



March 12, 2019

Via Email

Town of Norfolk Zoning Board of Appeals
Town Hall
One Liberty Lane
Norfolk, MA 02056

Attention: Christopher Wider, Chairman

RE: The Enclave at Norfolk
Response to Landscape Design Plan Review
Village Green
Norfolk, Massachusetts

Dear Chairman Wider:

Please accept this letter in response to the comment letter received from BETA Group, Inc. dated March 5, 2019. Provided the Board is comfortable with the following responses, the below information can be incorporated into the Final Plans for review and consideration. Please see the below comments followed by our responses to same.

Subdivision Rules & Regulations Comments

1. **Section 3.3.2.19 Tree Plant:** *No indication of existing trees that are over 12 inch in diameter has been provided and if these trees are to remain or not. If the intent is to clear the entire site except for the buffer areas, then a note should be added to the plans indicating this. The buffer areas should be flagged in the field prior to construction.*

Response: Refer to Sheet C-4 Clearing Plan from the plan set dated 1/25/2019 for limits of clearing.

2. **Section 4.14.9.6 Cul-de-Sac Plantings:** *Plans meet this requirement.*

Response: Acknowledged.

3. **Section 4.9.4 Trees:** *Proposed trees along the roadways are to be planted in the grass strip or outside ROW with an easement. Tree spacing shall be 40 feet on center or less. Trees are shown planted in the Right of Way. Tree spacing varies from 30 feet to 70 feet on center; with most trees at a spacing of 35-40 feet. The driveway configuration affects this spacing. The spacing is appropriate as shown.*

Response: Acknowledged.

4. **Section 5.7 Retaining Walls:** *Walls are to be cemented stone masonry and are to have a maximum visual (exposed) height of 4 feet. A proposed wall is located behind the first unit on the right-hand side of the entrance from Village Green Street. The type and height of the wall should be shown on the plans.*

Response: We are currently looking at ways to reduce or eliminate the walls on the site. If there are walls on the site, they will be constructed of stone material – final selection TBD. On the final plan set we will provide elevations of the entrance walls.

5. **Section 5.9 Street Trees:** *Trees shall be planted at 35 feet on center and shall be at least 3 inch diameter at the time of planting.*



Proposed trees are shown as 2-2.5 inch caliper and are spaced between 30 and 70 feet on center. Recommend that 3 inch caliper trees be specified.

Response: The caliper size of the street trees are 2.5-3” which we feel is adequate for this application. Trees of this size are more easily transplanted from the nursery and are able to take root and thrive quickly in their new environment.

6. **Section 5.9.1 Tree Species List:** *All proposed street trees meet this requirement.*

Response: Acknowledged.

7. **Section 5.9.2 There shall be at least 3 species of trees planted per Street:** *Plans meet this requirement.*

Response: Acknowledged.

8. **Section 5.9.3 Sidewalk strip and tree easement shall have a minimum of 6 inches loam and seed:** *Plans meet this requirement.*

Response: Acknowledged.

9. **Section 5.9.4 Provide adequate tree planting details:** *Plans meet this requirement.*

Response: Acknowledged.

10. **Section 5.9.10 The removal of topsoil from the development area will not be allowed:** *Plans should clarify if topsoil removal is required and the volume to be removed. A waiver from this section may be needed.*

Response: A waiver will be requested for the removal of the topsoil.

General Comments

1. **Comment:** *The existing site appears to be a mature wooded area. Existing homes about the development area on the west and northeast sides. A buffer of over 50 feet of trees to remain has been provided in most areas. One area, to the northwest of the cul-de-sac, has trees removed right up to the property line. However, there is approximately 135 feet of existing trees between this property line and the abutting house. Additionally, proposed trees are shown to be planted along the property line in this area. This is acceptable.*

Response: Acknowledged.

2. **Comment:** *Proposed plantings are suitable to the area. Appropriate landscape details have been provided.*

Response: Acknowledged.

3. **Comment:** *Proposed lighting appears to be aesthetically suitable for the project. No photometrics have been provided. It is recommended that a photometric plan be provided to understand anticipated general light levels.*

Response: Tetra Tech’s review agreed that a photometric plan was not required due to the low residential scale of the proposed lighting. Additionally, lamp posts will be added so that there is a



minimum of 1 post per unit. Also, additional light posts will be included at the common areas and at the proposed crosswalks. These additional lights will be included in the final plan set.

4. ***Comment:*** *Street trees are shown planted outside the ROW. These locations are also near the edge of the proposed septic systems. Confirm that these trees will not damage the proposed septic systems. Consider placing trees in the grass strip between the walk and the curb/berm.*

Response: The design for septic systems is being finalized now and we will relocate any trees that are in conflict with the final locations, however, we do not anticipate the root zones of the trees interfering with the septic systems as the roots tend to be shallow (in the top 18-24" of the soil profile) Additionally, we are currently looking at sidewalk options that would allow us to move plant locations the ROW.

5. ***Comment:*** *The proposed Honey locust trees tend to have significant surface roots that could damage the sidewalk. Consider using another tree.*

Response: We will substitute the Honey Locust with Sweetgum and will be reflected on the final plan set.

6. ***Comment:*** *Consider adding shrubs with the proposed trees along both sides of the first 200 feet of the entrance from Village Green Street.*

Response: There is not adequate room to add shrubs with the proposed trees. As the evergreen trees grow, the shrubs will become crowded and will likely need to be removed. The evergreen trees that have been added should help to significantly improve the buffer along this corridor.

7. ***Comment:*** *Consider adding shrubs with the proposed trees that are shown planted between housing units.*

Response: Space between the units will not allow for additional landscape without overcrowding of this area.

Please do not hesitate to contact us at 508-480-9900 should you have any questions or require any additional information regarding our responses.

Very truly yours,

BOHLER ENGINEERING

Matthew J. Mrva

Cc: Tom DiPlacido, Norfolk Holdings, LLC (via email)
John Smolak, Esq., Smolak & Vaughan LLP (via email)