

FORM C-3

PLANNING BOARD TOWN OF NORFOLK, MASSACHUSETTS
APPLICATION FOR APPROVAL OF
MODIFICATION TO PREVIOUSLY APPROVED DEFINITIVE SUBDIVISION PLAN

May 27, 2020

To the Planning Board of the Town of Norfolk, Massachusetts

The undersigned, being the applicant as defined under Chapter 41, Section 81-L, for approval of a proposed modification to a previously approved subdivision shown on a plan entitled Open Space Preservation Development, Norway Farms, Medway Street, Massachusetts, prepared by United Consultants Inc., 850 Franklin Street, Suite 11D, Wrentham, MA. 02093, prepared for Norway Realty Trust II, 33 Medway Street, Norfolk, MA, dated September 26, 2017, with final revision date of March 9, 2018, and recorded in Plan Book 673, Page 92, of the Norfolk County Registry of Deeds, (the "Plan"). and approved for 14 _____ lots, hereby submits a request for modification to a previously approved DEFINITIVE plan in accordance with the Rules and Regulations of the Norfolk Planning Board and makes application to the Board for approval of said modified plan.

The undersigned's title to said land is derived from Norway Realty Trust, II, by deed dated August 16, 2018 and recorded in the Norfolk Registry of Deeds in Book 36229, Page 502, r; and said land is free of encumbrances except for the following:
1) Mortgage to Rockland Trust Company, dated September 12, 2018, recorded in Book 36289, Page 485 of the Norfolk Registry of Deeds and, 2) Mortgage to Rockland Trust Company, dated September 12, 2018, recorded in Book 36289, Page 512, in said Registry.

Said plan has evolved from a definitive plan submitted to the Board on _____, 20____ and approved (with modifications/conditions) on _____, 20____. This plan has been the subject of previous modifications which were approved on the following date(s): NONE

The undersigned hereby applies for the approval of modification of said DEFINITIVE plan by the Board, in belief that the modified plan conforms to the Board's Rules and Regulations. **Note to Applicant: Attach a separate sheet listing items that are the subject of this modification request.**

Received by Norfolk Town Clerk:

Date _____
Time _____
Signature _____

Applicant's Signature Robert H Carr
Norway Farms Drive, LLC Manager

Applicant's Address: 12 Norway Farms Dr _____

Norfolk, MA 02056 _____

Applicant's Phone # 508--560-8899 _____

Applicant's Fax # _____

Owner's Signature if the applicant is not the owner: _____

Owner's Address: _____

Received by Board of Health

Date _____
Time _____
BOH Signature _____

Owner's Phone # _____

Owner's Fax # _____

Norway Farms

Lot Coverage

Property Located in the Residence 1 Zoning District

Lot Area Requirement 30,000 sq. ft.

Lot Coverage Maximum - 25% or 7,500 square feet

Lot Number	Open Space Lot Area	Lot Coverage Square Feet	Area to allow 7,500 sq. ft.
1A	34,370	8,592	-
2A	21,302	5,325	2,175
3	23,795	5,948	1,552
4	20,289	5,072	2,428
5	21,191	5,297	2,203
6	21,216	5,304	2,196
7	20,814	5,203	2,297
10	23,781	5,945	1,555
11	23,369	5,842	1,658
12	22,704	5,676	1,824
13	22,497	5,624	1,876
14	22,893	5,723	1,777

Note:

Lot 8 contains 41,353 sq. ft

Lot 9 contains 89,630 sq. ft

21,541

4 x 21,541 = 86,164 sq. ft.

Open Space Parcels = 513,837 sq. ft

16.8 percent of the open space area

Lots 2A and 3 are currently developed.

Lot 2A has 4,517 sq. ft. of impervious coverage

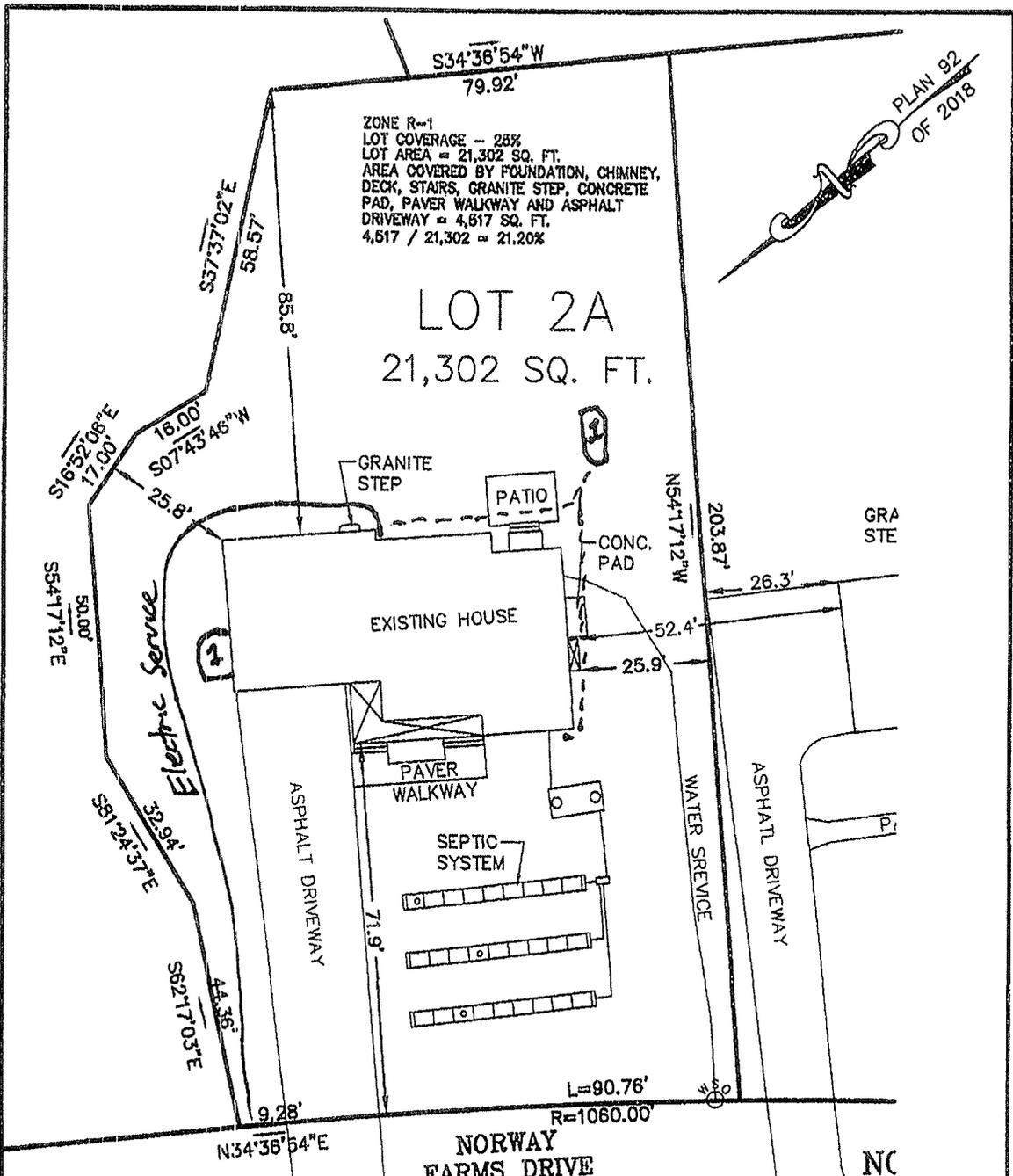
Lot 3 has 4,709 sq. ft. of impervious coverage

5,325 - 4,517 = 800 sq. ft. of additional impervious coverage

5,948 - 4,709 = 1,239 sq. ft. of additional impervious coverage

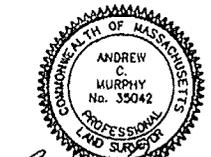
A 16' x 32' swimming pool is 512 sq. ft.

A 20' x 40' swimming pool is 800 sq. ft.



REFERENCES:
 MAP 8 BL 38 LOT 34
 DEED BOOK 30229 PAGE 801
 PLANS 80-94 OF 2018
 PLAN 81 OF 2019
 GRANT OF TITLE 8 NITROGEN
 LOADING RESTRICTION AND EASEMENT.
 LOT 2A IS LIMITED TO 4 BEDROOMS
 RECORDED IN DEED BOOK 38538 PAGE 403
 AND SHOWN ON PLAN 72 PLAN BOOK 878

I HEREBY DECLARE THAT THE
 LOT SHOWN IS LOCATED IN A FLOOD ZONE X
 AS SHOWN ON
 COMMUNITY PANEL 28021C0322E
 DATED JULY 17, 2012



ANDREW C. MURPHY P.L.S. #35042

ZONE R-1 - LOTS IN OSPD
 REQUIREMENTS:
 LOT AREA: 20,000 SQ. FT.
 FRONTAGE: 50'
 SETBACKS:
 BOUNDARY LINE OF OSPD: 30'
 PERMANENT OPEN SPACE: 30'
 PUBLIC WAY WITHIN OSPD: 20'
 LOT LINE OF OSPD: 28'

SCALE: 1" = 20'
 DATE: MARCH 17, 2020
 OWNER:
 NORWAY FARMS DRIVE, LLC
 33 MEDWAY ST.
 NORFOLK, MA.

FINAL AS-BUILT
LOT 2A
3 NORWAY FARMS DR.
NORFOLK, MA

UNITED
CONSULTANTS
INC.
 880 FRANKLIN STREET SUITE 11D
 WRENTHAM, MASSACHUSETTS 02098
 508-884-8560 FAX 508-884-8560

H.2.e.3. Step Three: Align Streets and Trails

Align STREETS in order to provide vehicular access to each house in the most reasonable and economical way. When LOTS and access STREETS are laid out, they shall be located in a way that minimizes adverse impacts on open space. The creation of single-loaded residential access STREETS is encouraged, in order that the maximum number of homes in new developments may enjoy views of open space. Wetlands crossings are strongly discouraged.

Additionally, new trails should be laid out to create internal and external connections to existing and/or potential future STREETS, sidewalks, and trails.

H.2.e.4. Step Four: Delineate Lot Lines

Draw in the LOT lines, where applicable. These are generally drawn midway between house locations.

H.2.f. Intensity Requirements

H.2.f.1. The Planning Board may grant a reduction of all intensity regulations of the underlying zoning regulations for all portions of an Open Space Preservation development if the Planning Board finds that such reduction will result in better design and improved protection of natural and scenic resources, and will otherwise comply with this Bylaw, provided that (a) the OPEN SPACE PRESERVATION development as a whole shall meet the minimum average requirements in Section H.2.f.2., and (b) in no instance shall any LOT deviate from the minimum requirements in Section H.2.f.3.

Any appurtenances such as accessory buildings and swimming pools shall comply with the dimensional requirements of the underlying zoning district.

H.2.f.2. Minimum Average Dimensional Requirements

Minimum average FRONTAGE of all LOTS in the Open Space Preservation development 100 feet

Minimum average BUILDING setback from public ways within the OPEN SPACE PRESERVATION development 30 feet

H.2.f.3. Minimum Dimensional Requirements for Individual LOTS within the OPEN SPACE PRESERVATION Development.

Minimum LOT area: 20,000 square feet

Minimum LOT FRONTAGE: 50 feet

Minimum BUILDING setbacks:
From any boundary line of the OPEN SPACE PRESERVATION development 30 feet

E. INTENSITY REGULATIONS

E.1. Basic Requirements

E.1.a. No BUILDING or STRUCTURE hereafter erected in any district shall be built, located or enlarged on any LOT which does not conform to the minimum requirements of this bylaw, and no more than one DWELLING shall be built upon any such LOT. No existing LOT shall be changed as to size or shape so as to result in a greater violation of the requirements set forth below.

E.1.b. Schedule of Dimensional Requirements

District	Residence 1	Residence 2	Residence 3	Business 2-4	Commercial 2, 3, 5
Minimum Lot Size (sq. ft.)	30,000	43,560	55,000	30,000	30,000
Minimum frontage (in feet)	150	200	200	150	150
Required Circle (in feet)	150	200	200		
Minimum yard setback (in feet)					
Front	50	50	50	25	50
Side	25	25	25	25	25
Rear	25	25	25	25	25
Maximum Lot Coverage**	25%	25%	25%	30%*	30%*
Maximum Building Height					
Stories	2-1/2	2-1/2	2-1/2		
Feet	35	35	35	40	40

* 60% when PARKING AREAS are included.

** Including ACCESSORY BUILDINGS

E.1.c. Lot Width, Frontage, Setback Line

E.1.c.1. LOT FRONTAGE. For the purposes of this Section, FRONTAGE shall be the distance from one side of the LOT LINE to the other measured along the STREET line. FRONTAGE is to be measured continuously along one STREET line between side LOT lines and their intersection with the STREET line or, in the case of a corner LOT, to the midpoint of the corner arc.

I, TOWN CLERK OF THE TOWN OF NORFOLK, MASSACHUSETTS, HEREBY CERTIFY THAT THE PLANNING BOARD APPROVAL OF THIS PLAN AND THE FINAL RECEIPT AND RECORDING OF SAME.

[Signature]
TOWN CLERK

[Signature]
DATE

FOR RECORD USE ONLY

COVENANTS TO BE RECORDED HERewith.

APPROVED *[Signature]* SUBJECT TO COVENANT CONFORMANCE SET FORTH IN A COVENANT EXCERPT BY *[Signature]* DATED 3/18/18

DATE	BY	RECORD
10/17	FIELD BOOK	PCB
10/17	CALLS BY	RRC
10/17	DESIGNED BY	RRC
10/17	DRAWN BY	COMP
10/17	RECORDED BY	CAO

GRAPHIC SCALE

1" = 40'

NO.	DATE	DESCRIPTION
1	1-5-12	EXTRA REVISION COMMENTS
2	3-9-16	ADDED COORDINATE OF APPROVAL

OWNER AND APPLICANT:
NORWAY REALTY TRUST II
33 MEDWAY STREET
NORFOLK, MASSACHUSETTS

NORFOLK PLANNING BOARD

[Signature]
DATE

[Signature]
DATE

I DECLARE THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE COMMISSIONERS OF REVENUE OF THE COMMONWEALTH OF MASSACHUSETTS

[Signature]
DATE

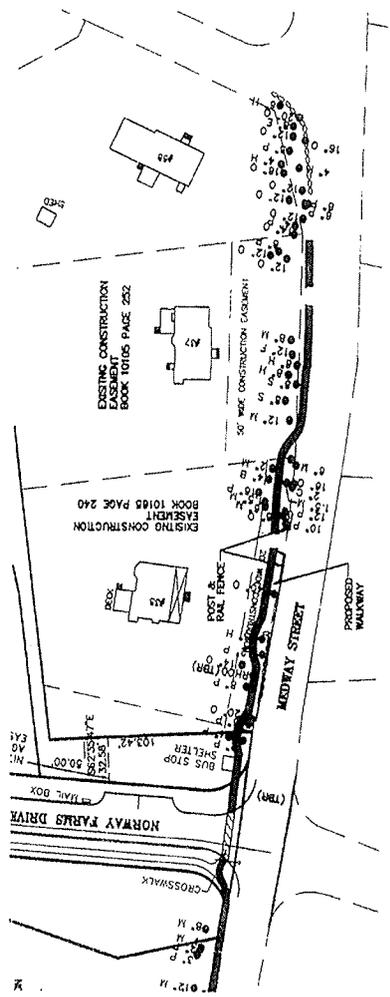
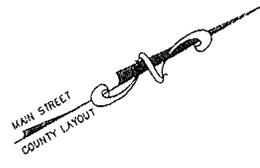
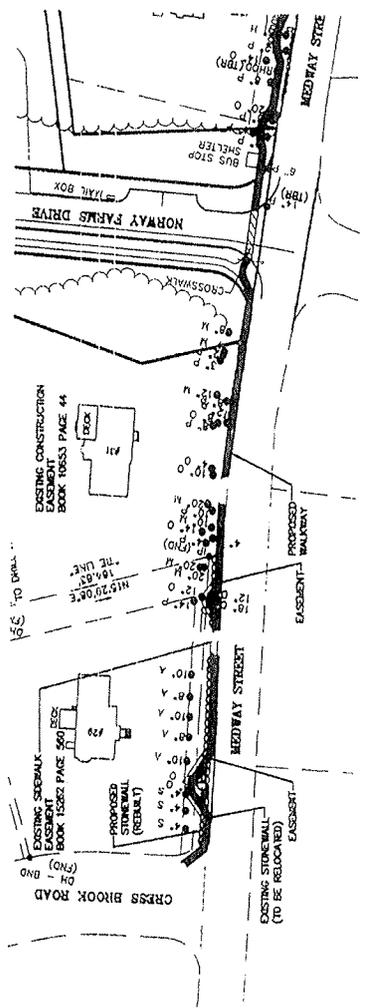


OPEN SPACE PRESERVATION DEVELOPMENT
NORWAY FARMS
MEDWAY STREET SIDEWALK - 1
33 MEDWAY STREET
NORFOLK, MASSACHUSETTS
FOR
NORWAY REALTY TRUST II
33 MEDWAY STREET
NORFOLK, MASSACHUSETTS
DATE: SEPTEMBER 28, 2017
SCALE: 1" = 40'

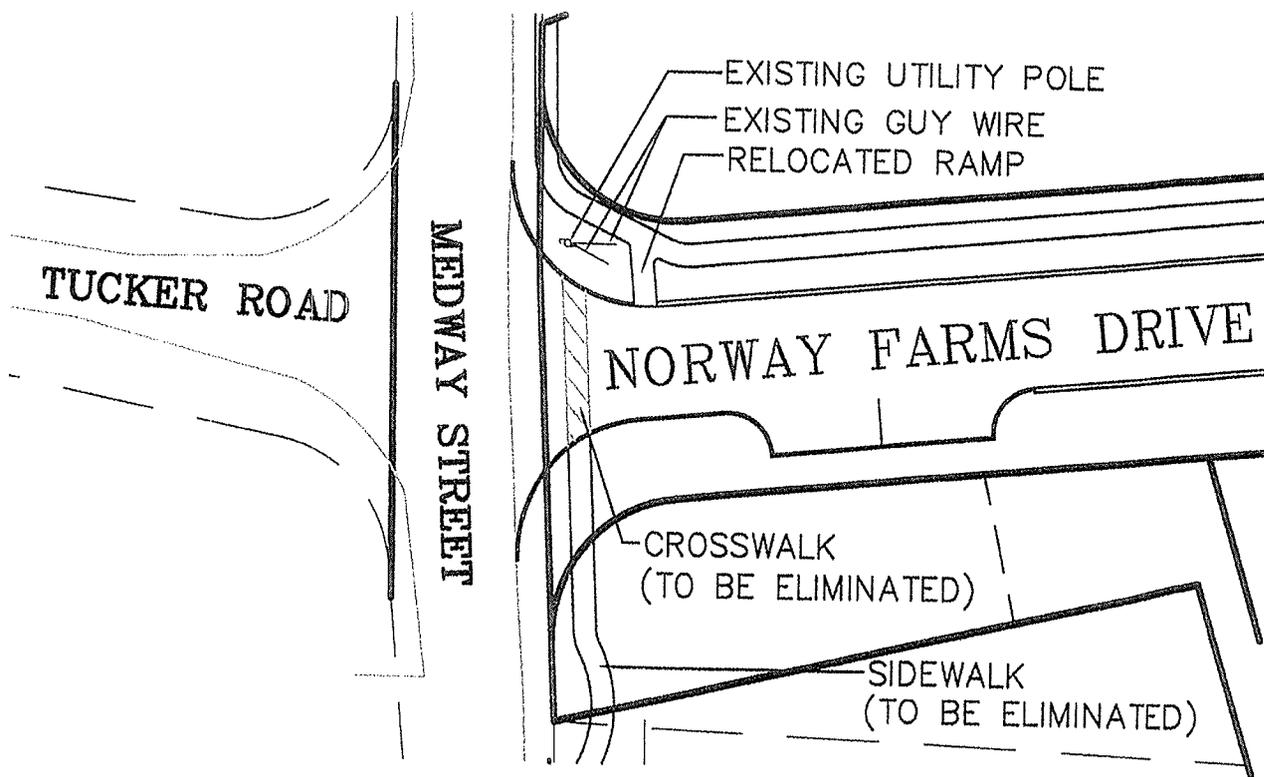
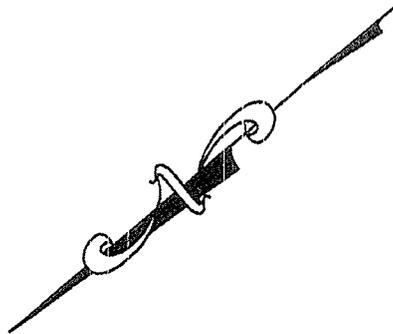
UNITED CONSULTANTS INC.

200 FRANKLIN STREET, SUITE 110
WINTHROP, MASSACHUSETTS 02093
603-361-0800 FAX 603-361-0800

DATE: SEPT. 28, 2017
SCALE: 1" = 40'
PROJECT: UCC289-DEF
SHEET: MS21-1



NOTE: SEE - TO BE RECORDED



**SIDEWALK RELOCATION PLAN
NORWAY FARMS DRIVE
NORFOLK, MA**

SCALE: 1" = 40'

DATE: MAY 11, 2020

OWNER:
NORWAY FARMS DRIVE, LLC
33 MEDWAY STREET
NORFOLK, MA

**UNITED
CONSULTANTS
INC.**

850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
508-384-6560 FAX 508-384-6566