

SARKIS

DEVELOPMENT COMPANY

October 29, 2015

Ms. Martha Morrison, Chair
Planning Board
Town of Topsfield
8 West Common Street
Topsfield, MA 01983

VIA EMAIL & HAND DELIVERY

RE: Proposal for Zoning Change to EHD Overlay – 470 Boston Street

Dear Ms. Morrison:

My firm has an agreement to purchase property of Boston Street Realty Trust located at 470 Boston Street, Topsfield (Assessor's Map 7 Parcel 3 containing approximately 14 acres). We hope to develop the property into a community of townhouse condominiums restricted to residents age 55 years and older.

Using existing surveys, engineering and testing available from public records as well as the same made available to me by the owner, we have prepared plans for the purpose of generally depicting the concept we have in mind for the subject property and initiating a discussion with the various Town of Topsfield boards and committees involved in proposing an amendment to the Zoning Map/By-Law to include this property in the Elderly Housing District at the Spring 2016 Annual Town Meeting.

Enclosed please find the following plans:

- Concept Site Plan prepared by Brown Sardina, Landscape Architects
- Concept Building Elevations and Floor Plans prepared by MZO Group, Architects

In a nutshell, we hope to construct a minimum of 30 condominium units in side by side duplex fashion, each with a 2-car attached garage, ranging in size from approximately 1,800 – 2,300 square feet of living area and containing at least one bedroom on the first floor. The development would be served by town water, natural gas and underground electric/cable/phone. Initial engineering and planning efforts indicate that it may be possible to address sewage needs with multiple septic systems spaced throughout the site as currently shown.

I am looking forward to meeting with the Planning Board on November 17, 2015 and will certainly be prepared to present the proposal in more detail, discuss the pertinent broader and administrative matters and of course answer any questions. It is my goal to produce a reasonably priced housing option for seniors. To that end, I am weighing the benefits of project that might be somewhat more dense, but offers a variety of unit sizes. I recognize the first item of business is the zoning change, but would hope this subject could also be discussed at our meeting.

In the interim, if there is any other information you might want from me in advance of our meeting, please do not hesitate to call. Thank you for your consideration.

Sincerely,

John T. Sarkis

cc: Board of Selectmen