



May 20, 2017

Michael Kulesza – Chairman  
Town of Norfolk – Zoning Board of Appeals (ZBA)  
One Liberty Lane  
Norfolk, MA 02056

Re: Norfolk, MA – The Village at Norfolk  
Comprehensive Plan – Landscape Architecture Review

Dear Mr. Kulesza:

BETA Group, Inc. (BETA) has completed its initial landscape architecture review of the preliminary design for the referenced project, based on the following materials:

- 'The Village at Norfolk landscaping/lighting plans, eight (8) sheets, prepared by Ryan Associates, dated May 10, 2017

The preceding items have been reviewed in the contexts of the following documents:

- Norfolk 'Rules & Regulations for Subdivision of Land & Site Plan Approval,' amended September 16, 2010 (referred to as the Subdivision/Site Plan Regulations)
- Norfolk 'Zoning Bylaws with Amendments Through May 2014' (referred to as the Zoning Bylaws)
- The Massachusetts Stormwater Handbook

Where referenced, the term "applicant" still refers to either the applicant itself or its design consultants.

The following comments are based on the Subdivision Regulations

1. Section 3.3.2.19 Tree Plan

No indication of existing trees that are over 12 inch in diameter has been provided and if these trees are to remain or not. This is more critical at the northern and eastern edges of the project site where the project abuts existing residential areas and also along Rockwood Road. It is recommended that the plans indicate existing trees and other vegetation that is proposed to remain and be protected.

2. Section 4.9.4 Trees

Proposed trees along the roadways are spaced more than the required 40 feet on center. Species of trees to be planted, at each location, are not labeled on the plan. Additional trees would be required to meet the requirements of this section. While it appears it may not be feasible to meet this requirement with the proposed layout, a waiver should be requested.

3. Section 5.7 Retaining Walls

Walls are to be cemented stone masonry and are to have a maximum visual (exposed) height of 4 feet. The plans indicate that the wall adjacent to the MBTA property is 4'-5'. The wall in the southeast corner adjacent to Units 6 and 8 is indicated as 4' high. The height of the proposed wall adjacent to the Norfolk Housing property is not noted but appears to be 4'-5' high. Details of the type of wall should be provided, as well as, proposed elevations on the top of wall to confirm the height.

4. 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. It is recommended that 3" caliper trees be provided. A waiver for spacing should be requested.

5. 5.9.1 Tree Species

Three of the tree species shown on the Street Tree plant list are not on the list provided under this section. They include Tulip tree (*Liriodendron tulipifera*), Swamp White Oak (*Quercus bicolor* – listed as *Quercus alba* on the plant list), and American Elm (*Ulmus Americana*). The Board should confirm they agree with this list. Provide appropriate cultivar of American Elm.

6. 5.9.2 Tree Species

Three (3) species of trees shall be planted per street. Provide labels for each tree shown on the plan to confirm the distribution of the species..

7. 5.9.4 Planting Details

No planting details have been provided. We suggest that tree planting details be included in the plan set.

GENERAL COMMENTS

8. In some locations, the proposed tree line is at or very near the property line. As noted in Comment 1, locate and show any existing trees to remain and provide additional evergreen plantings.
9. Consider replacing the proposed chain link fence with board fencing between Units 27 and 28 as well as at the retaining wall opposite the gazebo area and the retaining wall along the MBTA line.
10. Proposed evergreen trees are listed in the plant list on sheet L-1.0 but are not shown on graphically on the plan.

Michael Kulesza – Chairman

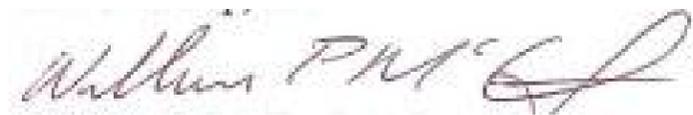
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11. A Preliminary lighting layout plan has been provided. A variety of lighting types are proposed. Some lights are close to the property line. It is suggested that details of the lights be provided for the Board's consideration and a photometric plan be developed to determine if there is any light spillage onto adjacent properties.

If you have questions about any of the preceding comments, please feel free to contact me at (401) 333-2382.

Very truly yours,  
BETA Group, Inc.



William P. McGrath, P.E.  
Associate

cc: Ray Goff – Norfolk Town Planner  
Amy Brady – Norfolk Zoning Clerk