



Mail

More

20 of 3,345

COMPOSE

New 40B Filing-194 Main Street Inbox x

Inbox (896)

- Starred
- Sent Mail
- Drafts (32)
- 3 Redwood Circle -...
- 6 Lake Path (1)
- 11 Old Cart Path -...
- 14 Essex St. -Mapl...
- 14 Main St - Frontz...
- 17 Standish (4)
- 25 Myrtle - NOI se...
- 30 Lawrence St.
- 32 Fredericks...

Janet +

Amy Brady

Sep 18 (7 days ago)

to John, Kathy, Betsy, Susan, Jack, Bob, Karen, Coleman, Charles, Debbie, Marie, me, Ali, Bruce, David, James, Thomas, Karen, E

Attached please find a new 40B filing for "Residences at Norfolk Station," at 194 Main Street. This public hearing will open on October 17, 2018. Full size plans and paper documentation are available in the Land Use office for review, Monday - Thursday, 8am - 6pm

- [abutter list.pdf](#)
- [cover sheet.pdf](#)
- [Stamped Set 8-29-18.pdf](#)
- [Stormwater Mgmt Report 08232018.pdf](#)
- [Tab 1 - Application.pdf](#)
- [Tab 2 - Memorandum.pdf](#)
- [Tab 3 - Project Eligibility letter.pdf](#)
- [Tab 4 - Authorization and P&S.pdf](#)
- [Tab 5 - SHI Inventory.pdf](#)
- [Tab 6 - Waivers.pdf](#)
- [Tab 7 - abutter list.pdf](#)
- [Tab 8 - Landscaping Plan.pdf](#)
- [Tab 8 - Residences at Norfolk Rendering_2018-08...](#)
- [Tab 9 - Table of Coverages_Parking_Units_Floor ...](#)
- [Tab 10 - Goals of Housing production Plan.pdf](#)

No recent chats

OLIVER

Page 1 of 1

OLIVER: MassGIS's Online Mapping Tool [OLIVER Updates](#)

Available Data Layers

Search data layers

- Tiled Layers
- State Facilities
- Census 1990
- Census 2000
- Census 2010
- Coastal and Marine Features
- Conservation / Recreation
- Areas of Critical Environmental Concern ACEC:
 - Community Preservation Act
 - Community Preservation Act (CPA) Towns t
 - Community Preservation Act (CPA) Towns t
 - Community Preservation Act (CPA) Towns t

Active Data Layers

Check all Uncheck all Remove all

- Zone C
- Zone B
- Zone A
- Underground Storage Tanks

Legend

Underground Storage Tanks

- Zone Iis
- Zone Is

FEMA National Flood Hazard Layer Polygons

- A: 1% Annual Chance of Flooding, no BFE
- AE: 1% Annual Chance of Flooding, with BFE
- AE: Regulatory Floodway
- AH: 1% Annual Chance of 1-2% Receding with

comprehensive streetscape plan based on existing or planned buildings on lots within the same block on both sides of the street.

(D) Maximum LOT COVERAGE: 80 percent.

Waivers requested. Allow build to line as depicted on plans. Allow lot coverage greater than 80%

1.7. Uses Permitted and Regulated in the B-1 District

No BUILDING, STRUCTURE or land in the B-1 District shall be used for any purpose or in any manner other than as set forth in this section. Any use not specifically listed in Section I.7.a. and I.7.b. is prohibited.

Waiver requested: Allow residential apartments in B-1 district.

IV - BYLAWS OF THE TOWN OF NORFOLK Updated through Annual Town Meeting May 8, 2018

SECTION 7: POST-CONSTRUCTION STORMWATER MANAGEMENT OF NEW DEVELOPMENTS & REDEVELOPMENTS (10/23/07)

Section 4. APPLICABILITY

A. No person may undertake a construction activity, including clearing, grading and excavation that results in a land disturbance that will disturb equal to or greater than one acre of land, or will disturb less than one acre but is part of a larger plan of development that will ultimately disturb equal to or greater than one acre of land, without a permit from the Planning Board. Construction activity does not include routine maintenance that is performed to maintain the original line and grade, hydraulic capacity or the original purpose of the site.

Waive requirement of a Stormwater Management Permit from the Planning Board.

Section 6. Permits and Procedures

A. Filing Application. The site owner or his agent shall file with the Planning Board hereinafter the Board, twelve (12) copies of a completed application package for a Stormwater Management Permit (SMP). Permit issuance is required prior to any site altering activity. While the applicant can be a representative, the permittee must be the owner of the site. The SMP Application package shall include: Completed Application Form with original signatures of all owners; List of abutters, certified by the Assessors Office; One (1) copy of the Stormwater Management Plan and project description as specified in Section 7.A.; One (1) copy of the Operation and Maintenance Plan as required by Section 8 of this bylaw; Payment of the application and review fees. Applicant shall file one (1) original Application Form, the Stormwater Management Plan, the Operation & Maintenance Plan, and the list of abutters with the Town Clerk.

Waive requirement of filing with Planning Board. Pursuant to G.L. c. 40B, §21 the Norfolk Zoning Board of Appeals has the power to issue permits or approvals as any local board or official who would otherwise act with respect to such application. Applicant requests Zoning Board of Appeals authorize any stormwater management permit to (if necessary) add additional flow into the municipal stormwater management system.

issues. He noted that the total volume of flows downstream will be the same. This drainage project is not a development project as there is no change in the upstream pervious areas. He noted that the Town Pond itself will see additional volume and impacts but the effect downstream will be negated. There will be no additional runoff generated by this project. He noted that the most crucial element to this project is the control structure at the pond. He noted that he still has concerns with the design of the control structure.

Mr. Caputo noted that the flows carried by the Northside Interceptor will carry flows that already discharge to the Town Pond area. No new drainage areas will be accommodated by this drainage system.

Mr. Simpson questioned if the original intent of the north side and south side drainage proposals was to alleviate the existing drainage problem and to provide an opportunity for further build out in the center. Mr. Caputo stated that the only way to accommodate further volume in the system would be to create a subsurface system or a retention pond to create a holding area for excess volume created by further development. Mr. Vito stated that all future development must control their own volume. The school property was at one time considered for a subsurface infiltration system. Soil testing of this site indicated that only six to seven feet of the site contained percable material. Studies showed that the required depth of the drainage pipe would not accommodate itself to the percable soils to allow for a subsurface drainage system.

Mr. Simpson questioned if a drainage tie-in moratorium would continue after the completion of this project. Mr. Vito stated that the Town's regulations require on-site retention for increased volume from development.

Mr. Simpson questioned if the discharge trench located beyond the pond required attention with this project. Mr. Caputo noted that these trenches are a restriction point in the Mann Pond Lateral System. The railroad tracks are also a restriction to the flows. The tracks are 20 to 30 feet higher than the lateral elevation. There is a significant flooding problem in the Seekonk Street area and the Mann Pond area. Approximately 600 acres contribute to the runoff to these areas. He noted that there was no effective solution in this drainage project to address the existing downstream flooding problems.

Mr. Simpson deferred questioning to the Conservation Commission. Mrs. Andrade requested clarification of Judith Nitsch's assertion that the higher storage elevation used in the analysis resulted in