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January 3, 2020

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

RE: The Residences at Norfolk Station, 194 Main Street, Norfolk, MA

Dear Board Members:

This letter is written to respond to comments on the subject project which were included in a letter dated November 4, 2019, issued by the Board's review engineer, BETA Group, Inc. (BETA). The responses below correspond to the numbered comments pertaining to each remaining issue.

**L1 Consider providing entrance features such as stone walls, decorative fencing, up-lighting, and additional plantings to both sides of the entrance driveway near Main Street. These should be placed to avoid sightline impacts.**

Response: Additional plantings have been added to the easterly side of the driveway.

**L2 Consider provide vegetative screening as well as the proposed fencing along the west side of the main entrance drive. The height and type of fence should be labeled on the layout plan.**

Response: The fence label has been added to the layout sheet.

**L3 The existing stone wall along the northern property line should be labeled to be protected and retained.**

Response: This has been added to the plans.

**L4 If feasible, relocate the proposed maintenance building and the dog play area to be approximately 15-20 feet off the stone wall. This will allow existing landforms and vegetation to remain.**

Response: This has been completed.

**L5 The northern portion of the project site is heavily wooded. The proposed 64 cypress trees may not be needed along the entire northern property line. The main area of additional screening would be at the eastern under building parking entrance/exit and the northeast end of the proposed**

**building. The grading along the northerly property line should be reviewed to evaluate how much of the existing vegetative screening can be maintained.**

Response: A development has been approved for construction to the north of this site and will require the removal of some of this heavily wooded area.

**L6 Relocate the proposed bicycle parking area to be adjacent to the proposed walkway that leads from the building to the parking lot. The bike rack should be set on a concrete pad.**

Response: This has been completed.

**L8 Provide native plantings between the east end of the building and the proposed stormwater basin; include multi-stemmed tree (Amelanchier and Birch), and a mix of evergreen and deciduous shrubs (Bayberry, Winterberry, Inkberry, Chokeberry, Silky Dogwood, etc.).**

Response: This has been completed.

**L9 Provide native seed mix containing a mix of herbaceous perennials and grasses for stormwater basin slopes, edges, and those areas not intended to be a mown lawn.**

Response: The basins are intended to be infiltration basins and will require sand bottoms and lawn side slopes for maintenance.

**L10 Provide a more extensive vegetative screening along the MBTA Commuter line. Use a mix of native evergreen and deciduous trees and shrubs.**

Response: This has been completed.

**L11 Show and label existing trees to remain (trunk location, caliper and branch spread) along Main Street.**

Response: This has been completed.

**L12 Consider additional shrub plantings along both sides of the proposed walk that connects Main Street and the main building entrance.**

Response: This has been completed.

**L13 Provide native plantings between the south side of the building and the proposed stormwater basin along Main Street. Refer to comment L8 for plant information.**

Response: Spoke with Todd from Beta.

**L14 Consider adding 3 deciduous shade trees on each side of the main building entrance along the south face of the building. This will help shade the building during the summer months and provide a bit of screening from the roadway.**

Response: We have added 2 Prunus sargentii 'Columnaris' to this area. Our concerns about adding larger shade trees include the existing town drainage piping and the existing overhead wires on Main St.

**L15 Coordinate the foundation planting with the expansive exposed building foundations along the south east end of the front of the proposed building. The foundation planting will need to be coordinated with the louvers along the south east end of the front of the proposed building.**

Response: Agreed, this may require a modification at the time of completed architectural plans.

**L16 Dwarf Japanese Maple is not an appropriate plant for the end islands within the parking lot, at the garage entrance/exit and at the green spaces at the pedestrian entrance/exit from the building. Provide an upright tree underplanted with low shrubs and ground covers for these areas.**

Response: This has been completed.

**L17 Consider low plantings along the rear building face instead of just stone; coordinate any planting with the louvers.**

Response: This has been completed.

**L18 Provide accessible walkway from the parking lot to the activity areas in the rear of the site. It is noted that the revised plan submitted on 10/31/2019 included walkways within this area. We have not had the opportunity to review this.**

Response: This has been completed.

**L19 Specified plant material. Consider specifying 2 or 3 native evergreens for screening instead of the Leyland cypress. The Town requires a minimum of 3-inch caliper for the deciduous trees. Expand the tree and shrub palette to include other native plants.**

Response: A plan legend is provided at the top of the plan and the applicant like the living fence that the Leyland cypress provides.

**L20 Planting Details. Remove trunk wrapping; it is not required for most trees.**

Response: This has been completed.

Revised plan reflects the items detailed in this letter are attached. Should you have any questions, please do not hesitate to contact our office at 508-947-4208.

Sincerely,  
**Zenith Consulting Engineers, LLC**

Jamie Bissonnette, P.E.  
Manager