

Town of Norfolk
Office of the Town Planner

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Ms. Katherine Lacy
Monitoring and Permitting Specialist
Comprehensive Permit Program
Massachusetts Housing Finance Agency
One Beacon Street
Boston, MA 02108

November 22, 2016

RE: Town of Norfolk Comments to Village at Norfolk 40B Development Plan

Dear Ms. Lacy,

On behalf of the town of Norfolk, I am writing to you with regard to the proposed 40B development entitled Village at Norfolk located at 25 Rockwood Road, Norfolk.

The following is a summary of the comments that I believe are most relevant to the current plan:

1. **Access/egress to and from the development.** There is concern for adding more traffic to and from this driveway location as it currently does not provide good sight lines to the North. Relocating the driveway to the south may improve the sight lines, but may not resolve the danger of adding additional traffic exiting this site. Additional analysis of this situation by the applicant is recommended.
2. **Circulation within and outside the development.** Concern for the safety of pedestrian circulation within and off site along Rockwood Road. Sidewalks along Rockwood Road on the West side may improve the safety of pedestrians going to and from this development.
3. **Additional Off Street Parking.** Concern for safety vehicles being able to navigate within the development if there is on street parking (visitor or otherwise). We would suggest that additional off-street parking be provided for visitors.
4. **Snow storage areas.** Providing designated snow storage areas on the plan will ensure that during heavy snowfall there is adequate space to place excess snow.
5. **Site lighting.** Concern for adverse impact on abutting properties due to night sky glow and spillover of site lighting since there are neighbors along Rockwood Road that abut this property.
6. **Emergency access/egress to the site.** There was concern for providing additional access to the site for emergency situations. This may be achieved if emergency access/egress can be acquired through a neighboring property via a right of way or other access way.

I look forward to working with you and the project proponent on this development. If you need further details on my comments or 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.