



ENGINEERING SUCCESS **TOGETHER**

August 26, 2016

Zoning Board of Appeals
Michael Kulesza, Chairman
Norfolk Town Hall
1 Liberty Lane
Norfolk, MA 02056

Re: Norfolk, MA – Lakeland Farms Townhouse Community
Comprehensive Plan – Landscape Architecture and Architectural Review

Dear Ms. DeLonga:

BETA Group, Inc. (BETA) has completed its peer review of the Landscape Architecture and Architectural elements for the referenced project, based on the following materials (all of which were prepared by Andrews Surveying & Engineering, Inc.):

- Lakeland Farms Townhouse Community Site Plan Set, dated April 19, 2016
- Lakeland Farms Townhouse Community Comprehensive Permit Application, dated April 19, 2016

The following are our comments; please note that our focus in this review was the landscape architecture and building architecture and layout for the development. Where referenced, the term “applicant” refers to either the applicant itself or its design consultants.

Landscape Plan, Landscape Schedule and Landscape Notes:

- 1) In general, the landscaping layout proposed for the site is appropriate and consistent with the proposed site design. The type of plant and plant schedule are acceptable.
- 2) The proposed seed mixes as shown for the various types of areas are acceptable for the uses proposed.
- 3) Planting areas in the northeast and southwest sides of the site are shown as being planted right up to the property line. While it does not appear that there is a specific prohibition against this, the Applicant should consider access for future maintenance of the plantings.

Architecture

The architectural review includes the site plan as well as the architectural elevations and floor plans included in the application package. The architectural review was performed by BETA’s sub-consultant Glen S. Fontecchio, registered architect. A review memorandum by Mr. Fontecchio is attached to this letter.

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If you have questions about any of the preceding comments, please feel free to contact either Andy Ogilvie or me at (401) 333-2382. Thank you for the opportunity to participate in this very important project for Norfolk.

Very truly yours,
BETA Group, Inc.

A handwritten signature in dark ink, appearing to read "William P. McGrath, P.E.", written in a cursive style.

William P. McGrath, P.E.
Associate

cc:



August 25, 2016

Lakeland Farms
Townhouse Community
Comprehensive Permit Submission Evaluation
Submission Dated April 19, 2016
Attention: William McGrath
Beta Group Incorporated

We have reviewed the above submission and offer the following comments. In general, we do not feel that this development represents the quality of housing consistent with this community.

In particular:

1 COVER

The image on the cover of the single family suburban residential structure is a handsome home that would be appropriate for this setting. However, the proposed units do not reflect this image and do not include many of the key elements that make this example structure appealing and appropriate to the community.

2 WAIVER 5.2.1.1

While a narrower roadway cross section for this development may be appropriate, sidewalks on both sides of a street are a key element for safe, pedestrian friendly developments.

3 WAIVER 5.12

The design's lack of street lighting, coupled with the lack of sidewalks makes this plan dangerous for pedestrians. Additionally, in spite of structure-mounted lighting, the proposed street trees will result in poor lighting distribution and potentially encourage vandalism and break-ins.

4 PARKING

The design of the site plan and structures interface with automobiles results in two major problems.

- a. Very wide curb cuts make the area potentially unsafe for pedestrians and children on bicycles.
- b. Unlike the image presented, the entire street elevation of this development consists of garage doors and driveways, not front doors and lawns with limited curb cuts.

5 UNIT DESIGN

As stated previously, the proposed units do not represent good design practices for suburban residential neighborhoods.

- a. The elevation identified as “Front Elevation” is not the street elevation. The “Rear Elevation” is the street elevation and represents the view of the neighborhood.
- b. The only major street elevation element are garage doors and parked cars.
- c. While some units have side entries and side yard walkways, most do not. The only way to enter a unit is through the garage. Guest must walk down the street (as there are no sidewalks) to the limited access points to the green and then walk a significant distance to the unit “front” entrance. This is especially inappropriate given the local climate and seasons.

6 INCOMPLETE STRUCTURE DRAWINGS

The presented plans do not identify materials or structure heights. Additionally, there are inconsistencies between proposed elevations and proposed plans. For example, stairs and decks are not accurately shown on the unit or site plans.

7 SITE PLAN

The site plan does not accurately reflect access, grade changes, and stairways. It also appears that several side entrances do not have access to walkways. There does not appear to be a connection from the road to the side entrance at Brown units.

8 SITE PLAN

The site plan does not address safe movement for handicap individuals.

9 TRASH

How is trash collection addressed?

Sincerely,



Glen S. Fontecchio, Architect