



TOWN OF NORFOLK

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TOWN PLANNER

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September 3, 2019
Christopher Wider, Chairman
Zoning Board of Appeals
1 Liberty Lane
Norfolk, MA 02056

Lakeland Hills

Dear Mr. Wider:

I'm offering the following comments regarding Lakeland Hills:

I've attached the comments from former Town Administrator, Jack Hathaway that was submitted to Massachusetts Housing Finance Agency in 2017 for the Zoning Board of Appeals reference. The comments relative to site conditions, pro-forma, soil conditions, steep slopes, and infrastructure are still relevant to the revised project even though the project has changed from the original submittal.

The steep slopes and retaining walls proposed raise the concern around stabilization during construction and long term maintenance. The storm water system design and the waste water design consume significant amount of land leaving no open space or natural buffer.

Depending upon the grading of the shared leach field recreational value is undetermined at this point. Fewer units could significantly improve the site design. Fewer units don't necessarily mean less return when consideration is given to the development costs.

While I understand the waste water system will be permitted by the Mass DEP it would be important for the ZBA to weigh in on the design at this stage to make sure future homeowners who will responsible to maintain and operate the plant aren't saddled expensive bills. We have had a few cases of that in the past. The best example is the waste water treatment plant in Norfolk Center the waste water treatment plant that was approved is only supported by a portion of the development portfolio.

There is an open question regarding wetland resources on the property that is under review by the Conservation Commission. It is my understanding the Conservation Commission will be holding a meeting to discuss this matter shortly. Since wetlands on the site impact the overall design it would seem advisable for the applicant to file with the Conservation Commission in order to get feedback on the design as it relates to wetland resources. They will most likely want input on storm water system as well.

The distance between the homes and the street doesn't provide any vehicle stacking. The likelihood of more than 2 vehicles per household is high. There will be holidays, gathering, parties, where parking for vehicles will be an issue. Perhaps, a revisit of this issue could result into an integrated design that included on-street parking along with good pedestrian connectivity. The roadway cross section has a sidewalk abutting a bituminous curb

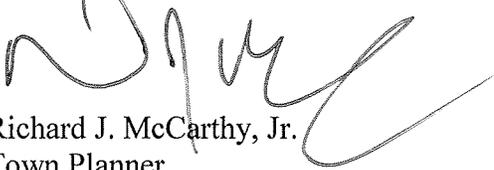
which is not the preferred way to have a sidewalk. The preferred design is to have a grass strip and abut the sidewalk to a monolithic berm.

The Zoning Plan sheet C-8.1 has a chart for 70 lots but the development proposal is for 96 lots not sure why there is a difference.

It doesn't seem as if a strong effort was made to work with existing site conditions. There are very good examples of developments that fit the development to the land verse the land to the development.

I look forward to your anticipated response. If you have any questions please feel free to contact via email or phone at 508-440-2807.

Sincerely,

A handwritten signature in black ink, appearing to read 'RJM', written over a light blue horizontal line.

Richard J. McCarthy, Jr.
Town Planner

RJM/rjm