



TOWN OF NORFOLK

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TOWN PLANNER

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Chris Wider, Chairman
Zoning Board of Appeals
One Liberty Lane
Norfolk, MA 02056

Re: 194 Main Street 40B application

Dear Mr. Wilder:

I will be providing an additional review after the Zoning Board of Appeals decides how to proceed with this project. At this time I offer the following higher level comments:

- The rendering should be revised to more accurately depict the building and height relative to street level and site grading.
- A building entry plaza that makes a stronger pedestrian connection between the sidewalk and the building front door would be better. This could include pervious pavers if the drainage easement is an issue.
- A more varied and natural approach to the landscaping plan along the front façade with the drainage easement could help to anchor the building to the site and create a feature out of the storm water and drainage areas.
- Creating more variation in façade materials, specifically in defining the base of the building or some of the façade bays with other materials could help integrate the building into Norfolk Center. Many examples successfully use brick or stone on these design features.
- Another improvement could be to create more variation and less repetition of the façade elements and roof forms, introducing additional design themes could result in a more nuanced building that helps to reduce the overall scale. A few images (**all named façade design variation and different materials**)

- Another successful approach is to vary the depth of the façade bays by pushing them in or pulling them out, varying each by a couple feet. This will add visual interest, variation, and a few extra shadow lines that help to reduce the overall scale.
- Another image is attached to show another façade treatment example where the bays are defined with more depth, the balconies add to the layering of depth by not being flat with the facade, and a subtle color difference helps differentiate the base of the building.
- A more intensive design modification that may benefit the long-term investment at this property would be to explore the ground floor design and layout to provide ease of conversion from residential use to ground floor retail or restaurant use. Building flexibility into the design would potentially benefit the Town and the owner to respond to the market in the future. This may involve a taller floor to ceiling height for the ground floor, carefully planning building lobby and vertical circulation locations, and providing interior mechanical and structural components that would accommodate a different use.
- Last, a more intensive design modification to add interest and reduce scale of exterior would be to explore bringing the roof form down into the top habitable floor. This may create more visual interest in the façade design and could help reduce the overall height and perceived mass of the building. It would likely require modifying plan layouts on the third floor and reducing square footage of upper level units to integrate upper units into more complex roof forms. A few images (**all named roof example**) are attached that integrate top level habitable space into the roof form.

Attached are examples of some of the design points raised in this letter. These examples are from multifamily buildings in the region.

After the Zoning Board of Appeals decides how to approach this project having a workshop to discuss these comments would be beneficial.

If you have any questions please feel free to let me know.

Sincerely,



Richard J. McCarthy, Jr.
Town Planner

RJM/rjm

Photo Images



façade variation and different materials



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façade variation and different materials



roof example



roof example



roof example



roof example



roof example