

Andrews Survey & Engineering, Inc.

Land Surveying • Civil Engineering • Site Planning

July 10, 2019

Norfolk Zoning Board of Appeals
One Liberty Lane
Norfolk, MA 02056

**Re: Initial Peer Review Comment Responses
Lakeland Hills – Comprehensive Permit
Seekonk Street, Norfolk, MA
ASE Project #2015-219**

Dear Members of the Board:

Andrews Survey & Engineering, Inc. (“ASE”) has received initial comments submitted to your office by Tetra Tech via email from Sean Reardon, P.E., dated June 5, 2019 from their review of the above referenced project. The promptness of their review is appreciated. ASE responses to peer review comments have been provided in **bold** font below. The comment numbering has been maintained.

1. The submission lacks much of the detail typically provided for 40B projects in Norfolk. Most noticeably there is no information substantiating the size and location of required stormwater features. Given the Project density and proximity to wetlands the stormwater design may impact project layout and unity count. Recommend the applicant provide additional detail supporting the sizing and performance of the stormwater system.

At the request of the Norfolk Zoning Board of Appeals, detailed engineering plans have been prepared and submitted for review.

2. The long boulevard section of the access road could be problematic. Recommend the addition of periodic breaks for emergence access and to allow a change of direction, particularly at the mailboxes so people can retrieve mail while exiting without having to cycle through the entire access drive.

The detailed engineering plans have provided periodic breaks in the island along the proposed boulevard.

3. I question the value of the traffic circle. It does not seem like the development will generate the large intersection volumes on site that typically warrant a traffic circle.

The proposed traffic circle will primarily serve as a speed control mechanism and also serve as a site amenity as residents and visitors approach the project from the boulevard. The updated traffic memorandum enclosed elaborates on the benefits of the boulevard style roadway and the traffic circle.

4. The current layout will necessitate wetland fills. It is unclear how much wetland fill will be required and where it fits under permitting thresholds.

The final quantity of wetland fill will depend on the outcome of the final design. However, in no circumstance with the amount of wetland fill exceed 5,000 s.f., thereby requiring additional permitting from the MassDEP and/or the U.S. Army Corps of Engineers.

5. None of the proposed roadway grades tie-out to existing contours suggesting less grading and impact. For example, the road near unit 44 is at elevation 118 which is 12' above existing grade and well above the adjacent wetland yet no information is provided on how this grade will be transitioned or what the resulting impact the wetland will be. Recommend the applicant provide a complete grading plan showing how proposed elevations will tie into existing contours. If walls are proposed they should be clearly shown.

At the request of the Norfolk Zoning Board of Appeals, detailed engineering plans have been prepared and submitted for review. The detailed engineering plans illustrate the full extent of the grading.

6. No sizing information is provided for the proposed common sanitary sewer leaching systems. The density and layout will likely be affected by the design of the septic systems. Recommend the applicant be required to provide additional detail supporting the sizing and placement (horizontal and vertical) of the septic systems.

The wastewater system will exceed 10,000 gallons per day and will require review and approval from the MassDEP. From the soil testing performed to date and preliminary consultation with the engineer retained to design and permit the facility, the areas provided have been deemed adequate.

7. It is unclear how the project intends to treat prior to sewer discharge. There are a total of 96 units which will likely have a combined design flow that would require a treatment plant of some type. We recommend the applicant be required to provide documentation describing its proposed wastewater strategy and supporting calculations and site data.

The wastewater system will exceed 10,000 gallons per day and will require review and approval from the MassDEP. From the soil testing performed to date and preliminary consultation with the engineer retained to design and permit the facility, the areas provided have been deemed adequate. Wastewater will be collected from each dwelling unit in a traditional gravity pipe network and conveyed to central locations which may require pumping to the soil absorption system.

8. There is also no information on how the site will be supplied by water. The applicant should be required to provide a summary of its anticipated demands and describe how those demands will be met safely.

The project will be supplied water from the existing water main in Seekonk Street. Flow tests performed in Seekonk Street and witnessed by the Norfolk Water Department revealed that there is adequate supply and pressure.

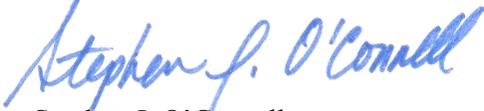
9. There is no emergency vehicle turnaround space for Units 13-18. This will need to be remedied.

Short driveways with no turnarounds serving only a few units is not uncommon. ASE defers to the Norfolk Fire Department for specific concerns they may have with the proposed configuration.

We hope this serves your needs at this time. Should you have any questions or require additional information, please contact this office.

Very truly yours,

ANDREWS SURVEY & ENGINEERING, INC.



Stephen J. O'Connell
Vice President

Enclosure(s)

C: Lakeland Hills, LLC
Christopher Agostino, Esquire
Tetra Tech

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