

TO: The Zoning Board of Appeals

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

RE: The Village at Norfolk - Comprehensive Permit
25 Rockwood Road, Norfolk, MA

Date: March 22, 2017

Professional Services Corporation (PSC) reviewed the Chapter 40B Comprehensive Permit Application entitled: The Village at Norfolk - Norfolk MA. The applicant's packet consisted of one booklet divided into twelve sections as listed in the Index section. The location of the project is 25 Rockwood Road, Norfolk, MA on approximately 6.53 acres of land. The Comprehensive permit will offer 32 individual homes consisting of 2 to 3 bedroom dwellings with attached garages totaling 90 bedrooms.

The project's number of units is below the threshold set by Mass Housing. The state agency approved 36 homeownership units with not less than 9 affordable units (letter dated December 22, 2016). The Application for Hearing Comprehensive Permit, dated February 1, 2017, requested 32 homeownership units with 8 affordable units. The reduction is proportional to market value units to affordable units. The 25 percent of units earmarked for household earnings at or below 80% of the Area Median Income will be maintained by this proposal. The house density per acre is proposed at 5 units per acre compared to the state's maximum at 5.7 units per acre.

The 40B project is not located in a Nitrogen Sensitive Area as designated in Title 5, 310 CMR 15.215. The density of the project will not be controlled by the number of bedrooms per acre of land. "The Village at Norfolk" is a condominium complex that will be served by on-site septic systems (total of 7 systems) to treat domestic wastewater. These systems are exempt from a shared system status and the responsibilities from a shared system as described in Title 5, 310 CMR 15.290 and 310 CMR 15.002. The condominium association will act as the sole owner of the seven (7) on-site septic systems. Operational and maintenance (O&M) costs for the septic systems most likely will be financed from condominium fees. It would make sense that the home owner association fees be prorated for the affordable units to offset the costs for these owners.

The geology supporting the septic systems consists of two types of soils - Canton (fine sandy soil) and Hinckley (loamy sand). Both soils are typically well drained soils with ground water below 80" from ground elevation. Preliminary soil observations performed by the applicant revealed similar descriptive characteristics. Test Pit #2, the lowest elevated deep observation hole, is shown to have redoximorphic features (mottles) at 22" (elevation @ 194.8) with ground water weeping at 74" (elevation @ 190.7). If the conditions are valid, the septic designs will reference the observed redoximorphic features at elevation 194.8 as maximum ground water. The assumed high ground water elevation may affect final grading shown at units #6 & #7 due to the septic design (Sheet 3 of 5 in Section Site Development). The high ground water elevations and soil descriptions conditions will need to be confirmed by the Board of Health agent prior to finalizing the septic design(s).

“The Village at Norfolk” 40B Project (cont.)
Board of Health

The water service shown has minimum interaction with the septic systems. Only 2 crisscross needs are shown. The proposed piping system would better service the municipal distribution system if no dead end was presented.

In Section 8, List of Waivers (Exceptions) for the “Norfolk Board of Health On-Site Sewage Disposal Regulations” did not include all of the stringent local regulations when compared to the state regulation. Several were missed such as Section.III.3 and Section III.13, for example(s). It seems that it would be easier or cleaner for the applicant to state “all inclusive of the local regulation” other than listing the differences from Title 5, 310 CMR 15.000.

The Norfolk Board of Health regulations became effective on March 27, 2015 not March 26, 2015 as stated.

If there is any questions feel free to contact me through the Board of Health office.

Very truly yours,
PSC, PC
Project Manager

Wade D. Saucier RS, CHO
Norfolk Health Agent