

**Town of Norfolk**  
**Office of the Town Planner**

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January 30, 2017

Ms. Jessica Malcom  
Massachusetts Housing Finance Agency  
One Beacon Street  
Boston, MA 02108

**RE: Town of Norfolk Comments to Abbyville 40B Development Plans**

Dear Ms. Malcom,

On behalf of the town of Norfolk, I am writing to you with regard to the two proposed 40B developments entitled "The Preserve at Abbyville" and "Abbyville Commons" located along Lawrence Street, Norfolk. I provide you with a summary of this information in order to better understand the town's concerns for the project and to help prepare for your review of the project.

The town officials have met with the developer of both projects over the course of the past 3 years to discuss various project plans and constraints to development. We have most recently spent time working out a site layout and unit configuration which we could agree upon. The following is a summary of the remaining issues and the town's comments regarding the current plan:

1. **Traffic to and from the development.** With the addition of 200 homes off of Lawrence Street there is a concern for the amount of traffic during peak times and impact on public safety.
2. **Water availability.** Water lines end at the intersection of Park Street and Lawrence Street. The developer would need to extend these lines to the development as part of an approved plan with the Norfolk Water Department.
3. **Water capacity.** The town is currently struggling during peak demand times to supply potable water to our residents. We currently have two wells that service the town as a water source and we are averaging 36 new units per year for the past 5 years. The addition of the proposed units will place additional strain on the system. To this end we have had discussions about the applicant providing the town with land for a new well which will be on an unused portion of the property. The town would like to continue to work with the proponent to develop the new source as the project proceeds.
4. **Widening of road and bridge on Lawrence Street.** In order to provide safe access to this site to and along Lawrence Street it is anticipated that it will need to be widened to accommodate the increased vehicular and pedestrian traffic. It would be timely to coordinate the installation of a water line with the upgrade and widening of this street.

I look forward to working with you and the project proponent on this development. If there is anything that I can do to assist, please do not hesitate to contact me.

Sincerely,



Ray Goff,  
Town Planner

Cc: Planning Board, Board of Selectmen, Zoning Board of Review, Conservation Commission.