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March 31, 2020

Via Email Only

Christopher Wider, Chairman
Zoning Board of Appeals
1 Liberty Lane, Room 105c
Norfolk, MA 02056

**Re: Lakeland Hills, LLC (“Lakeland”) Comprehensive Permit Application,
Potential Conditions To Reduce Density And Maintain Open Space**

Dear Chairman Wider:

I am writing to update the Norfolk Zoning Board on the status of Lakeland’s comprehensive permit project plans. As I am sure you recall, Lakeland originally applied for a comprehensive permit to construct 104-units at 144 Seekonk Street in Norfolk (the “Project”). By letter dated December 7, 2018, Lakeland notified the Zoning Board that it had reduced the number of units in its proposal to 96. After several plan revisions throughout 2019, Lakeland further reduced the density of its proposal to 84 units. During the public hearing on the evenings of December 18, 2019 and January 29, 2020, the Board continued to express concerns about the overall density of the Project, particularly as it relates to the proposed Project entrance configuration, preservation of open space adjacent to wetlands, and the design of Lakeland’s proposed wastewater treatment plant for the development. It has become apparent to Lakeland that the Board’s intent, whether or not expressly stated, is to condition the Project on a further reduction in the number of units, down from the already reduced 84-unit layout.

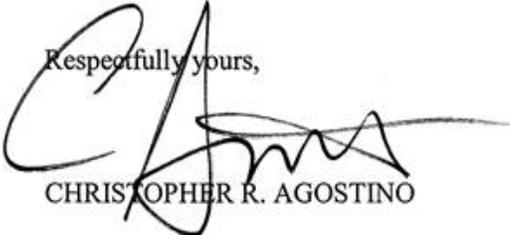
While Lakeland contends it has demonstrated that its 84-unit Project plans comply with all applicable state and federal regulations, as well as generally accepted design principles, Lakeland recognizes that the Zoning Board is doing its best to balance the need for housing in the Commonwealth with concerns raised during the public hearing about this particular Project. Therefore, in response to local concerns alleged by the Board, abutters to the Project site, and the Town of Norfolk generally, Lakeland has since evaluated the feasibility of potential conditions that would dramatically reduce the Project’s density. Following the apparent stalemate at the last hearing on January 29th, Lakeland produced a revised preliminary plan that allows for the development of no more than 44 units, consisting of 16 single-family homes and 28 duplex-style townhomes (the “44-Unit Plan”). The 44-Unit Plan would satisfy potential density-related permit conditions implicated by traffic safety, open space, wetland protection, and stormwater/wastewater management. A copy of the 44-Unit Plan is attached hereto as Exhibit A. The 44-Unit Plan also includes a concise table of key Project statistics for the 44-Unit Plan

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relative to the 84-unit proposal, i.e. unit count, frontage, impervious area, etc., which serves to highlight the changes shown on the 44-Unit Plan.

Lakeland commissioned the 44-Unit Plan in a good faith effort to settle any dispute over local concerns by addressing potential permit conditions that would result in a major reduction in the proposed density of the Project. Lakeland has determined that if the Board were to impose conditions that require Lakeland to develop the site consistent with the 44-Unit Plan, Lakeland would likely be willing to accept such conditions in order to help mitigate local concerns. At the Board's next hearing Lakeland welcomes a discussion about potential conditions that would allow the 44-Unit Plan to move forward, rather than continue the public hearing in a deadlock where we left off in late January.

I look forward to the Board's next hearing on April 1st and an opportunity to present and discuss the 44-Unit Plan. Please do not hesitate to contact me with any questions or concerns you might have in the meantime. Thank you for your continued assistance in this matter and in particular, thank you for your willingness to continue the public hearing process by video conference despite current events. We wish the Board and your families all the best during this difficult time.

Respectfully yours,

CHRISTOPHER R. AGOSTINO

CRA:cb
enclosures
cc: Client (via email only)
Andrews Engineering Inc. (via email only)

Exhibit A



Andrews Survey & Engineering, Inc.
Land Surveying - Civil Engineering - Site Planning

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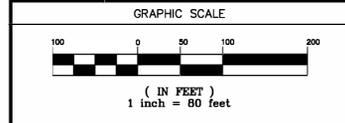
PROJECT:
LAKELAND HILLS
TOWNHOUSE COMMUNITY
144 SEEKONK STREET
NORFOLK, MA 02056

APPLICANT:
LAKELAND HILLS, LLC
136 SEEKONK STREET
NORFOLK, MA 02056

REVISIONS

NO.	DATE	DESCRIPTION

DRAWN BY	KNL
CHECKED BY	JEG
DATE	3/31/20
PROJECT NO.	2015-219



SHEET TITLE

**44 UNIT
PRELIMINARY
COMPREHENSIVE PERMIT
PLAN**

DRAWING NO.
**SHEET
1 OF 1**
PLAN NO. L-6155



	84 UNIT	44 UNIT
SITE AREA	21.2± AC	21.2± AC
UNITS/ACRE	3.96±	2.07±
AVG FRONTAGE	68± SF	97± SF
OPEN SPACE	3.3± SF	6.6± AC
IMPERVIOUS	6.3± AC	4.1± AC

NOTE:
PROPOSED BUILDINGS AND INFRASTRUCTURE SHOWN HEREON IS PROVIDED AT A SCHEMATIC LEVEL ONLY. THIS PLAN IS INTENDED TO SHOW WHAT COULD BE REASONABLY PERMITTED THROUGH A COMPREHENSIVE PERMIT. FINAL DESIGN NEEDS TO BE PERFORMED BEFORE CONSTRUCTION BEGINS.

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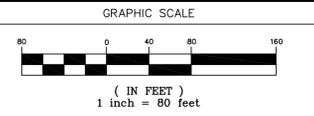
500 East Washington Street
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SHEET TITLE

**84 UNIT
PRELIMINARY
COMPREHENSIVE PERMIT
PLAN**

**SHEET
1 OF 1**

PLAN NO. L-5239



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