

GLEN S FONTECCHIO



ARCHITECT

Mr. William P. McGrath, P.E.
Beta Group, Inc.
6 Blackstone Valley Place, #101
Lincoln, Rhode Island

April 15, 2020

RE: Residence at Norfolk Station
194 Main Street
Norfolk, Massachusetts

Bill,

I have reviewed the architectural drawings for the Residence at Norfolk Station dated March 18, 2020 and have the following comments:

In general, the site plan is tight but workable. The Main Street elevation seems to be an appropriate scale and character for its setting. I would like to see larger scale elevation drawings with major dimensions and materials called out for the next review. It is important that materials reflect this prominent central location in the town center. Brick, stone, clapboard and shingle with traditional trim are appropriate materials. Synthetic clapboard siding products such as Boral will be considered by the board on a case by case basis. Note: Vinyl siding is not appropriate.

I appreciate that all garage doors and parking is kept internal to the site. There appears to be a significant slope between Main Street and the development on the site's east end. Please provide a section identifying slope gradient, slope treatments (retaining walls / plantings) relative to both Main Street and the proposed buildings. It is recommended that front porches be included on the Main Street units to activate the front elevations as described in the Town Center Design Review Guidelines.

I understand that there is an easement across the front of the property along Main Street. It is unfortunate that the units pull away from and drop below Main Street and that the eastern end of the walkway dead ends. Perhaps the walkway at its east end could cross the easement, traverse the grade, and tie into the public sidewalk? This would activate an otherwise dead zone in front of these units. This walk extension could also connect to the parking area to give all residents of the development better access to the sidewalk, the village, and the MBTA services.

As always, I would be happy to discuss these comments with the board and the applicant.

Sincerely,

Glen S. Fontecchio, Architect