSPECT ST	9090	1.19	ROMAN CATHOLIC ARCHBISHOP	OF BOSTON	PO BOX 258	TOPSFIELD	MA	01983	556,300	276,300	832,600
40	18	32	GROVE ST	9030	0.25	TOWN OF TOPSFIELD		8 WEST COMMON ST	TOPSFIELD	MA	01983	0	500	500
40	71	7	GROVE ST	9010	0.72	MASS BAY TRANSPORTATION AUTH		45 HIGH ST	BOSTON	MA	02110	2,600	6,500	9,100
40	91	12	PROSPECT ST	9030	0.60	TOWN OF TOPSFIELD	CONSERVATION COMMISSION	8 WEST COMMON ST	TOPSFIELD	MA	01983	0	1,300	1,300
41	6	8	SUMMER ST	9010	1.08	MASS BAY TRANSPORTATION AUTH		45 HIGH ST	BOSTON	MA	02110	0	9,700	9,700
41	8	16	PARK ST	906C	1.16	ROMAN CATHOLIC ARCHBISHOP	OF BOSTON	PO BOX 258	TOPSFIELD	MA	01983	769,900	384,900	1,154,800
41	31	15	SCHOOL AV	9300	2.77	ESSEX COUNTY GREENBELT	ASSOCIATION INC	82 EASTERN AVE	ESSEX	MA	01929	0	5,000	5,000
41	32	7	SCHOOL AV	905C	0.19	TOPSFIELD BOXFORD	COMMUNITY CLUB	7 SCHOOL AVE	TOPSFIELD	MA	01983	64,100	284,600	348,700
41	33	37	MAIN ST	995	-			37 MAIN STREET	TOPSFIELD	MA	01983			
41	60	27	HIGH ST	903C	1.94	TOWN OF TOPSFIELD	FIRE DEPT	8 WEST COMMON ST	TOPSFIELD	MA	01983	464,300	399,800	864,100
41	89	288	BOSTON ST REAR	9035	0.70	TOWN OF TOPSFIELD	WATER DEPT TOWER	8 WEST COMMON ST	TOPSFIELD	MA	01983	214,500	220,900	435,400
41	91	279	BOSTON ST	9031	20.43	TOWN OF TOPSFIELD	HIGHWAY DEPT	279 BOSTON ST	TOPSFIELD	MA	01983	676,300	797,100	1,473,400
41	118	78	CENTRAL ST	9035	0.85	TOWN OF TOPSFIELD	WATER DEPT	8 WEST COMMON ST	TOPSFIELD	MA	01983	0	1,000	1,000
41	130	46	SOUTH MAIN ST	9050	0.44	A B C MASCONOMET INC		46 SOUTH MAIN ST	TOPSFIELD	MA	01983	268,300	238,400	506,700
43	18	50	CANDLEWOOD DR	9030	0.61	TOWN OF TOPSFIELD		8 WEST COMMON ST	TOPSFIELD	MA	01983	5,700	1,000	6,700
44	2	137	ASBURY ST	9300	23.20	ESSEX COUNTY GREENBELT	ASSOCIATION INC	82 EASTERN AVE	ESSEX	MA	01929	0	41,800	41,800
46	17	238	WASHINGTON ST	9300	5.59	ESSEX COUNTY GREENBELT	ASSOCIATION INC	82 EASTERN AVE	ESSEX	MA	01929	0	6,700	6,700
47	32	114	RIVER RD	9060	8.13	TRINITY CHURCH		124 RIVER RD	TOPSFIELD	MA	01983	1,782,500	603,700	2,386,200
49	37	216	BOSTON ST	9035	1.15	TOWN OF TOPSFIELD	LOWER CEMETERY	8 WEST COMMON ST	TOPSFIELD	MA	01983	0	219,900	219,900
49	38	210	BOSTON ST	903L	1.07	TOWN OF TOPSFIELD	POLICE STATION	210 BOSTON ST	TOPSFIELD	MA	01983	385,500	382,700	768,200
49	44	228	BOSTON ST	9010	2.42	MASS BAY TRANSPORTATION AUTH		45 HIGH ST	BOSTON	MA	02110	2,600	21,800	24,400
49	79	29	MAPLE ST	9035	0.70	TOWN OF TOPSFIELD		8 WEST COMMON ST	TOPSFIELD	MA	01983	0	800	800
49	81	36	MAPLE ST	9010	0.90	MASS BAY TRANSPORTATION AUTH		45 HIGH ST	BOSTON	MA	02110	0	8,100	8,100
50	4	138	HIGH ST	9030	12.78	TOWN OF TOPSFIELD		8 WEST COMMON ST	TOPSFIELD	MA	01983	0	15,300	15,300
50	9	0	BOSTON ST REAR	9200	3.24	COMMONWEALTH OF MASS	DEPT OF ENVIRONMENTAL MANAGE	PO BOX 829	CARLISLE	MA	01741	0	5,800	5,800
51	21	87	PERKINS ROW	930R	757.37	MASS AUDUBON SOCIETY		SOUTH GREAT RD	LINCOLN	MA	01773	576,100	4,900,700	5,476,800
55	1	71	ROWLEY BRIDGE ST	9030	2.72	SALEM & BEVERLY WATER	SUPPLY BOARD	ARLINGTON AVE	BEVERLY	MA	01915	0	188,400	188,400
55	5	59	ROWLEY BRIDGE ST	9300	2.18	ESSEX COUNTY GREENBELT	ASSOCIATION INC	82 EASTERN AVE	ESSEX	MA	01929	0	246,600	246,600
55	6	51	ROWLEY BRIDGE ST	9300	3.50	ESSEX COUNTY GREENBELT	ASSOCIATION INC	82 EASTERN AVE	ESSEX	MA	01929	0	5,000	5,000
55	7	43	ROWLEY BRIDGE ST	9300										

Potentially buildable (code 1310 & 1320 land)

Open Space			1310	Potentially buildable										
Map	Block	St. No.	Location	Code	Acres	Unbuildable	Owner	Mailing Address	City	St	Zip	Bldg Value	Land Value	Total Value
	2	5	3 POND ST	1320	0.23		CASO JEAN TRUSTEE	8 POND ST	TOPSFIELD	MA	01983	0	700	700
	4	1	0 BARE HILL RD	1320	1.06		NEWTON GORDON B	93 BARE HILL RD	TOPSFIELD	MA	01983	0	2500	2500
	7	9	104 NORTH ST	1320	1.55		HANNA DAVID A & LAURIE L TRS	104 NORTH ST	TOPSFIELD	MA	01983	0	22300	22300
	8	11	94 EAST ST REAR	1320	3.31		WATSON JOHN T	26 GROVE ST	TOPSFIELD	MA	01983	0	6000	6000
	8	15	124 EAST ST	1310	11.40		MCLAUGHLIN JOHN & JOY	124 EAST ST	TOPSFIELD	MA	01983	0	47900	47900
	12	9	22 AARON DR	1320	1.00		SKEFFINGTON ROBERT C	82 NORTH ST	TOPSFIELD	MA	01983	0	2300	2300
	12	38	96 NORTH ST	1320	2.49		HATFIELD WILLIAM E	96 NORTH ST	TOPSFIELD	MA	01983	0	22400	22400
	17	27	45 BARE HILL RD	1320	3.46		RYTMAN GRAIN CO INC	RR 1	NORWICH	CT	06360	0	10400	10400
	17	40	7 BARE HILL RD	1320	8.24		PERKINS JAMES	PO BOX 835	EXETER	NH	03833	0	24700	24700
	19	21	6 AARON DR	1320	72.91		GREEN ACRES REALTY INC	57 CANDLEWOOD RD	TOPSFIELD	MA	01983	0	218700	218700
	20	21	8 IPSWICH LN	1320	0.93		WAYBRIGHT FARMS INC	36 FOREST AVE	SAUGUS	MA	01256	0	1700	1700
	20	32	33 CAMPMEETING RD	1320	6.76		MACDOUGALL JAMES S	29 CAMPMEETING RD	TOPSFIELD	MA	01983	0	200	200
	20	33	29 CAMPMEETING RD	1320	2.60		MACDOUGALL JAMES S	29 CAMPMEETING RD	TOPSFIELD	MA	01983	0	31200	31200
	20	49	308 PERKINS ROW	1320	4.03		JEFFREY ROBERT W	333 PERKINS ROW	TOPSFIELD	MA	01983	0	9200	9200
	20	50	217 IPSWICH RD	1320	4.18		JEFFREY ROBERT W	333 PERKINS ROW	TOPSFIELD	MA	01983	0	9500	9500
	20	56	195 IPSWICH RD	1320	0.93		BEECHILL CORP	2 BOURBON ST	PEABODY	MA	01960	0	1700	1700
	21	12	27 ASBURY ST	1320	16.20		CHESTON CHARLES S JR	27 ASBURY ST	TOPSFIELD	MA	01983	0	161400	161400
	21	15	5 WILLOWDALE RD	1320	0.01		CONFALONE PETER S TRUSTEE	348 PARK STREET SUITE 104E	NORTH READING	MA	01864	0	200	200
	24	12	59 KINSMAN CIR	1320	10.40		FRIEND STEPHEN O	63 SURREY LN	BOXFORD	MA	01921	0	23700	23700
	24	36	46 PARSONAGE LN	1320	1.37		MACMONAGLE MARTHA	171 WOODCREST DR	MELROSE	MA	02176	0	3300	3300
	24	48	73 PARSONAGE LN	1320	3.75		MACMONAGLE MARTHA	171 WOODCREST DR	MELROSE	MA	02176	0	9000	9000
	24	55	19 ORCHARD LN	1320	0.92		MANGANARO ANTHONY & MICHELE	8221 SHOWDEN RIVER PKWY	COLUMBIA	MD	21045	0	2200	2200
	24	58	5 ORCHARD LN	1320	0.92		MACMONAGLE MARTHA	171 WOODCREST DR	MELROSE	MA	02176	0	2200	2200
	24	76	126 MAIN ST REAR	1320	0.43		PEABODY LESTER C TRUSTEE	112 HESPERUS AVE	MAGNOLIA	MA	01930	0	1000	1000
	26	6	94 IPSWICH RD	1310	1.22		DIFRANCESCO CARL J	103 CONCORD ST	WEST GLOUCESTER	MA	01930	0	92700	92700
	26	54	17 BROOKSIDE RD	1320	1.10		BEECHILL CORP	2 BOURBON ST	PEABODY	MA	01960	0	2600	2600
	26	62	24 AVERILL ST	1320	1.02		BEECHILL CORP	2 BOURBON ST	PEABODY	MA	01960	0	1800	1800
	27	43	303 PERKINS ROW	1320	36.60		JEFFREY ROBERT W	333 PERKINS ROW	TOPSFIELD	MA	01983	0	351400	351400
	28	1	65 ASBURY ST	1320	6.30		STEWART CAMPBELL	65 ASBURY ST	TOPSFIELD	MA	01983	0	21200	21200
	28	5	51 ASBURY ST	1320	4.10		GRIEVE PETER W & CAROL L	51 ASBURY ST	TOPSFIELD	MA	01983	0	42300	42300
	28	8	41 ASBURY ST	1320	6.00		COKE WILLIAM R JR	41 ASBURY ST	TOPSFIELD	MA	01983	0	67700	67700
	30	4	43 LOCKWOOD LN	1320	0.43		ANDREWS FARM WATER CO INC	36 ANDREWS FARM RD	BOXFORD	MA	01921	0	1200	1200
	32	110	106 MAIN ST	1320	0.62		HINGSTON KIM L	169 BUNKER HILL RD	NEW CASTLE	ME	04553	0	1100	1100
	33	46	12 DEER RUN	1320	0.49		THOMPSON EDWIN & HELEN TRS	PO BOX 27	TOPSFIELD	MA	01983	0	1100	1100
	33	47	11 DEER RUN	1320	0.46		THOMPSON EDWIN & HELEN TRS	PO BOX 27	TOPSFIELD	MA	01983	0	1000	1000
	33	61	21 TOWNE LN	1320	5.22		THOMPSON EDWIN & HELEN TRS	PO BOX 27	TOPSFIELD	MA	01983	0	15700	15700
	34	31	48 AVERILL ST	1320	0.39		BEECHILL CORP	2 BOURBON ST	PEABODY	MA	01960	0	700	700
	34	49	225 PERKINS ROW	1320	2.98		GREEN ACRES REALTY INC	57 CANDLEWOOD DR	TOPSFIELD	MA	01983	0	6800	6800
	34	52	199 PERKINS ROW	1320	2.30		GREEN ACRES REALTY INC	57 CANDLEWOOD DR	TOPSFIELD	MA	01983	0	5200	5200
	34	53	197 PERKINS ROW	1320	0.34		GREEN ACRES REALTY INC	57 CANDLEWOOD DR	TOPSFIELD	MA	01983	0	800	800
	34	77	81 HOWLETT ST	1320	0.93		CLEMENZI PETER J	86 HOWLETT ST	TOPSFIELD	MA	01983	0	2000	2000
	37	4	104 ASBURY ST	1320	9.79		SULLIVAN JOHN M	P O BOX 5517	UVALE	TX	78802	0	27000	27000
	39	28	12 LOCKWOOD LN	1320	1.14		GAGNON HENRY T & MARIE TRS	16 LOCKWOOD LN	TOPSFIELD	MA	01983	0	2500	2500
	39	69	154 WASHINGTON ST	1320	0.25		BEVERIDGE DOROTHY	P O BOX 1509	POCASSET	MA	02559	0	500	500
	40	27	32 GAIL ST	1320	0.04		GIOVANNACCI RONALD & SHIRLEY	32 GAIL ST	TOPSFIELD	MA	01983	0	100	100
	41	44	0 CENTRAL ST	1320	0.58		HARRIS GORDON & SHIRLEY	86 ESSEX ST	SALEM	MA	01970	0	1000	1000
	41	70	5 BEECH ST	1320	1.43		ALBRIGHT RICHARD C JR	54 HIGH ST	TOPSFIELD	MA	01983	0	1500	1500
	41	71	5 BEECH ST	1320	0.25		JENNINGS CYNTHIA S	48 HIGH ST	TOPSFIELD	MA	01983	0	900	900
	41	73	9 TOWNE LN	1320	1.38		THOMPSON EDWIN & HELEN TRS	PO BOX 27	TOPSFIELD	MA	01983	0	3100	3100
	41	81	54 HIGH ST	1320	0.22		HODGES BENJAMIN ESTATE OF	911 WILDE AVE	DREXEL HILL	PA	19026	0	500	500
	41	87	270 BOSTON ST	1320	20.23		ALBRIGHT RICHARD C JR	54 HIGH ST	TOPSFIELD	MA	01983	0	48600	48600
	41	102	256 BOSTON ST	1320	0.68		LAPE ERNEST M & LAPE ROGER H	95 BROADWAY ST	PEMBROKE	NH	03275	0	1200	1200
	41	132	69 CENTRAL ST	1320	2.19		GREENSLADE STEPHEN J	67 CENTRAL ST	TOPSFIELD	MA	01983	0	5300	5300
	43	5	56 CANDLEWOOD DR	1320	2.01		SKEFFINGTON RICHARD W JR	57 CANDLEWOOD DR	TOPSFIELD	MA	01983	0	4600	4600
	43	6	60 CANDLEWOOD DR	1320	2.32		SKEFFINGTON RICHARD W JR	57 CANDLEWOOD DR	TOPSFIELD	MA	01983	0	5300	5300
	43	7	57 CANDLEWOOD DR	1320	10.89		SKEFFINGTON RICHARD W JR	57 CANDLEWOOD DR	TOPSFIELD	MA	01983	0	24800	24800
	43	19	52 CANDLEWOOD DR	1320	0.80		GREEN ACRES REALTY INC	57 CANDLEWOOD DR	TOPSFIELD	MA	01983	0	6000	6000
	46	2	237 WASHINGTON ST	1320	0.50		BAPTISTA ELIZABETH M	5C ENDICOTT RD	BOXFORD	MA	01921	0	600	600
	46	3	233 WASHINGTON ST	1320	0.53		O'BRIEN TIMOTHY	9 ENDICOTT RD	BOXFORD	MA	01921	0	600	600
	47	51	95 RIVER RD REAR	1320	1.20		MEREDITH FARMS PARTNERS LLC	PO BOX 394	TOPSFIELD	MA	01983	0	2900	2900
	47	52	93 RIVER RD REAR	1320	2.16		WILKINSON ROBERT A	85 RIVER RD	TOPSFIELD	MA	01983	0	5200	5200
	48	10	84 RIVER RD	1320	0.08		MASS INSTITUTE OF TECHNOLOGY	238 MAIN ST - SUITE 200	CAMBRIDGE	MA	02142	0	400	400
	49	17	43 PEMBERTON RD	1320	1.14		D'AGOSTINO JOHN	177 HIGH ST	TOPSFIELD	MA	01983	0	2100	2100
	49	70	187 CENTRAL ST	1320	0.72		D'AGOSTINO ERIC	189 CENTRAL ST	TOPSFIELD	MA	01983	0	1300	1300
	58	3	179 HIGH ST	1320	0.89		D'AGOSTINO JOHN	177 HIGH ST	TOPSFIELD	MA	01983	0	1600	1600
	58	6	167 HIGH ST	1320	0.64		ESSEX AGRICULTURAL SOCIETY	PO BOX 134	TOPSFIELD	MA	01983	0	7700	7700
	58	23	58 PERKINS ROW	1320	1.12		MOFFETTE ROBERT	12 CORNING ST	BEVERLY	MA	01915	0	2600	2600
	58	26	53 PERKINS ROW	1320	0.97		CHITRO RITA	5 PATTON DRIVE	S HAMILTON	MA	01982	0	2200	2200
	58	54	0 HIGH ST REAR	1320	2.00		SARGENT L & CARTER E ESTATES OF	PO BOX 326	MANCHESTER	NH	03105	0	2400	2400
	59	9	18 VALLEY RD REAR	1320	3.00		WREST CHARLES	PO BOX 322	ROWE	MA	01367	0	3600	3600
	61	1	0 ROWLEY BRIDGE ST R	1320	0.15		MACDOUGALL JAMES S	29 CAMPMEETING RD	TOPSFIELD	MA	01983	0	500	500
	61	2	0 ROWLEY BRIDGE ST R	1320	3.70		STEPHENSON DEBORAH M TRUSTEE	990 PARADISE RD	SWAMPSCOTT	MA	01907	0	8000	8000
	63	1	55 HILL ST	1320	6.04		GLYNN LAWRENCE J JR	22 CARRIAGE WAY	TOPSFIELD	MA	01983	0	13800	13800
	64	8	64 SALEM RD	1320	8.28		HARRISON CARTER H	PO BOX 276	TOPSFIELD	MA	01983	0	18900	18900
	64	10	4 WENHAM RD	1320	3.00		PATKIN RHODA	2335 CUMBERLAND RD	CHARLOTTESVILLE	VA	22901	0	7200	7200
	65	38	0 VALLEY RD REAR	1320	2.00		SARGENT L & CARTER E ESTATES OF	PO BOX 326	MANCHESTER	NH	03105	0	2400	2400
	65	47	27 MORNINGSIDE DR	1320	1.67		SPENCER JOHN K	27 MORNINGSIDE DR	TOPSFIELD	MA	01983	0	24000	24000
	65	48	25 MORNINGSIDE DR	1320	1.66		FRASCA DANIEL R JR	25 MORNINGSIDE DR	TOPSFIELD	MA	01983	0	23900	23900
	65	49	21 MORNINGSIDE DR	1320	1.62		LARKIN PAUL	21 MORNINGSIDE DR	TOPSFIELD	MA	01983	0	23300	23300
	65	50	19 MORNINGSIDE DR	1320	1.62		BATES FRANCIS J JR	19 MORNINGSIDE DR	TOPSFIELD	MA	01983	0	23300	23300
	65	51	17 MORNINGSIDE DR	1320	1.61		CURRAN DARCY J	17 MORNINGSIDE DR	TOPSFIELD	MA	01983	0	23200	23200
	68	21	70 ALDERBROOK DR	1320	2.22		GRECO JOSEPH J & KATHLEEN J TRS	11 CHURCH ST UNIT 706	SALEM	MA	01970	0	5300	5300
	68	41	0 JOHNS LN	1310	5.95		FESTA ALFRED TRUSTEE	35 MANSFIELD RD	LYNNFIELD	MA	01940	0	45000	45000
	68	46	108 HILL ST	1320	2.94		DUFFY SANDRA A	3 JOHNS LN	TOPSFIELD	MA	01983	0	7100	7100
	69	2	10 GARDEN ST	1320	3.34		PEIRCE JOHN W	9 GARDEN ST	TOPSFIELD	MA	01983	0	7600	7600
	71	9	20 SLEEPY HOLLOW RD F	1320	6.54		CONNORS JAMES & ROBERT	11 VALLEY RD	DANVERS	MA	01923	0	14100	14100
	74	2	26 COPPERMINE RD	1320	1.67		GIUFFRIDA FELIX	26 COPPERMINE RD	TOPSFIELD	MA	01983	0	24000	24000
	76	1	30 BOSTON ST	1320	21.38		ABUZHARA SAID & JEHAD TRUSTEES	29 MACKENZIE LN	WAKEFIELD	MA	01880	0	51300	51300
	76	4	25 JOHNS LN	1320	38.20		FESTA ALFRED & KUSCH LLOYD TRS	35 MANSFIELD RD	LYNNFIELD	MA	01940	0	405500	405500
	76	6	33 BOSTON ST	1320	18.75		PALADIN DAVID GOLIA	PO BOX 66	MINEOLA L I	NY	11501	0	45000	45000
	81	4	1 BOSTON ST	1320	0.12		CAVANAGH PAUL D	495 NEWBURY ST	DANVERS	MA	01923	0	400	400

Buildable lots (code 1300)

Buildable lots

Co Owner	Mailing Address	City	St	Zip	Bldg Value	Land Value	Total Value
BONANNO JANE M	192 HAVERHILL RD	TOPSFIELD	MA	01983	0	257,600	257,600
WATSON MARGARET M	90 EAST ST	TOPSFIELD	MA	01983	0	231,800	231,800
WATSON CAROL J	26 GROVE ST	TOPSFIELD	MA	01983	0	232,400	232,400
C/O CRAIG & MACAULEY PROF CORP	600 ATLANTIC AVE	BOSTON	MA	02210	0	281,600	281,600
	54 BARE HILL RD	TOPSFIELD	MA	01983	0	281,300	281,300
	12 MANSION DR	TOPSFIELD	MA	01983	0	260,900	260,900
	447 BOSTON ST	TOPSFIELD	MA	01983	0	201,700	201,700
C/O FLEET NATIONAL BANK	PO BOX 55851	BOSTON	MA	02205	0	239,000	239,000
TREMBLAY KATHLEEN A	99 WASHINGTON ST	TOPSFIELD	MA	01983	0	216,000	216,000
	93 MAIN ST	TOPSFIELD	MA	01983	0	200,000	200,000
HENRIE REALTY TRUST	16 LOCKWOOD LN	TOPSFIELD	MA	01983	0	264,700	264,700
	PO BOX 394	TOPSFIELD	MA	01983	0	378,000	378,000
GARDIEPY MARY ELLEN	39 PROSPECT ST	TOPSFIELD	MA	01983	0	466,300	466,300
STOVER LAURA E	86 HIGH ST	TOPSFIELD	MA	01983	0	200,000	200,000
TORREY LUCINDA	51 HIGH ST	TOPSFIELD	MA	01983	0	300,100	300,100
WARREN JULIA O	6 ABBOTT LN	IPSWICH	MA	01938	0	271,100	271,100
PMC REALTY TRUST	42 CANDLEWOOD DR	TOPSFIELD	MA	01983	0	272,000	272,000
	P O BOX 8339	LYNN	MA	01901	0	319,900	319,900
OFFICE OF THE TREASURER	238 MAIN ST SUITE 200	CAMBRIDGE	MA	02142	0	843,300	843,300
C/O MCLANE LAW FIRM R COSTELLO	PO BOX 326	MANCHESTER	NH	03105	0	587,300	587,300
C/O MICHAEL A CHITRO	5 PATTON DRIVE	S HAMILTON	MA	01982	0	287,300	287,300
C/O MICHAEL A CHITRO	5 PATTON DRIVE	S HAMILTON	MA	01982	0	300,800	300,800
C/O MICHAEL A CHITRO	5 PATTON DRIVE	S HAMILTON	MA	01982	0	327,200	327,200
	PO BOX 245	TOPSFIELD	MA	01983	0	238,100	238,100
	31 FULLER POND RD	MIDDLETON	MA	01949	0	343,700	343,700
	105 HILL ST	TOPSFIELD	MA	01983	0	297,600	297,600
SHANAHAN KATHERINE F	18R ABINGTON AVE	PEABODY	MA	01960	0	288,200	288,200
C/O M CECERE	35 MANSFIELD RD	LYNNFIELD	MA	01940	0	30,000	30,000
C/O JOHN SANIDAS	7 AMBERWOOD DR	BOXFORD	MA	01921	0	410,100	410,100

Appendix C - Vegetation Inventory

Plant life includes:

Early saxifrage, water hemlock, false hellebore, skunk cabbage, colt's foot, hepatica, fumitory, wood and rue anemone, blood root, jack-in-the-pulpit, marsh marigold, shad blow, trout lily benzoin, violets (including yellow, woolly, white, Canada white, many varieties of blue), Dutchman's breeches, partridge berry, Quaker ladies, dandelions, Canada lily, trillium, wild lily of the valley, gold thread, American star flower, wild geranium, wild oats, Solomon's seal and false Solomon's seal, winter green, rattlesnake plantain, pipsissiwa, swamp azalea, rhododendron, wood betony, blue flag, wild red columbine, blue-eyed grass, orchids (including lady's slipper and lady's tresses), buttercups, ox eye daisies, hawkweed, chicory, Queen Anne's lace, strawberries, blueberries, black raspberries, cranberries, bunch berry, bear berry, elderberry, bittersweet, Virginia creeper, carrion flower, green briar, beachplum, hobble bush, blue flag iris, leather leaf, jersey tea, button bush, spiderwort, steeple bush, rattlebox, thermopsis, tansy, yarrow, mullein, roses, knapweed, blazing star, milkweed, pokeweed, evening primrose, butter & eggs, spreading dogbane, daisy fleabane, purple vetch, cinquefoil, self heal, golden ragwort, bastard toadflax, frost weed, turtlehead, clover, celandine, catnip, clintonia, dame's racket, tall meadow rue, deptford pink, ragged robin,

bouncing bet, bladder campion bindweed, St. John's wort, loosetrife, asters, golden rods, blue vervain, boneset, Joe Pye weed, pearly everlasting brown-eyed susans, nightshade, bayberry, sweet fern jewelweed, rattlesnake grape, polypody, Christmas, royal interrupted, marsh, ostrich, New York, cinnamon, hayscented, bracken, sensitive, fringe gentian, pitcherplant, cardinal flower, mosses, ground pine, Indian pipe, beechdrops.

Hardwoods include:

White, red, and black oak, sugar and swamp maple, white and gray birch, pignut and shagbark hickory, beech, white ash, American elm, hornbeam.

Conifers include:

White, red, and pitch pine, hemlock, blue spruce, white and red cedar, juniper, tamarack.

Appendix D - Fish and Wildlife Inventory

Mammals include:

Opossum, short-tailed shrew, Eastern mole, star-nosed mole, little brown bat, big brown bat, red bat, Eastern cottontail, Eastern chipmunk, woodchuck, red squirrel, gray squirrel, flying squirrel, beaver, deer mouse, white-footed mouse, house mouse, voles, muskrat, coyote, red fox gray fox, raccoon, fisher, short-tailed weasel, mink, striped skunk, river otter, white-tailed deer.

Fish include:

Brook trout, rainbow trout, lake trout, chain pickerel, yellow perch, tesselated darter, pumpkinseed sunfish, black crappie, white crappie, largemouth bass, brown bullhead, golden shiner, American eel.

Reptiles include:

Ring-necked snake, hog-nosed snake, smooth green snake, black racer, Northern water snake, milk snake, red-bellied snake, ribbon snake, Eastern garter snake, snapping turtle, painted turtle, musk turtle, blanding's turtle, spotted turtle, Eastern box turtle, wood turtle

Amphibians include:

Bullfrog, green frog, leopard frog, pickerel frog, wood frog, gray tree frog, Spring peeper, American toad, spotted salamander, blue-spotted salamander, red-backed salamander, red-spotted newt.

Birds include:

Resident species: green-backed heron, least bittern, American bitter, mute swan, Canada goose, mallard, lesser scaup, canvasback, goshawk, sharp-shinned hawk, Cooper's hawk, red-tailed hawk, peregrine falcon, American kestrel, ruffed grouse, ring-necked pheasant, turkey, common snipe, solitary sandpiper, great black-backed gull, herring gull, ring-billed gull, rock dove, mourning dove, screech owl, great horned owl, barred owl, whip-poor-will, Northern flicker, pileated woodpecker, red-bellied woodpecker, hairy woodpecker, downy woodpecker, Eastern kingbird, rough-winged swallow, blue jay, American crow, black-capped chickadee, tufted titmouse, white-breasted nuthatch, red-breasted nutcatcher, brown creeper, Carolina wren, Northern mockingbird, brown thrasher, American robin, Eastern bluebird, Bohemian waxwing, cedar waxwing, Northern shrike, starling, Tennessee warbler, house sparrow, Northern cardinal, American goldfinch.

Migratory species: pied-billed grebe, double-crested cormorant, great cormorant, great blue heron, black duck, green-winged teal, blue-winged teal, wood duck, ring-necked, common goldeneye, bufflehead, ruddy duck, hooded merganser, common merganser, turkey vulture, red-shouldered hawk, broad-winged hawk, osprey, merlin, American coot, yellow-billed cuckoo, black-billed cuckoo, common nighthawk, chimney swift, ruby-throated hummingbird, belted kingfisher, yellow-bellied sapsucker, great crested flycatcher, Eastern phoebe, Acadian flycatcher, willow flycatcher, Alder flycatcher, Least flycatcher, Eastern wood pewee, horned lark, tree swallow, barn swallow, house wren, winter wren, gray catbird, wood thrush, hermit thrush, Swainson's thrush, veery, blue-gray gnat catcher, golden-crowned kinglet, ruby-crowned kinglet, yellow-throated vireo, solitary vireo, red-eye vireo, warbling vireo, black-and-white warbler, blue-winged warbler, Nashville warbler, Northern parula, yellow warbler, Magnolia warbler, Cape May warbler, black-throated blue warbler, yellow-rumped warbler, black-throated green warbler, blackburnian warbler, chestnut-sided warbler, bay-breasted warbler, blackpoll warbler, pine warbler, prairie warbler, palm warbler, ovenbird, Northern water thrush, Louisiana water thrush, Connecticut warbler, mourning warbler, common yellow throat, Wilson's warbler, Canada warbler, American redstart, red-winged blackbird, Northern oriole, common grackle, brown-headed cowbird, scarlet tanager, rose-breasted grosbeak, indigo bunting, evening grosbeak, purple finch, pine grosbeak, common redpoll, pine siskin, red crossbill, white-winged crossbill, rufous-sided towhee, Savannah sparrow, dark-eyed junco, tree sparrow, chipping sparrow, field sparrow, white-crowned sparrow, white-throated sparrow, fox sparrow, Lincoln's sparrow, swamp sparrow.