

TO: The Zoning Board of Appeals

FROM: Wade D. Saucier RS, CHO
Agent, Board of Health

PROJECT: The Preserve at Abbyville and Abbyville Commons - Concurrent Comprehensive Permits
Lawrence Street, Norfolk, MA

SUBJECT: A Preliminary Review

Date: June 7, 2017

Professional Services Corporation (PSC) has performed a preliminary review of two Chapter 40B Comprehensive Permit Applications that exist side by side entitled: "The Preserve at Abbyville" and "Abbyville Commons". Both projects are located off Lawrence St., Norfolk MA. The applicant, Abbyville Development, LLC, provided information in 2 three ring binders. Each binder represented one project and divided into fifteen sections as listed in the Index section. Accompanying the booklets were site plans providing but not limited to existing conditions, plans of land, grading and utility plans, roadway profile and construction details. "The Preserve at Abbyville" consists of 148 homeownership units on 195 +/- acres of land. "Abbyville Commons" provides 48 rental units on 8 +/- acres of land for a combined total of 203 +/- acres of land.

There are several public health topics that were not provided in the submitted documents. These topics are but not limited to; housing density with relation to Zone II, type of domestic water source(s) available, soil conditions and the area of activity use limitations (AUL).

Both 40B projects are located in a Nitrogen Sensitive Area as designated in 310 CMR 15.215, Title 5. Density is controlled by the number of gallons of waste water discharged per day per acre (440 gpd/acre). There are exceptions, if the proposed project meets the criteria of aggregations of flows and nitrogen loading as defined in 310 CMR 15.216 or enhanced nitrogen removal is provided as defined in 310 CMR 15.217.

There are several avenues to provide domestic water. The town could expand the town's existing water line from Park Street to Lawrence Street. The developer could provide their own water source from a transient non-community public water supply system (TNC). The town and the developer develop a municipal well on the project's site. Private well water is not an option.

The geology supporting the projects consists three types of soils; Hinckley loamy sands, Merrimac fine sandy loam and Urban land. Hinckley loamy sands and Merrimac fine sandy loam soils typically meet Title 5's siting requirements. These soils make up to 90% of the proposed project's site. A small portion of land is Urban soils. These soils have been typically altered by construction, pavement, etc. (See old Mill building area). There may be a possibility that the soils in this area may have limitations affecting intended uses.

The site plan has labeled an area as an “AUL” or Activity Use Limitations. No documentation was provided related to the establishment and boundaries set by the “ AUL”.

PSC, PC

WDS