Abbyville Commons
Section 7.C.3 Summary Report

Narrative Description:

- Abbyville Commons is a residential rental community of forty-eight duplex and single family homes. The Commons will offer 11 one-bedroom homes, 32 two-bedroom homes and 5 three-bedroom homes for rent. This site has been integrated into another proposed separately filed 40B Application known as the Preserve at Abbyville. Care has been taken to locate these dwellings in an area that compliments these homes at the adjacent Preserve at Abbyville. There will be access to adjacent property that has over four miles of trails weaving through the forest, a large pond for recreational activities and a bustling river that bisects the vast Open Space.

  The entrance to Abbyville Commons is from Lawrence Street which is a neighborhood of colonials, split levels and an occasional ranch. Trying to stay in harmony with these existing homes we have developed rental housing plans that are much more proportionate and considerate of the massing and overall development of the adjacent neighborhoods. While a dense multi floor development may have disturbed less area, the proposed single family plans will flow architecturally and more to scale with the existing homes.

  The exterior veneers will have vinyl clapboard siding with some occasional accents such as brick or vinyl shakes to add character. The Door and Window Fenestration will take on a New England Charm by having raised panels in the doors and divided lite windows. The buildings will have easy access to walkways, trails and water activities. Landscaping will be professionally landscaped and maintained in the common areas to keep the development

Existing Conditions:

- The Site is located on the westerly side of Lawrence Street and is comprised of approximately 8.84 acres of land. It is all uplands with a rolling topography that is mostly vegetated. There are two existing adjacent dwellings that will be razed as part of the overall project. One is uninhabitable and the other structure is occupied by a single tenant with a short term lease.

  Please review the accompanying 40B Plans for Abbyville Commons which illustrate the topography and other site amenities

Sight Distance & Traffic Patterns:

- Please see the Traffic Impact and Access Study for Abbyville Commons in this Tab, as well as the attached plans which illustrate infrastructure improvements for Lawrence Street. The Town of Norfolk has applied for a grant to improve the existing bridge on Lawrence Street and we intend to work with the Town on our scheduling to accommodate these improvements.

Water Requirements:

- The following estimated water usage is expected:

One Bedroom Residences:	11 @ 110GPD:	1,210 GPD
Three Bedroom Residences:	32 @ 220GPD:	7,040 GPD
Four Bedroom Residences:	5 @ 330GPD:	1,650 GPD
	Total Estimated GPD:	**9,900 GPD**

We have been in discussions with the Town of Norfolk about water supply. Municipal water is available if improvements are made. Discussions will be continued and options will be considered before a decision is final.

Public Safety:

- Calls to the Police and Fire Departments should be reduced to emergency calls only. This will be a reduction from the ongoing calls that occur frequently due to the attractive nuisance that currently exists.

Schools:

- Based upon the 2006 Rutgers University, Center for Urban Policy Research, Residential Demographics Multipliers the following School Aged Children (SAC) can be estimated for the Preserve at Abbyville:

1 Bedroom Units:	.39 SAC
2 Bedroom Units:	7.36 SAC
3 Bedroom Units:	3.65 SAC
Total:	**11.40 SAC**

Sewage Treatment:

- A Title V System will be installed for all of the rental units.

Wetlands, Wildlife Habitat & Environmental Impacts:

- Great efforts have been made to minimize environmental impacts by concentrating the development of the 48 Rental Homes on a portion of the property that was previously disturbed. Furthermore, in the adjacent Preserve at Abbyville a 148 lot, for sale 40B project approximately 140 acres of Open Space are being permanently set aside in perpetuity and only minimal wetland buffer disturbance is proposed in areas that promote passive activities.

Recreation:

- The site has an Open Common Space that is accessible to all of the Units and a Central Common with a covered area, paver patio and fire pit for outdoor gatherings. Furthermore, there are over four miles of existing trails that meander through the site's hills and the valleys in the adjacent Preserve at Abbyville, a 148 lot, for sale 40B project. The scenic views of Bush Pond and the background lull of a flowing Mill River offer inviting opportunities for such passive recreation as walking, hiking, horseback riding and cross country skiing.