

The Enclave at Norfolk

Section 7.C.3 Summary Report

Narrative Description:

- The Enclave at Norfolk is an age restricted community of fifty-six single story attached homes. While the site is over thirty-two acres, great care has been taken to nestle the homes on less than half of that area or about fourteen acres. This plan keeps a significant amount of open space in and amongst the existing neighborhoods.

The entrance to the Enclave at Norfolk is from Village Green which is a neighborhood of colonials, split levels and the occasional ranch. Trying to stay in harmony with this neighborhood we developed a duplex plan that is much more proportionate and considerate of the massing and overall development of the adjacent area. While a dense multi floor development may have disturbed less area, the proposed single story duplex plan will flow architecturally and is 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 and gardens and will be professionally landscaped and maintained.

Existing Conditions:

- The Site is located on the southerly side of Village Green Street and is comprised of thirty two plus acres of land. Within this there is approximately five acres of wetland area. The uplands area is an expansive pine grove that slopes in elevation towards the wetland; it has an evergreen canopy that is conducive to hiking or a trail for walking and cross country skiing.

Please review the accompanying 40B Plans for the “Enclave at Norfolk” which illustrate the topography, wetlands and other site amenities

Site Distance & Traffic Patterns:

- Please see the Traffic Impact and Access Study for The Enclave at Norfolk in this Section.

Water Requirements:

- The following estimated water usage is based upon fifty six age restricted/two bedroom residences. The estimated flow according to Title V is 150GPD per dwelling unit. Therefore, fifty six units will generate 8,400GPD.

Public Safety:

- Calls to the Police and Fire Departments should be for emergency only.

Schools:

- No impact to the schools with children

Sewage Treatment:

- One centrally located Title V System will be designed for all the units

Wetlands, Wildlife Habitat & Environmental Impacts:

- Great efforts have been made to minimize environmental impacts. This land is within a NHESP overlay area. Therefore, 20.64 acres of Open Space is being permanently set aside in perpetuity and only minimal wetland buffer disturbance is proposed.

Recreation:

- The proposed development will allow over twenty acres of open space for passive recreation. The developed area is pedestrian friendly with numerous paths and sidewalks, which allow residents to stroll over to a community garden or play bocce. Furthermore, the center of Norfolk is within walking distance to retail stores, and restaurants as well as the commuter rail.