



TOWN OF NORFOLK
TOWN PLANNER
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August 29, 2016

Mr. Michael J. Busby
Massachusetts Housing Finance Agency
One Beacon Street
Boston, MA 02108

RE: The Enclave at Norfolk, Project # PE-857

Dear Mr. Busby,

On behalf of the Town of Norfolk, I am writing to you with regard to the proposed 56 unit 40B development entitled "The Enclave at Norfolk" submitted by Thomas DiPlacido located between 16 & 18 Village Green in Norfolk.

The property encompasses approximately 32 acres, of which the proposed development is on approximately 12 acres. The property is bisected from Northwest to Southeast by a wetland complex which comprises 10+/- acres of wetlands. The proposed development will not impact the wetlands and will leave the remaining upland vacant.

The property is located approximately one mile from the train platform in town center. Not optimum for walkability. It is located off a local road entitled Village Green, which is connected to Rockwood Road (route 115) via Cleveland Street. Besides Rockwood Road, none of these roads have sidewalks.

The neighborhood accessed by Village Green comprises of 34 homes. There are 13 homes prior to the developments entrance and the remaining 21 are located after the entrance. This proposal increases the traffic, assuming new traffic will be the same, by 164 percent. Road improvements from along Village Green should be considered with this traffic increase. Although the site has over 30 acres of land, the building area is only 12 acres, with this amount of proposed development density is increased to 4.66 units per acre. The surrounding neighborhood although platted with 30,000 square foot lot areas is at 1.43 units per acre. This represents a huge departure from the surrounding neighborhood and is too dense with the proximity to abutting neighbors.

The site layout places the housing units within 25 feet of abutting property lines. There currently are no dwellings that are located so close to the property line. With the units so close, it is customary to keep a vegetative buffer between neighbors. None seems to be proposed.

In closing, it is hoped that these comments are considered and modifications to the plans are made to the design plans. I am happy to speak with you directly about these suggestions.

Sincerely,

Ray Goff,
Town Planner