



October 12, 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, six (6) sheets, prepared by Ryan Associates, dated October 5, 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)

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. A tree line is shown adjacent to the Drolette property, along the southerly property line adjacent to the Town's detention pond and at the westerly property line. It appears this is intended as a limit of clearing.

It is recommended that the plans provide a dimension from the property line to indicate the approximate limits of clearing for these areas. Based on the plans it is assumed all other existing vegetation will be removed to the property line.

2. Section 4.9.4 Trees

Proposed trees along the roadways are spaced more than the required 40 feet on center. The applicant has requested a waiver from this section. BETA believes this waiver is appropriate.

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.

The landscape plans indicate that all walls will be field stone. As part of the final design plan set, details of the walls should be provided, as well as, proposed elevations on the top of wall to confirm the height.

4. 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.

It is recommended that 3" caliper trees be provided. A waiver for tree spacing has been requested.

5. Section 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. Section 5.9.2 Tree Species

Three (3) species of trees shall be planted per street.

It is recommended that labels for each tree be shown on the plan to evaluate the distribution of the species.

7. Section 5.9.4 Planting Details

Planting details have been provided.

GENERAL COMMENTS

8. As noted in Comment 1, dimension the limits of clearing where existing vegetation is being maintained. Consider additional evergreen planting adjacent to the Drolette property and other residential properties in addition to the proposed fence.

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9. The Applicant has provided a fencing plan that shows limits of fencing to be installed along the perimeter of the property. Board fence is proposed adjacent to residential property and Hillcrest Village. Chain Link fence is proposed adjacent to non-residential/undeveloped property. The plans should specify a height for the board fence and chain link fence.

It is not entirely clear on the plans where the limit of chain link fence is at the MBTA wall. Confirm that is proposed along this wall.

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 photometrics be shown for the lights adjacent to the property line 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: Amy Brady – Norfolk Zoning Clerk