

Abbyville Residential LLC & Abbyville Development LLC
850 Franklin Street, Suite 16
Wrentham, Massachusetts

August 14, 2020

VIA EMAIL

Mr. Christopher Wider, Chairman
Zoning Board of Appeals
Town of Norfolk
Town Hall
One Liberty Lane, 2nd Floor
Norfolk, Massachusetts 02056

Re: Comprehensive Permit Applications
Applicants: Abbyville Development LLC,
Abbyville Residential LLC
Projects: The Preserve at Abbyville
Abbyville Commons
Property: Off Lawrence Street, Norfolk, Massachusetts

Dear Chairman Wider and Board Members,

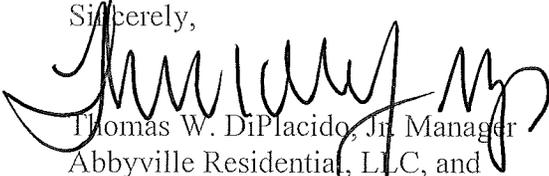
Please see questions from Karen McCabe dated August 5, 2020 with the appropriate responses in *bold italics* below:

- Traffic study - larger houses with more bedrooms causes more traffic and updated traffic study as the amount of cars should increase
- *When our traffic engineers provided the updated traffic study we ended up estimating site trips using the ITE single family land use code because it was conservative and and it would likely result in higher counts, Beta concurred. Therefore, the traffic analysis is actually correct for this proposed development because it was originally based on all of the units being single family.*
- # of bedroom count - Need not only housing comparison numbers but # of bedroom changes.
- *There are 64 Dwellings that are as follows: 32 Four-Bedroom Dwellings; 20 Three-Bedroom Dwellings and 12 Two-Bedroom Dwellings. Previously it was 4 Four-Bedroom Dwellings, 16 Three Bedroom Dwellings and 44 Two-Bedroom Town houses.*

- Bus Stop is of great concern as it is many kids on a small piece of easement. Estimate kids 50 kids at bus stop. The cars lining up the street waiting with kids on rainy day or even a regular day. The kids so close to Lawrence St and line-up of cars. I really think it needs to be placed inside the development just like it was recommended for Seekonk St.
- *The Bus Stop location was determined after consultation with the Norfolk school transportation company. They requested it was to be located here, however we agree with you, we feel it should be inside the development.*
- Confirm estimated school age kids?
- *The estimated Age of School Children varies from year to year and is a discriminatory question.*
- We have not seen any financials to comply with 40b. We need updated document as we have not gotten one in a few years.
- *As stated before, we originally submitted financials to Mass housing and that has fulfilled their requirements.*
- Please provide updated Density comparison like previously shared.
- *Please see following page.*
- Concern on septic tanks on smaller lots and leaching field for the condos
- *All systems will comply with DEP Guidelines for Title 5*
- 180 days extended as we have not even seen the proposal visually. They changed the scope, therefore, should extend 180 days. I know they pushed back on this at the meeting but to be fair we have not even seen the design and asking to get waivers approved. They need to extend it and give a due process
- *To this date we have been extremely cooperative and have not denied or pushed back on any extension request, maybe that is the reason this process has been significantly lengthened.*
- Information on Additional Blasting and concern of wells as there are wells in Franklin and Norfolk. We need the map of wells nearby and protected in the response
- *We have significantly reduced earth removal and there by decreased potential ledge removal. We have agreed to follow all State and Local requirements for any blasting and have shown the nearest wells in Norfolk at a Public Hearing of the ZBA. Furthermore we have located the two nearest houses, their wells and other structures in the Town of Franklin.*
- Concern on height of retaining walls
- *With the revised plan we have been able to develop the property by grading the existing slopes so that they have less of a grade change. Therefore, they do not require the previously shown retaining walls.*
- Update on the public right of way on the western property boundary to link the Public land owned by Franklin and Norfolk
- *I do not understand this question.*

Please let me know whether any additional information is requested by the Board in connection with the responses provided above, but we feel the record for this matter includes all of the information requested by the Board, and/or which is responsive to the questions raised above.

Sincerely,



Thomas W. DiPlacido, Jr. Manager
Abbyville Residential, LLC, and
Abbyville Development, LLC

The Preserve at Abbyville and Abbyville Commons
 Combined Progression/Analysis/Comparison 8/18/2020

Description	Site Size (acres)	Dev. Area (acres)	Units	Net Cut (cy)	Lot Size (sq-ft)		Frontage (feet)			Roads (feet)		WWTP	Density (Units/Ac)		Single Family Density (Units/Ac)
					Avg.	Min.	Avg.	Min.	Setback	Town	Private		Site	Dev. Area	
Abbyville 2017 (Plan reviewed by Tetrattech)	200	58	216	1,482,000	10,000	6,000	80	20	20	11,000	NA	Yes	1.08	3.72	3.25
Abbyville 6/28/2018 Submission	200	61	204	994,000	8,000	6,000	100	40	25	11,000	NA	Yes	1.02	3.34	2.84
Abbyville 12/20/2018 Submission	200	68	176	650,000	23,000	15,000	114	100	40	6,032	2,100	Yes	0.88	2.59	1.64
Abbyville Lorusso Only 9/3/2019 Submission	66.04	26.67	64	Import	30,289	30,000	153	70	TBD	1,950	1,300	No	0.97	2.40	1.16
Abbyville Lorusso Only 8/14/2020 Submission	66.04	28.54	64	Import	20,680	15,000	116.01	75	20	2,001	1,173	No	0.97	2.24	1.82
Development Comparison															
Village at Rivers Edge, Norfolk*	52	52	140	350,000+ Import								Yes	2.69	2.69	2.69
Nichols Way, Norfolk	14.67	4.8	9	13,000	20,000	20,000	101	100	51**	460	0	No	0.61	1.88	1.88
Eagle Brook Wrentham	99	81	253		Under 12,000	7,000	80*	60	20	7,500	2,250	No	2.56	3.12	2.23

* This is a Condominium and includes Clubhouse & Commercial Buildings in the Development Area

** 51 is the average front setback, minimum allowed was 20

NA Prior Submissions with Rental Housing had Access Drives

Abbyville Current Proposal has the same density of Single Family Houses per acre than even Nichols Way