

# MASTER PLAN



# TOWN OF NORFOLK

November 15, 2007

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**Master Plan Committee**

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The Planning Board “Adopted” the updated Master Plan on October 9, 2007 and the Master Plan was “Endorsed” at the Fall Town Meeting on November 5, 2007.

## Introduction

### **Purpose**

This master plan establishes goals and objectives for future implementation by the Town. The master plan is a guide to manage growth and development through the next 10 years. A master plan is a continuously evolving process involving new data analysis and evaluation of goals and objectives. This master plan's intent is to establish clear policy for future decisions on land use, economic-fiscal planning, housing, natural resources, open space and recreation, facilities, services and pedestrian and vehicle circulation. The master plan's ultimate purpose is to inspire and guide implementation of the goals and objectives that best meet the community's "vision" of Norfolk through 2017 and beyond. Such implementation will require actions by town boards, commissions and committees, voter approval at town meeting of new or modified zoning bylaws, and general advocacy and support by the residents of Norfolk.

### **Master Plan Organization**

This master plan has been structured into three documents:

#### **Part A – Summary; Part B – Elements; Part C – Data and Details**

The **Summary** of the Master Plan includes the Planning Board and Master Plan Committee's sense of existing conditions, community vision and primary recommendations for management and change. The Master Plan **Elements** section presents the rationale and comprehensive goals and objectives for future physical changes within Norfolk. The Master Plan **Data and Details** is the resource library and database that provides technical support, resources, statistics, diagrams and critical details that are conceptually presented in the Master Plan Elements.

### **Master Plan Process**

The Planning Board established a Master Plan Committee (the "Committee" or MPC) in January 2006 to update the 1992 Master Plan. The committee initiated a citizen survey, citizen forums and a business-commercial property owner's forum prior to discussions with town government on goals and objectives for future implementation by the Town. The Planning Board and the committee adopted the following eight goal categories: Economic Development, Business and Commercial Development, Housing, Natural Resources, Open Space, Recreation, Facilities-Services and Circulation.

### **Accomplishments Since 1992**

The Town of Norfolk approved its current Master Plan in 1992. Since adopting that Master Plan many of the goals and objectives have been accomplished. Zoning was created to establish multiple commercial and mixed use districts along major highways of Route 1A and Route 115 with the Route 115/Holbrook Street commercial district C4 now approved for full development capacity. A Town Center Business District, B1, was established and drainage infrastructure created. A major grocery store, Stop & Shop, has been approved by Town Board's and construction is scheduled in Town Center by 2008, pending Stop & Shop corporate decision making.

### **Conditions Through 2007**

Norfolk's residential population has grown from 8,106 in 1991 to 9,415 in 2006 with residential single-family housing units increasing by 14% from 2,584 in 1991 to 2943 in 2006. The Town has approximately 3,000 acres of undeveloped residentially zoned land that, subject to assorted levels of approvals, could result in several hundred additional homes and increase population by approximately 3,000. Approximately 3% of Norfolk's housing is designated as "affordable" relative to a state requirement of 10%. The commercial-business districts of Town Center and Route 1A have a combined undeveloped area of 180 acres. A significant asset in the Town is its transit station providing rail service to and from Boston. Over 94% of Norfolk's tax revenues are generated from its single-family residential district properties.

### **Strategic Town Government Changes**

Norfolk passed the Community Preservation Act (CPA) in 2001. This act applies a 3% surcharge on local taxes, which is matched dollar for dollar by the state. As of September 2007, the Community Preservation Fund in Norfolk was approximately \$2.99 million after expenditures of \$369,000 for historic and recreational purposes, \$10,000 to restore historic records, \$100,000 for annual affordable housing grant purposes and \$445,000 to purchase the Weeber Farm property totaling approximately 24 acres.

Norfolk created a Community Preservation Committee (CPC) in 2002 to review funding applications and work with various groups in Town to identify opportunities to utilize CPA funds. The mandate of the CPC is to acquire/preserve open space, inspire affordable housing and assist in preserving and maintaining historic buildings and properties within Norfolk. It also acquires open space for recreation uses. This committee has nine (9) members: four (4) are at large members representing Town Precincts and five (5) members as appointed by Conservation Commission, Planning Board, Housing Authority and Historic Commission.

Norfolk created a Department of Public Works (DPW) in 2006 to centralize services and coordination of associated services for circulation, water supply, town infrastructure systems and town facilities.

Norfolk created the position of Town Administrator in 1998 to assist the Board of Selectmen in coordinating and managing activities, approaches and strategies of Town Government.

Norfolk created an Affordable Housing Committee (AHC) in 2007 to promote and support the creation of affordable housing that is in keeping with the goals and objectives of the town. By staying informed on affordable housing issues at local, state, and federal levels, the AHC will become a resource for other boards and committees, developers and for the general public. This committee has (7) seven members: three appointed by the Housing Authority, Zoning Board of Appeals, and Planning Board and (4) four at large members representing the four Town Voting Precincts. Norfolk now has a state certified Affordable Housing Plan to assist in guiding the future development of affordable housing in Norfolk.

Norfolk recently re-chartered an Economic Development Committee (EDC) in 2007 to work with Town Government, identifying opportunities for Town Center and other Commercial area development. The mandate of the EDC is to identify viable business alternatives that meet the service needs of residents and facilitate appropriate property development with higher density within the non-residential districts within Norfolk. This committee has five (5) members appointed jointly by the Board of Selectmen and the Planning Board.

Norfolk has adopted Advanced Life Support (ALS) services in 2005, which is dedicated to improving Norfolk quality of life through pre-hospital care in-the-field using cardiac monitoring, medication intervention and advanced life saving medical procedures. The Norfolk Fire Department is supporting ALS with 13 career fire fighters and 8 on call staff. The ALS program will soon need more equipment including the paramedic ambulance to meet the ALS objectives.

### **Master Plan Resources**

This Master Plan utilizes the data, goals and objectives of the 1992 town adopted master plan as the starting point for this updated Master Plan. This 2007 Master Plan includes results from a citizen survey in 2006 followed by four citizen forums (one for each Precinct) and one business and commercial property owner forum also in 2006. This Master Plan utilizes data from the 2000 census, 2003 Open Space Strategic Plan, 2003 School Needs Study, 2004 open space and recreation survey, 2004 Community Development Plan, the 2005 Road Safety Report, 2002 School Feasibility Study and 2006 demographic data. The Master Plan's goals and objectives include 2006-2007 interviews with Boards, Commissions, and Committees including content reviews in 2006-2007 with the Planning Board and its planning and engineering consultants.

## **Part A**

### **Section 1: Executive Summary**

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This executive summary is a listing of the Primary Goals of this master plan. In each of the eight categories below, there are a number of goals. However, only the Primary Goal is displayed here in Section A. The remaining goals for each category can be found in Section B of the Master Plan.

#### **Economic Development Goals and Objectives**

Norfolk must establish a program to promote and attract appropriate business and commercial development. Norfolk should facilitate the development of commercially zoned land use to lessen the tax revenue burden on single family homeowners and increase tax revenue from non-residential properties. Currently 91% taxable land in Norfolk land is residential property and 94% of tax revenues are generated by residential properties. Since commercial and business properties may be permitted at relatively higher densities, Norfolk should seek to attract commercial and business property development toward a goal of generating 15% of tax revenues from business/commercial properties, thereby requiring single family residential properties to provide only 85% of tax revenues.

Goal 1: Establish a program to promote business and commercial district development in Norfolk and regionally toward achieving the full density permitted by current zoning to reduce the tax revenue dependence from residential properties by moving toward generating 15% of tax revenues from business-commercial districts and 85% of tax revenues from residential districts by 2017.

Policy: Develop policies, bylaws and regulations to facilitate an enhanced Town Center with higher density mixed uses, including retail, service and residential, and a village center retail shopping area including social, cultural and aesthetically pleasing elements.

Policy: Utilize the resources of an Economic Development Committee (EDC) to help promote business development in Norfolk and create a real estate marketing program within Norfolk to streamline communications regionally and between private land development enterprises and municipal boards, departments and commissions.

#### **Business and Commercial Growth Goals and Objectives**

The Town Center should develop as a traditional, pedestrian-oriented, New England Town Center, as further defined in Part B, containing a mix of retail, service and residential uses. The Town should be configured to encourage social interaction and become more unified in function and appearance as it develops. Existing business and commercial zoned districts should be examined for possible expansion to increase the potential for business/commercial development.

Goal 1: The Objective is to have a traditional New England Town Center that captures the Historic architecture, such as the use of clapboard, shingle and brick facades, with decorative trim features. Designs for the Town Center should combine commercial and residential architecture, so they reflect a community character. The use of traditional building concepts such as windows, doors, porches, balconies, and other decorative designs will create a historic colonial look. Other design features will include the use of period lighting on buildings and in streetscape areas, combined with brick walkways and courtyards for pedestrian travel in and around the Town Center. The overall goal is to develop all the commercial districts to support of tax revenue needs of Norfolk while creating retail and commercial employment.

Policy: The Planning Board-Board of Selectmen should encourage town government to study a "district" infrastructure program for wastewater and storm water to allow B1 District to develop 100% of its geographic areas within the current bylaw criteria for bulk and uses plus explore use of tax incentives to encourage business/commercial development.

Policy: The Planning Board should recommend/develop guidelines for defining community character within the Town Center using regulations, zoning bylaws, etc. to provide clarity as the intent of this condition of aesthetic image.

Policy: Inspire arrival of an Anchor Retail presence to establish an important shopping demand to support associated retail using all legal, regulatory and legislative tools available.

Policy: Explore possible use of tax incentives to encourage business and commercial development.

Policy: Utilize state programs and statutes to expedite the permitting process.

Policy: Explore grants that may provide funding and technical assistance for business commercial Development.

### **Housing Goals and Objectives**

The primary objective is to create a process toward achieving the state goal of providing 10% of Norfolk's housing as "affordable" by 2017 by employing smart-growth standards and promoting a diversity of housing types (including age-restricted, assisted living, single family homes, and townhouses) to accommodate all age and lifestyle groups.

Goal 1: Use a variety of methods and vehicles to create a diversity of housing types that include affordable housing with the goal of reaching the "10% affordable" state-mandated goal by 2017.

Policy: Implement the existing Local Affordable Housing Plan and otherwise formulate a policy indicating locations, quantities and types of housing that would be encouraged for municipally sponsored and/or supported projects which provide affordable housing.

Policy: Formulate a policy indicating locations, quantities and types of housing that would be encouraged and support Local Initiative Programs that conform to a 40B policy of affordable units in these locations. Work with the Community Preservation Committee to identify and purchase land and develop housing using the resources of the Community Preservation Fund and the Affordable Housing Trust Fund.

Policy: Increase the number of housing units affordable to those households with less than 80% of median family income. Implement the Inclusionary Zoning Bylaw (zoning that requires inclusion of affordable housing within new developments) and explore smart growth overlay districts to provide greater affordable housing opportunities. "Smart Growth" Involves concentration of higher density development in close proximity to existing and/or planned infrastructure and mass transit options.

### **Natural and Historic Resources Goals and Objectives**

Norfolk's natural resources include open space, wildlife habitat, and water recharge areas. Norfolk must both conserve natural resources and develop policies and regulatory measures that protect natural resources, especially water resources. In addition, as growth continues, water resources are being strained. Growth creates more water use while also increasing the amount of impervious surface and storm water discharge. Norfolk has adopted state policies that encourage more recharge of storm water into the ground.

Goal 1: Expand and protect Norfolk's water resources and conservation practices to meet the Town's full growth potential and provide water capacity matching future water demand.

Policy: Identify and acquire future well sites to support added growth and concurrently create augmentation programs for existing well sites.

Policy: Develop a system of prioritizing parcels for potential acquisition and work with the CPC to acquire additional water resource lands.

Policy: Utilize the resources of the DPW to coordinate with the CPC to acquire/protect additional water resources for municipal water supply sources using the resources of the Community Preservation Fund.

### **Open Space Goals and Objectives**

Norfolk's open space protects its rural character with a wooded landscape accentuated by farmlands and ponds. Preservation of these features is essential as residential and business/commercial development in town expands and water resources dwindle. The Town has several farms as well as designated open space and conservation land that preserves its rural appearance. The Town should identify key parcels to protect and increase public awareness of existing open space. Consider establishing greenbelts along the Charles River and other water bodies. Preservation criteria related to sensitivity of the environment, proximity to other important conservation lands, scenic views and habitat should be applied to a prioritized list for land preservation.

Goal 1: Identify and selectively preserve, protect and/or acquire the historic, cultural, and natural resources and open space properties that contribute to the character of the Town so as to preserve Norfolk's rural character and resources.

Policy: Identify key parcels of land critical for protecting wildlife corridors, historic landscapes, water resources and/or community character. Work with the Conservation Commission and the Community Preservation Committee to preserve, acquire and/or purchase open space land using the resources of the Community Preservation Fund and other available funding resources. Use Conservation Restrictions as an additional protection option.

Policy: Develop a system of prioritizing parcels for potential acquisition and work with the CPC and other funding sources to acquire and/or protect additional conservation and open space lands. Encourage donations of open space by landowners.

Policy: Initiate a highly collaborative program involving the Conservation Commission and CPC to jointly locate and preserve Norfolk open space. Utilize the resources of the Conservation Commission to coordinate among Town Boards and Commissions, to contact land owners, to increase public awareness of the value of open space and encourage citizen input.

Policy: Consider cost relief to keep farm land active versus selling it off including Community Supported Agriculture, subsidies to preserve farm land-open space for as long as possible. Work proactively, as may be feasible, with such farms as Jane and Paul's on Fruit Street (120+/- acres), Gump's Farm, Holmes fields, Foley Farm, etc. to ensure the long term preservation of open space and agricultural assets.

### **Recreation Goals and Objectives**

Norfolk recreation currently includes open space for outdoor passive and active uses and designated outdoor areas for young children. There is a need for additional recreation facilities for youths, in particular, but for all ages generally, to accommodate current demand. Norfolk has seen a significant population growth and an increased demand from adult groups for active outdoor recreation opportunities as well as an interest in indoor recreation opportunities. Additional recreation fields and other active recreation opportunities are needed to meet present needs and future demand.

Goal 1: Add outdoor recreation areas, improve-expand existing outdoor recreation areas and increase indoor recreational opportunities in Norfolk with added active and passive recreational opportunities in support of the Town's growth.

Policy: Complete the Pond Street Facility by adding a building for uses in all seasons.

Policy: Utilize the resources of the Recreation Commission and other local Boards including the Community Preservation Committee to identify and purchase recreation land using the resources of the Community Preservation Fund and pursue development of additional active recreation areas for organized games and activities.

Policy: Explore the possibility of an outdoor swimming facility with opportunities for associated water activities.

### **Facilities and Services Goals and Objectives**

The Town's facilities and services must be maintained, improved and expanded to support the growth potential of both its residential and business-commercial development. The facilities to be improved and expanded include schools, public safety facilities, public works and recreation, sewer-wastewater, storm water and other infrastructure services needed and necessary for business and commercial development involves adequate accommodations for high speed phone-data transmission, vehicle/pedestrian circulation, natural gas, drainage, water supply, storm water and individual or shared wastewater treatment.

Goal 1: Provide building facilities, sewer-wastewater, storm water and other infrastructure services to support Norfolk's current and future demands in support of full development of public and private facilities in the Town Center.

Policy: Utilize the resources of the DPW in combination with private development to improve and/or operate a Town Center infrastructure. Identify and secure funds for Building-Expansion of Public Safety building, Freeman-Centennial School and DPW building.

Policy: Support the expansion of technological innovations and natural gas through out Norfolk and especially in business and commercial districts to attract business and commercial development and to provide enhanced services to schools and public safety.

### **Circulation Goals and Objectives**

Identify and resolve vehicle circulation programs of major importance in the Town Center and C1 Commercial District while advancing safe pedestrian circulation in the Town Center and in the schools and recreation areas through the implementation of the multi-year sidewalk plan.

Goal 1: Identify and resolve vehicle and pedestrian intersection problems at the Town Center's commuter rail crossing, Pond Street-Dedham Street (Route 1A/Route 115) intersection and other key areas and provide safe and efficient vehicle circulation to support future growth.

Policy: Work with the MBTA to move its commuter rail station westward to be closer to the majority of its parking and to eliminate the obstruction of Rockwood Road during train boarding and un-boarding. Utilize the resources of the DPW to pursue federal funds for an alternative rail crossing.

Policy: Utilizing the resources of the DPW to pursue State/Transportation Improvement Plan (TIP) money in 2008 for the Pine Street programs plus pursue some mitigation money from Patriot Place project. Fully reconfigure the Rt 1A-Rt 115 intersection and widen the entire Pine Street (RT 115) roadway and remove the unused bridge abutments near Everett Street.

Policy: Simultaneously with the above policies, vigorously pursue the completion of the prioritized ten year sidewalk plan to address pedestrian safety, especially in areas around schools in high vehicular traffic areas.

### **Implementation of Goals and Objectives**

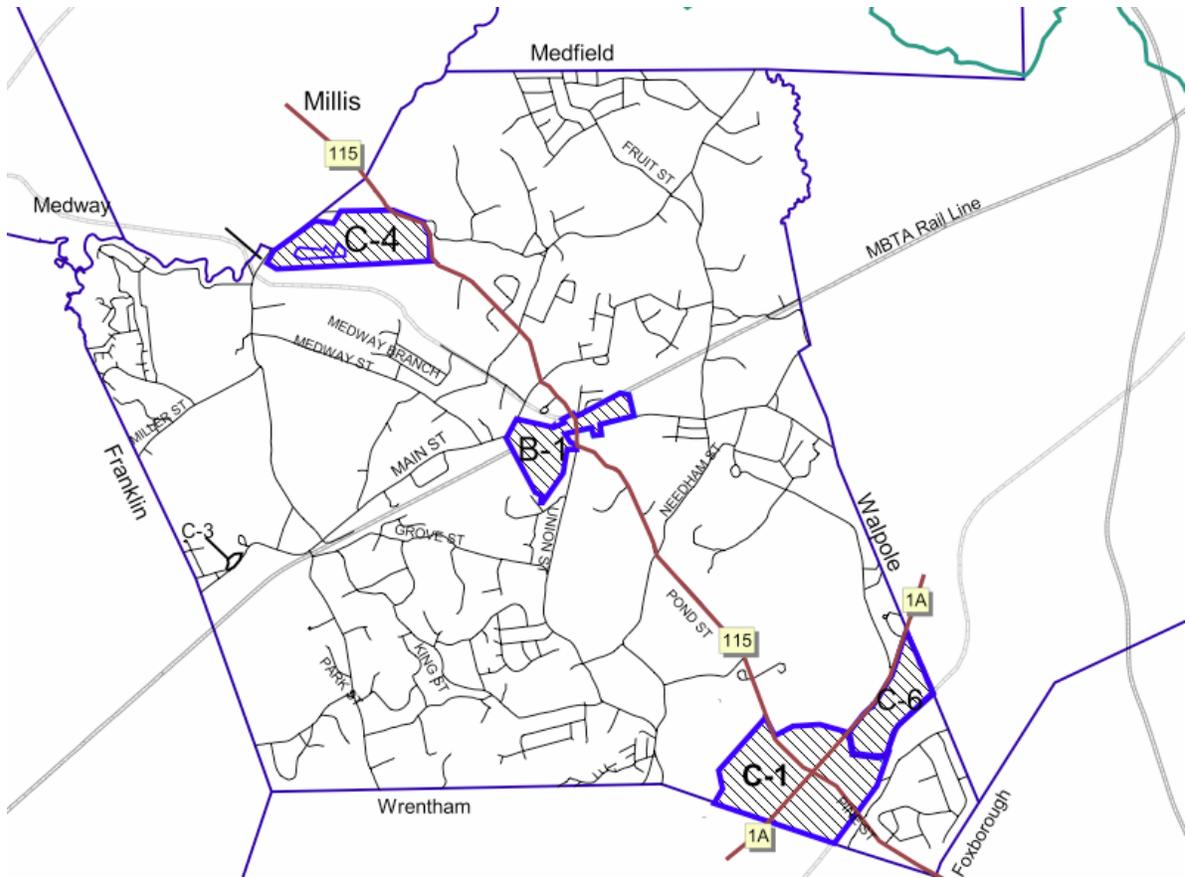
Implementation and achieving goals and objectives identified in the Master Plan Elements will require Town Meetings for zoning changes, funding of capital improvements, chartering/re-chartering of committees and establishing greater communications, coordination and action from and between Boards, Commissions and Committees.

The master plan has answered the “what” and “why” of Norfolk’s growth and development. The “how”, “when” and “by whom” will require town government to establish priorities and inspire action plans in the form of new zoning, capital improvements, land acquisitions, infrastructure development and fiscal planning. Presented below are the goal priorities recommended for immediate implementation action:

- Develop adequate water supply program for a fully developed town by 2030.
- Diversify tax revenue resources to reduce the demand on the single-family tax revenue.
- Inspire the full development of town center as a socially vibrant, mixed use, New England village community.

The achievement of these goal priorities will require greater internal communication by town government on common agendas, establishing functional communication with the regional development community, identification of assets and resolution of deficiencies within Norfolk to inspire both desired growth and development, and the establishment of a time table for achieving the resolution of deficiencies toward a fully developed community. Presented below are the policy programs master plan recommends be considered:

- Water Supply: Initiate a highly collaborative program involving the DPW and CPC to jointly locate and preserve natural resources to supply water for full Norfolk build-out.
- Town Center: Adopt zoning bylaws, communication and approval methods and implement infrastructure programs to facilitate full development of the Town Center.
- Business Commercial: Norfolk has lost three commercial-business districts to residential use (B3, C2 & C3) and needs to explore expanding areas like B1 and C4 to offset these reductions.
- Smart Growth: “Smart Growth” Involves concentration of higher density development in close proximity to existing and/or planned infrastructure and mass transit options. Consider adopting provisions allowing for higher development densities within a ¼ to ½ mile radius of the Norfolk MBTA Station.



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## Norfolk Business and Commercial Districts

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**Community Vision**

The Master Plan Committee developed the community vision outlined below utilizing input from the 2006 Citizen/Business Forums, citizen survey responses, the 2004 Community Development Plan and the 1992 Norfolk Master Plan.

1. Norfolk’s citizens would like it’s Town Center developed into a traditional, pedestrian oriented, New England village with retail, commercial services and mixed uses including housing that provides for social and cultural interaction for all age groups.
2. Norfolk’s citizens would like to preserve it’s residential, semi-rural, New England character with roadway images of farms, forests, ponds and streams.
3. Norfolk’s citizens would like to see full development of business/commercial districts such that Business-Commercial property values would provide a larger share of tax revenues allowing significantly less dependence on single family home tax revenues.
4. Norfolk’s citizens would like to ensure that its resources are sufficient to sustain the future needs of residents and businesses.

**Community Forums**

The Master Plan Committee hosted (4) four forums including three with citizens by precincts and one with commercial and business property owners. A summary of the results of these forums are listed below.

Goals Expressed by Forum Participants

<u>Citizens</u>	<u>Business/Commercial Owners</u>
1. <u>Preserve rural open space character</u>	1. <u>Allow more uses “as of right”</u>
2. <u>Complete town center</u>	2. <u>Coordinate/simplify the approvals process</u>
3. <u>Preserve property values</u>	3. <u>Reduce B/C zone uses by Special Permit</u>
4. <u>Diversify tax base through non-residential uses</u>	4. <u>Provide town center infrastructure</u>

**Citizen Survey**

The focus of the survey was to seek opinions on non-residential development, town center development, open space, affordable housing and natural resources. There were 235 surveys returned. A summary of the results of these forums are listed below:

High Priority	Medium Priority	Low Priority
<ul style="list-style-type: none"> <li>• Development of town center (70%)</li> </ul>	<ul style="list-style-type: none"> <li>• High density mixed use in town center (62%)</li> </ul>	<ul style="list-style-type: none"> <li>• Creating affordable housing in residential areas (82%)</li> </ul>
<ul style="list-style-type: none"> <li>• Development of new well sites (68%)</li> </ul>	<ul style="list-style-type: none"> <li>• Creation of sidewalks, bike paths and preserve/acquire wildlife open space (58%)</li> </ul>	<ul style="list-style-type: none"> <li>• Expansion and development of recreational space (75%)</li> </ul>
<ul style="list-style-type: none"> <li>• Full development of all commercial districts (65%)</li> </ul>		<ul style="list-style-type: none"> <li>• Development of affordable housing within Town Center (65%)</li> </ul>

**Demographic Information**

The demographic data presented below was gathered using the CDP Report of 2004, Norfolk data for 2005 and 2000 census excluding prison population data:

**Demographics Data Table**

9/28/07

<b>Population Demographics</b>	1990 Data Inventory See 1992 Master Plan	2000 Data Inventory From Census & Town Sources	2006 Data Inventory From Town Data Sources
Population General Total	7922	8673	9435
Male	3958	4326	4810
Female	3964	4347	4733
Population (Age Diversity)			
Adults (18 and up)	5166	6445	6655
Youth (0-18)	2756	2903	2879
Norfolk King Philip Students	439	943	1140

**Housing Unit Demographics**

Source	From 1992 MP	From CDP Report	From Town Data
Single Family Homes	2478	2668	2943*
Apartments/Multi-Family Units	106	193	237*
Affordable Housing Units	52	100	111*
Residential Building Permits	46	35	33*

**Miscellaneous Demographics**

Miles of Town Rods	69**	69**	69 + new accepted subdivisions
Water Supply Systems		57	

\* 2006 Data provided by Boards-Commissions-Committees-Departments

\*\* Town Accepted Roads provided by DPW

\*\* Data excludes some roads maintained by the Town

**Infrastructure**

Norfolk is home to 84 +/- bridges and culverts and 69 miles of accepted town roads including access to three major connector roads, Route 1A, Main Street and Route 115. These connector roads link Norfolk to Walpole, Franklin, Wrentham, Medfield, Millis and other communities as well as providing access to Routes 1, 1A, 109 and 95. Norfolk services, manages and maintains storm water systems for town roads throughout Norfolk.

Norfolk's water system exists primarily through the town's two wells and private wells. According to the recent build-out analysis performed by Massachusetts Area Planning Council (MAPC), the current water use averages 920,856 gallons per day (gpd). At build-out, the projected water use would possibly increase by 80% (+730,000 gpd) to 1,650,856 gallons per day. The Town is pursuing development of a third well.

All sewer services in Norfolk are private, independent systems. A private small wastewater treatment plant serving the Town Center area is in operation. A second such system is proposed to serve a 136-unit age-restricted housing development with commercial space and a third such system is proposed to serve a small industrial development.

**Traffic and Circulation**

Norfolk has two highways: Route 1A and Route 115. Main Street is a connector road that links Norfolk to Walpole and Franklin and Route 1A links Norfolk to Walpole and Wrentham. Both North Street and Park Street also connect Norfolk to Wrentham. Seekonk Street connects Norfolk to Medfield. There are also sidewalks within the Town Center extending to the Freeman Centennial School on Boardman Street and Main Street to Medway Street and the H Olive day School. Additional sidewalks were proposed as part of the 2005 Pedestrian Pathway Plan to connect the schools with residential development and from Needham Street to Route 1A to connect Town Center with the Pond Street Recreation Complex and other Route 115 improvements.

Norfolk has both secondary roads and residential streets connecting to the highways and connector road systems. Besides roads, Norfolk is home to transit and pedestrian transportation facilities, including an MBTA rail station and a number of sidewalks. The MBTA is a very attractive commuting opportunity with parking for up to 550 vehicles.

The Route 1A/Route 115 area ("C1 District") has also experienced commercial growth in recent years. Traffic studies have been done with future traffic projections indicating impacts for Route 115 through the C1 District roadway layout and Town Center traffic growth. This information should be analyzed in the area as a whole in terms of the traffic impacts of additional commercial development and the impacts of Patriot Place on Route 1 in Foxborough to the Route 115 corridor.

**Town Services and Facilities**

Listed below are the primary Town services and facilities that serve Norfolk's citizens.

1. Public education in Norfolk includes the following:
  - Freeman and Centennial Elementary Facility
  - H. Olive Day Elementary Facility
  - King Phillip Regional Middle and High School System
  - Tri-County Regional School System

2. Public Safety in Norfolk currently includes a fire-police facility @ 5,000 SF +1,000 SF trailer, 18 full-time police officers, 10 part-time police officers, 2 admin staff, 13 career fire personnel, 8 on-call fire personnel and 4 dispatchers.
3. Public Administration in Norfolk includes Town Hall (25,000 SF), Town government of 26 full and part-time staff and numerous volunteer/part time officials.
4. Public Works in Norfolk currently includes DPW Building (15,800 SF) for administration-maintenance-storage, 25 full and part-time staff, a transfer station and recycle facility, highway-facility-grounds maintenance, and water distribution/maintenance-fees collection.
5. Recreation in Norfolk includes Old Town Hall (6,500 SF), indoor programs in elementary schools, outdoor programs at schools and Pond Street complex, 4-6 full and part-time staff and numerous volunteer/part time officials)
6. Human Services in Norfolk includes the Library (26,500 SF) with 4-6 full and part-time staff, Senior Citizen Center (20,000 SF) and a Council on Aging, the Tramp House (800 SF) and Historic Commission and the Housing Authority with 4-6 full and part-time staff, plus two housing facilities totaling 84 units)

### **Passive Open Space**

There are public and private open space areas in Norfolk. The Norfolk open space areas are predominantly managed by the Conservation Commission and total approximately 492 acres along with state-managed properties. The larger areas as listed below:

1. Forest Lands (Campbell, Maple-Grove Street, Lind Farm, Kunde, Weeber) at 230 acres
2. Open water areas (Comey Pond, City Mills Pond, Town Pond, Charles River) at 20 acres
3. State Land: Stony Brook Nature Center and Bristol Blake Reservation totals 242 acre.

### **Recreational Open Space**

There are public and private recreation areas and facilities in Norfolk. The public facilities total approximately 142 acres as listed below:

1. Kids' Place on Boardman Street at 2.7-acre.
2. Public Fields: Freeman Centennial School, H. Olive Day, King Philip North School + Wrentham State School.
3. Pond Street Recreation Facility has 21 acres of playing fields, ball fields, 2 tennis courts, a basketball court, a picnic area, and a walking/jogging trail.

**Zoning Bylaws**

The Town has adopted several bylaws that regulate land development including a variety of zoning districts, overlay districts, use schedules, dimensional requirements and special permit provisions.

**Zoning Districts**

The primary land use in Norfolk is single family residential districts with lot sizes of R1 – 30,000 SF, R2 – 43,560 SF and R3 - 55,000 SF, comprising about 80% of Norfolk’s total land area. These districts were created in consideration of town characteristics, water supply concerns, soils and water table conditions.

There is a significant percentage of Norfolk that is state owned land and/or non-profit controlled land including prison property, state disability property and Audubon Sanctuary property. These state and non-profit land areas are about 13% of Norfolk’s total land area. Business and Commercial properties are about 7% of Norfolk’s total land area.

Residential R1, R2, R3	7857 acres	80.0%
Business and Commercial	685 acres	7.0%
State/Not-for-profit (Audubon)	<u>1282 acres</u>	<u>13.0%</u>
Totals	9,824 acres	100.0%

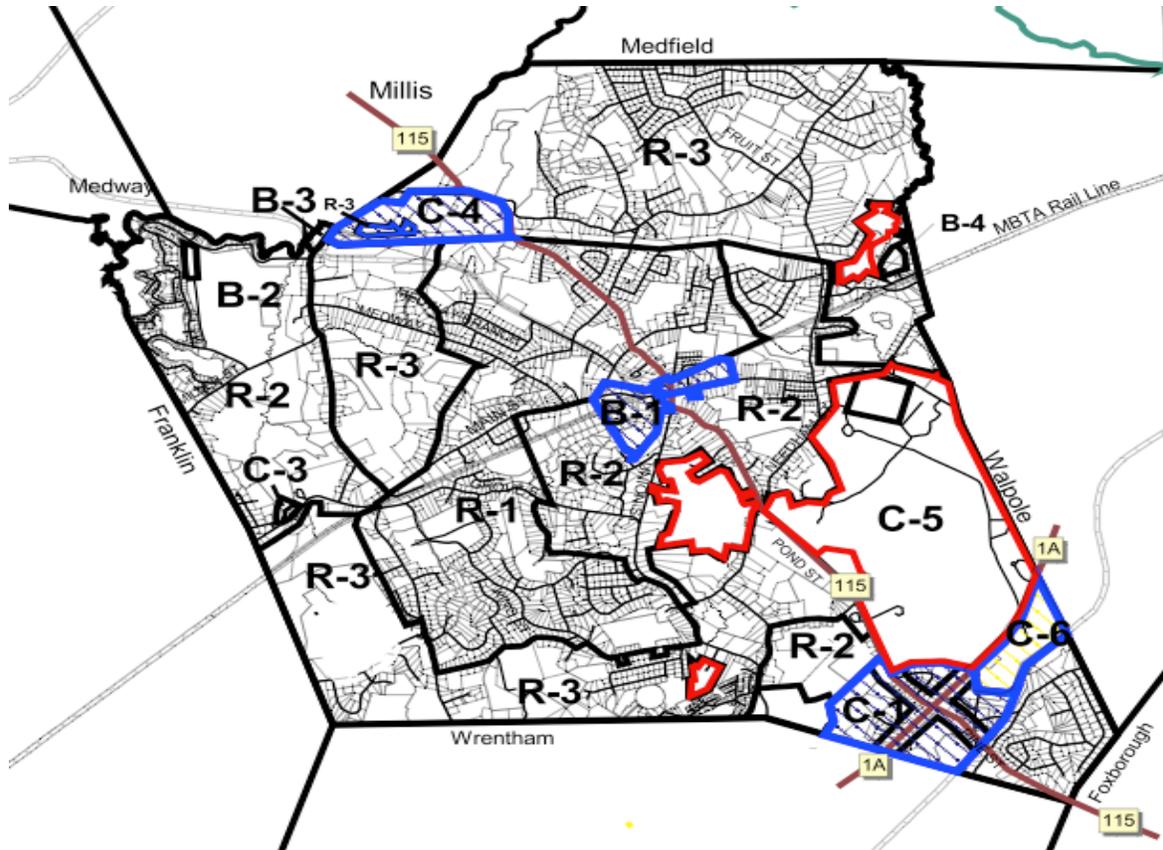
If the state owned land and/or non-profit controlled land including prison property, state disability property and Audubon Sanctuary property is deducted from above the total, Norfolk residential land represents 92% of the developable land in Norfolk and 8% is zoned for higher densities and business, commercial uses.

Residential R1, R2, R3	7857 acres	92.0%
Business and Commercial	<u>685 acres</u>	<u>8.0%</u>
Totals	8,542 acres	100.0%

Other land characteristics are presented on the zoning map in Part B such as flood plains, which impact the development capacity of vacant land in Norfolk. This environmentally restricted land is a significant percentage of Norfolk’s vacant residential land.

## Zoning Map

Norfolk allows uses within zoning districts conforming to zoning bylaws. The zoning map identifies the zoning districts as residential, commercial, business and state/non-profit controlled.



**NORFOLK LAND AREA BY ZONING**

Zoning District	Area (Square Feet)	Percentage
Residence 1 (R-1)	80,784,848	18.83%
Residence 2 (R-2)	91,034,975	21.22%
Residence 3 (R-3)	172,942,216	40.31%
Business 1 (B-1)	4,259,640	0.99%
Business 2 (B-2)	371,329	0.09%
Business 3 (B-3)	334,952	0.08%
Business 4 (B-4)	490,060	0.11%
Commercial 1A (C-1A) <sup>1</sup>	4,431,307	1.03%
Commercial 1B (C-1B) <sup>2</sup>	8,035,038	1.87%
Commercial 3 (C-3)	346,654	0.08%
Commercial 4 (C-4)	6,114,035	1.43%
Commercial 5 (C-5) <sup>3</sup>	41,772,994	9.74%
Commercial 6 (C-6)	3,991,983	0.93%
State or Federal Owned	14,114,279	3.29%
<b>TOTAL</b>	<b>429,024,310</b>	<b>100%</b>

<sup>1</sup>On-Highway

<sup>2</sup>Off-Highway

<sup>3</sup>Except for the Pond Street Recreation Area, the entire C-5 district is state-owned. When this area (without the Recreation Area) is included, State and Federal lands total 54,979,919 square feet, or 12.8% of Norfolk's total land area.

## Part A Section 6: Future Land Development Scenarios

### Residential Vacant Land Forecasts:

This section is an effort to analyze wetlands and other similar areas to determine/establish the absolute maximum number of residential lots that may be developed in the future. The master plan has studied a likely build out of Norfolk by 2027. The survey of undeveloped residential land in Norfolk is estimated to total 2,720 acres. Some of this land area is open water, streams, wetlands, flood plain, town owned, public utility and inaccessible. These land development estimates have incorporated the no-build conditions listed below from a detailed analysis in Part C (wetlands at 525 A+ Town Land at 591 A+ Utility Land at 74 A = 1190 A): However, because the actual relationship between wetlands and upland area can't be determined with existing data, it is likely that the below projections may overstate the actual number of lots that may be developed.

- |   |                 |
|---|-----------------|
| 1. Flood plain, wetlands, Town owned, utility owned will not be developed | 1190 Acres      |
| 2. Assume land locked parcels will not be developed + Audubon             | 613 Acres       |
| 3. Assume 25% of existing Farms will be preserved open space (240 A)      | <u>60 Acres</u> |
| Totals  | 1,890 Acres     |

**Note:** Wetlands does not include 100' buffer zone, which is regulated as a resource area under Norfolk's wetland Protection bylaw.

The total private residential acres estimated for development are 830 (2,720 - 1,890 Acres) using the above assumptions.

### **Residential Growth Calculations**

Zoning allows residential lots at 30,000 SF, 45,000 SF and 55,000 SF. Using the developable residential-single family land area of 830 acres, with a subdivision factor of 1.5 (830 A/1.5 A/lot) generates 550 new home lots on the residential-single family land available for development. This could add 1650 residents at full build-out assuming 3.0 persons/new home (2006 data of 9534 population/3180 homes = 3.0 persons/home).

- A. At full build out, residential population could increase by 1,650 by the years 2017-2027. Norfolk's population in 2006 was 9534\*\*. **Note:** Not included are residents in age-restricted developments and Town Center multi-family residential buildings where it is very unlikely that there will be a significant school age population.
- B. In 2005, Norfolk had a child population (ages 5-17) of 2228 representing 24% of the total population of 9415. Assume child population could grow by 413 (1650 total growth x 25%) sometime after the year 2027 as the Town reaches full build out.

\*\* Population figures in the Master Plan ALWAYS exclude prison population.

### **Population Analysis**

A population expansion could occur using the following assumptions of building permits issued from 1990 - 2000 as a basis to analyze each scenario:

- A. Population Growth for Residential-single family homes was considered for a build-out likely over a 10 year period averaging 35 lots/year, the average during the decade of the 2000's, = 350 lots as a basis for population growth analysis.
- B. 10 Year population analysis @ 350 homes times 3.0 persons/home = 1050 new residents with 25% (rounded up from present 24%) assumed to be school age children = 263 school age children.
- C. A full town build-out population analysis @ 550 homes times 3.0 persons/home = 1,650 new residents with 25% assumed to be school age children = 413 school age children.

## Population Notes

The Master Plan population analysis is intended as a guide to be used for planning by other Town Departments, Committees and Boards, each of whom have responsibility for planning for their own area. The population analysis in the Master Plan is a projection of the characteristics of new development and does not attempt to analyze population characteristics of the existing 2006 population as it advanced through 2007, into 2007-2008 and beyond, into the remainder of the ten year Master Plan planning horizon. The future school age children populations, for instance, are often evaluated using live birth data and statistics for child populations leaving/not attending Norfolk and King Phillip/Tri-County schools systems.

## Future Development Forecasts

The future development forecasts assume that all undeveloped land parcels listed, in the assumptions above in compliance with current zoning, would generate buildings and population listed below:

1. 970 acres of gross land area could yield 1 house lot for each 1.5 acres of undeveloped land. There could be an additional 650 single family house lots by 2027. Residential single family homes totaled 2943 in 2005 plus 237 multi-family housing units in 2005.
2. There could be mixed use development created in the existing commercial and business districts as listed below:
  - C4-** 141 acres under construction in Pin Oaks and Rivers Edge @ 200 age-restricted housing units + 20,000 SF retail (assume 100 % complete by 2010).
  - B1-** 98 acres (75% approved @ 73 A) w/ 25 acres available = 500,000 SF mixed uses at full development w/ infrastructure and 150,000 SF without infrastructure
  - C1-** 194 acres (50% developed @ 96 A) w/ 48 acres/25 buildings under construction, 48 acres undeveloped (25+ buildings)
  - C6-** 92 acres w/ 55 acres available = 230 age restricted housing units + 20,000 SF retail was not included in these projections due to unknown site clean-up time/costs.

## Tax Revenue Analysis Scenarios

Three scenarios have been developed for review and discussion. Scenario 1 assumes no infrastructure changes and no zoning changes. Scenario 2 assumes incentives for business and commercial development, some zoning changes to increase development within commercial-business districts and some infrastructure changes. Both scenarios 1 and 2 assume rate of growth consistent with the decade of the 1990s. Scenario 3 assumes a full build-out by 2027.

Scenario 1: Assumes 350 (35/yr x 10yr) new homes occur on the residential land available for development. This could add 337 children (5-17) (450H x 3.0 persons/H x 25%) by the year 2017. Without infrastructure improvements development of business and commercial properties would be approximately 30 acres of one-story buildings including those now under construction/final permitting but excluding C6 (old Southwood Hospital) development.

A. Incremental tax revenues could total \$3.30 million/year (See Part C-Sect.6)

B. Incremental costs to the Town could total \$2.70 million/year (See Part C- Section 6).

Note: Incremental Commercial-Business Revenues are 23.62% = \$0.94M  
(\$0.94M/\$3.30M = 28.49%)

Residential Revenues are 76.38% = \$2.36M (\$2.36M/\$3.30M = 71.51%)

Scenario 2: Assumes 350 (45/yr x 10yr) new homes occur on the residential land available for development. This could add 385 children by the year 2017. With infrastructure improvements development of business and commercial properties would see higher

densities with multi-story buildings in Town Center plus those now under construction/final permitting C1-C4 but excluding C6 (old Southwood Hospital).

A. Incremental tax revenues could total \$3.82million/year (See Part C-Sect.6)

B. Incremental costs to the Town could total \$3.13 million/year (See Part C-Sect.6)

Note: Incremental Commercial-Business Revenues are 38.22% = \$1.46M  
(\$1.46M/\$3.82M = 38.22%)

Residential Revenues are 61.78% = \$2.36M (\$2.36M/\$3.82M = 61.78%)

Scenario 3: Assumes 550 (32.5/yr x 20yr) new homes occur on the residential land available for development. This could add 413 children by the year 2027. With infrastructure improvements development of business and commercial properties would see higher densities with of multi-story buildings in Town Center plus those now under construction/final permitting C1-C4 plus C6 (old Southwood Hospital) development with contamination issues resolved.

A. Incremental tax revenues could total \$6.18 million/year (See Part C-Sect.6)

B. Incremental costs to the Town could total \$4.59 million/year (See Part C-Sect.6)

Note: Incremental Commercial-Business Revenues would be 35.27% = \$2.06M  
(\$2.06M/\$5.84M = 35.27%)

Residential Revenues would be 64.73% = \$3.78M (\$3.78M/\$5.84M = 64.73%)

Total Tax Revenues Analysis- Scenario 1:

FY 2007 tax revenues = \$17.222M @ 94% residential and 6% Bus./Comm.

Scenario 1 projects Bus./Comm. incremental revenues @ \$0.94M

+ FY 2007 Commercial revenues  $\frac{\$1.033M}{\$1.973M}$  (07 @ \$17.222M x 6%)

Total tax revenues = 2007 @ \$17.222M + Scenario 1 growth @ \$3.30M = \$20.522M

The Business/Commercial tax revenues is thus **9.6%** of the new Total tax revenues  
@ \$1.973M B-C /\$20.522M Total = 9.6%.

Tax Revenues Analysis- Scenario 2:

FY 2007 tax revenues = \$17.222M @ 94% residential and 6% Bus./Comm.

Scenario 2 projects Bus./Comm. revenues @ \$1.46M

+ FY 2007 Commercial revenues  $\frac{\$1.033M}{\$2.493M}$  (07 @ \$17.222M x 6%)

Total tax revenues = 2007 @ \$17.222M + Scenario 2 growth @ \$3.82M = \$21.042M

The Business/Commercial tax revenues is thus **11.84%** of the new Total tax revenues  
@ \$2.493M B-C /\$21.042M Total = 11.84%.

Tax Revenues Analysis- Scenario 3 @ Full Build-Out:

FY 2007 tax base = \$17.222M @ 94% residential and 6% Bus./Comm.

Scenario 3 projects Bus./Comm. revenues @ \$2.060M

+ FY 2007 Commercial revenues  $\frac{\$1.033M}{\$3.093M}$  (07 @ \$17.222M x 6%)

Total tax revenues = 2007 @ \$17.222M + Scenario 3 growth @ \$5.84M = \$23.062 M

The Business/Commercial tax revenues is thus **13.41%** of the new Total tax revenues @ \$3.093M  
B-C /\$23.062M Total = 13.41%.

**Overview:** In order to generate increased tax revenues and reduce the tax revenues burden required from residential property values, Norfolk must establish a program to promote and attract business and commercial development that creates higher property values from business and commercial properties. Full development of commercial and business districts with permitted higher densities could generate taxes at a ratio that would reduce Norfolk’s current 94+% dependence on residential property tax revenues.

There are four major commercial or business districts in Norfolk: C4 District at Route 115 and Holbrook Street, B1 District at Town Center, C1 District at Route 1A (Dedham Street) and Route 115 (Pond-Pine Streets) and C6 District on Route 1A (old Southwood Hospital).

The 2004 CDP Report indicated that B1 District has about 24 acres remaining to be developed. The C-1 District currently has an estimated 136 acres currently available for development. The C6 District currently has an estimated 90 acres and C4 District currently has 25 acres currently available for development.

**Assets and Deficiencies:**

**Assets:** Norfolk has a strong residential character dominated by single family residences and a semi-rural residential atmosphere. These families have a relatively high median income (\$104,000/household). There is a direct commuter rail to Boston that creates a residential desirability which is further enhanced and supported by an excellent school system.

**Deficiency 1:** Norfolk currently receives over 94% of its tax revenues from residential property owners, which may not be adequate to support present and future needed Town services due to the Proposition 2 ½ tax growth limit.

**Deficiency 2:** Norfolk has limited infrastructure opportunities for higher density mixed-use development programs in its Town Center and Commercial Districts, which restricts development due to higher costs and land restrictions for such infrastructure (on-site sanitary and on-site storm water systems).

**Deficiency 3:** Norfolk zoning and approval programs are perceived by developers to be cumbersome, costly, time intensive and unpredictable, especially for the Town Center Business District.

**Goal 1: Establish a program to promote business and commercial district development in Norfolk and regionally toward achieving the full density permitted by current zoning and reducing the tax revenue dependence from residential properties by moving toward generating 15% of tax revenues from business-commercial districts and 85% of tax revenues from residential districts by 2017.**

**Policy:** Develop policies, bylaws and regulations to facilitate an enhanced Town Center with higher density mixed uses, including retail, service and residential, and a village center retail shopping area including social, cultural and aesthetically pleasing elements.

**Policy:** Utilize the resources of an Economic Development Committee (EDC) to help promote business development in Norfolk and create a real estate marketing program within Norfolk to streamline communications regionally and between private land development enterprises and municipal boards, departments and commissions.

**Goal 2: Encourage maximum business/commercial development and redevelopment within the B-1 Town Center zoning district to fit the retail, professional, commercial, employment and social needs of Norfolk. Promote a functional Town Center including a village center retail shopping complex with social, cultural and aesthetically pleasing elements.**

Policy: Utilize the resources of the Economic Development Committee (EDC) in collaboration with other boards, commissions and committees for promoting development within the B1 District. The Town should study a “district” infrastructure program to support the needs of schools and municipal buildings in the Town Center area and study permitting private development utilization of “district” infrastructure programs for wastewater and storm water to allow the Town Center area to develop 100% of the geographic areas within the current zoning for bulk and uses.

**Goal 3: Establish a program to promote maximum business and commercial development in the C-1 area (Route 1A/Route 115) and the C6 area (Route 1A) to provide needed services and increase the tax base of the Town.**

Policy: Utilize the resources of the EDC for promoting the development within the C1 and C6 Districts locally and regionally. Identify and promote locally innovative regulatory and financial mechanisms to encourage and support business and commercial development.

**Goal 4: Utilize the resources of the EDC in collaboration with other boards, commissions and committees to study the expansion of appropriate business and commercial districts to provide increased tax base to support needed Town services.**

Policy: The EDC should study, in collaboration with other boards, commissions and committees, the costs and benefits of expanding the boundaries of selected commercial and business districts and report the results to Town government-community.

Policy: Adopt State-sponsored “smart growth” zoning that conforms to statutes such as Chapter 40R to promote preservation and redevelopment within and near business and commercial areas, especially where transit is available. Chapter 40R (and 40S) provides incentives for allowing higher density housing including mixed use districts by paying towns a “bonus” upon adoption of such zoning, plus another payment for each housing unit actually issued a building permit plus a payment to offset any education costs (40S) beyond what is generated within the 40R district itself.

## **Part B – Elements      Section 2: Business and Commercial Growth**

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**Overview:** There are four major commercial or business districts in Norfolk: C4 District at Route 115 and Holbrook Street; B1 District at Town Center, C1 District at Route 1A (Dedham Street) and Route 115 (Pond-Pine Streets) and C6 District on Route 1A (old Southwood Hospital). The Town Center should develop as a traditional, pedestrian-oriented New England Town Center containing a mix of housing goods and services and configured to encourage social interaction and become more unified in function and appearance as it develops. The C-1 (Rt. 115 & 1A) District should continue to develop as a major commercial and industrial center and the success of the C4 (Rt. 115 & Holbrook St.) District as an age-restricted mixed use village should be studied for expansion.

The 2004 CDP Report indicated that B1 District has 97,878 square feet of built area (some are town buildings) on 9.87 acres. There were 37.36 undeveloped acres in 25 separate parcels in 2003 with 13.57 acres proposed for residential development and 44 units constructed to date leaving approximately 24 acres remaining to be developed. If the remaining parcels are developed to the same level as the existing development in the B-1 District, approximately 235,238 square feet of additional business and commercial space (.227 FAR x 23.79 acres x 43,560 square feet per acre) could be developed in the B-1 district.

The C-1 District currently has 456,966 square feet of building area developed on 92.15 acres. There are 48 undeveloped parcels that are currently vacant and available for development estimated to total 135.58 acres. The 2004 CDP Report indicated an additional 885,879 square feet of commercial space could occur resulting in 1969 additional jobs.

The C-6 District currently has 60,000 square feet of developed building on 91.56 acres. There is currently vacant land available for development estimated to total 86 acres. The MAPC Route 1A Corridor Study indicated an additional 230 age-restricted housing units are feasible totaling about 300,000 square feet plus the option for commercial space could occur in the range of 20,000 SF.

### **Assets and Deficiencies:**

**Assets:** Norfolk has reasonable highway connection to its major commercial and business districts and an good mass transit connection via a direct commuter rail into Boston. It also has the capability to provide high speed data to existing business and commercial areas.

**Deficiency 1:** Norfolk has lost several small commercial and business areas to residential rezoning, which has reduced the non-residential options within the Town (Lawrence Street, Main Street Comey’s Pond, Norfolk Airport and Call and Wait) and District C6 has contamination issues.

**Deficiency 2:** Norfolk has limited infrastructure opportunities to support higher density development programs in its Town Center and Commercial Districts which restricts development due to higher costs and land restrictions for such infrastructure (on-site sanitary and on-site storm water systems). Norfolk does not yet have gas service to its Town Center and some Commercial areas.

**Deficiency 3:** Norfolk zoning and approval programs are perceived by development to be complicated, costly and time intensive especially for the Town Center Business District.

**Deficiency 4:** The Town Center retail development currently lacks a larger format store as an attraction for higher volume shopping. Such larger format stores provide an “Anchor” type presence for smaller format retail and restaurant programs. Lack of such an “Anchor” retail presence is delaying the Town Center’s retail development.

**Goal 1: The Objective is to have a traditional New England Town Center reflecting Norfolk's community character as well as to fully develop the other commercial districts with the Goal of meeting the retail, commercial, employment and revenue needs of Norfolk.**

Policy: The Planning Board/Board of Selectmen should encourage town government to study a "district" infrastructure program for wastewater and storm water to allow B1 District to develop 100% of its geographic areas within the current bylaw criteria for bulk and uses plus explore use of tax incentives to encourage business/commercial development.

Policy: The Planning Board should recommend/develop guidelines for defining community character within the Town Center using regulations, zoning bylaws, etc. to provide clarity as the intent of this condition of aesthetic image.

Policy: Inspire arrival of an anchor retail presence using all legal, regulatory and legislative tools available.

Policy: Explore possible use of tax incentives to encourage business and commercial development.

Policy: Utilize state programs and statutes to expedite the permitting process.

Policy: Explore grants that may provide funding and technical assistance for business commercial Development.

**Goal 2: Encourage maximum business and commercial development in the C1 and C6 Route 1A/Route 115 area to provide needed services and increase the tax base.**

Policy: The Planning Board and Board of Selectmen, Zoning Board and other Town Government Boards and Commissions should identify innovative regulatory and financial mechanisms that can be used to encourage and support business and commercial development.

**Goal 3: Establish a program to promote business and commercial development in the C6 District of Norfolk.**

Policy: The Planning Board, Board of Selectmen should analyze the appropriateness of mixed land uses, including multi-family style residential land uses including age restricted limitation, which might create a demand for a variety of services and job opportunities.

**Goal 4: Study expansion of the mixed-use commercial development in the C-4 Holbrook Street/Route 115 District and of the B1 Town Center District to provide increased tax base to the Town with low town services impact, which might create a demand for a variety of services and job opportunities.**

Policy: The Planning Board, Board of Selectmen should study expansion these two zoning districts. If determined to be a benefit to the Town, identify the zoning protocols needed to propose, present and adopt zoning to expand these districts and promote this expansion locally and regionally.

Policy: Other possible implementation programs.

- Evaluate and pursue grant and other funding for infrastructure improvements in the B-1 and C-1 and C6 Districts.
- Create a real estate marketing program within Norfolk to streamline communications between private land development enterprises and municipal boards, departments and commissions

**Overview:** Zoning allows residential lots at 30,000 SF, 45,000 SF and 55,000 SF. Assuming the developable residential-single family land area of 1350 acres, with a subdivision factor of 1.5 (1350Acres/1.5 Acres/lot) generates 900 new home lots on the residential-single family land available for development. The majority of Norfolk housing units (93.3%) are detached single-family homes. Another 0.9% are attached single-family homes and 2.0% are duplex units. Only 3.8% (109 units) of Norfolk’s housing units are in buildings with 3 or more units. It should also be noted that, according to the 2000 U.S. Census, 92.3% of the housing units in Norfolk are owner-occupied and 7.7% are renter-occupied.

**Affordable Housing:** The Town currently has 111 units of affordable housing units in 2006 and 3180 total housing units in 2006 (2943 homes + 237 multi-family) representing a 3.5% ratio. This housing consists of units managed by the Norfolk Housing Authority, the State Department of Mental Retardation units and new 40B developments; Norfolk’s affordable housing includes 64 units for elderly and disabled, 20 Duplex Style Family units, 16 DMH/DMH units and 11 2-3 bedroom Condo Units plus 7 future airport 40B single family home units approved as a 40B project. The 64 units at Hillcrest Village currently have a waiting list of 6-12 months and the Duplex Style Family units at Pine Knoll have a waiting list of 2-3 years, further illustrating the demand for affordable housing in Norfolk.

**Age-Restricted Housing:** These zoning districts allow greater density (up to 3 units per acre) for housing units restricted to persons 55 years of age or older, and it encourages mixed uses (including limited commercial development). Holbrook Street/Route 115 area (C4) has a 43-unit at Pin Oaks and a 136-unit project at Rivers Edge currently under construction. One possible expansion to consider is the C-4 district with a rezone of the area directly across the street from the current district and extending to the Millis Town line and Route 115. This area is approximately 23 acres in size and could accommodate about 69 units (at the allowed density of 3 units per acre.). The C-6 District encompasses more than 90 acres permitting an age-restricted project up to 240 units.

**Residential in Town Center:** To provide housing for singles and couples, a Zoning Bylaw allows one-bedroom units within Town Center adjacent to and on upper floors of commercial buildings. The preferred locations for new housing are generally those areas with existing infrastructure including primarily transportation, Town water service and some form of commercial development. This suggests that new housing should be located near existing or emerging centers or villages. Therefore, the following are preferred locations:

- Town Center (B-1 district) area. – Multi-family programs including apartments within the district, other types of housing within ½ mile of the B1 district.
- Along Main Street and Route 115 – Except near sensitive areas
- The Town should consider whether additional age-restricted housing would be desirable near the Town Center.

**Notes:** Maps locating commercial districts and tables of housing densities are included in Part C, Details and Data.

**Assets and Deficiencies:**

**Assets:** Norfolk has a solid base of single family residences and a semi-rural residential atmosphere.

**Deficiency 1:** Massachusetts has established a requirement for 10% of all residential units within a town to be affordable. Norfolk has 111 affordable units with 3180 total units or about 3.5%. Using the 2006 housing data 297 affordable units would be required less 111 affordable units provided = 186 needed to comply with the State 10% requirement using 2006 data.

Deficiency 2: Norfolk is beginning to receive development interest under a state statute called 40B, which permits a development to bypass zoning and create higher residential densities that include 25% affordable housing units. Two such actions have occurred (Town Center-11 units & Norfolk Landing –7 units).

Deficiency 3: Norfolk zoning is predominantly single family without multi-family higher residential densities programs except in the Town Center Business and two Commercial Districts.

Objective: The primary housing objective is to create a process which allows and encourages progress toward achieving the state - mandated goal of having 10% of Norfolk's housing be "affordable" by promoting a diversity of housing types to accommodate all age & lifestyle groups (including age-restricted, assisted living, townhouses, small single family homes and apartments).

**Goal 1: Use a variety of methods and vehicles to create a diversity of housing types that include affordable housing with the Goal of reaching the "10% affordable" state-mandated goal by 2017.**

Policy: Implement the existing Local Affordable Housing Plan and otherwise formulate a policy indicating locations, quantities and types of housing that would be encouraged for municipally sponsored and/or supported projects provide affordable housing.

Policy: Formulate a policy indicating locations, quantities and types of housing that would be encouraged and support Local Initiative Programs that conform to a 40B policy of affordable units in these locations. Work with the Community Preservation Committee to identify and purchase land and develop housing using the resources of the Community Preservation Fund and the Affordable Housing Trust Fund.

Policy: Increase the number of housing units affordable to those households with less than 80% of median family income. Implement the Inclusionary Zoning Bylaw and explore smart growth overlay districts to provide greater affordable housing opportunities.

**Goal 2: Create several residential development areas that would permit a higher density of housing units of smaller unit size better suited for youthful and elderly lifestyles.**

Policy: B-1 zoning district provides for one-bedroom units and the C-4 and C-6 districts provide for age-restricted housing which is being pursued

- Consider incentives for developing one-bedroom apartments designed to appeal to singles and couples in the Town Center
- Consider additional higher density housing adjacent to the B-1 district. Septic issues would need to be resolved.
- Consider “transferring” development rights from land the Town may purchase elsewhere in Town to the Town Center area.
- Consider an “accessory apartment” bylaw.
- Encourage a more diverse housing stock that includes a greater mix of apartments, duplexes, townhouses, senior housing, units for the disabled, etc. to serve the diverse and changing needs of Town residents.

Policy: Consider increasing requirements and/or incentives for affordable housing in private developments.

Policy: Utilize CPA funding for one or more additional public housing developments.

- Identify where residential growth is feasible and appropriate encourage mixed uses.
- Develop a program and schedule for increasing the number of affordable housing units to a minimum of 10% of total housing units.

**Goal 3: Develop additional affordable housing on Town owned properties with aggressive inventory of existing Town land including development restrictions.**

Policy: Consider auction purchase opportunities that could occur with the Affordable Housing Trust Fund without a Town Meeting vote if funded by the CPC after a Town Meeting authorization.

Policy: Consider Public-Private approach with private development receiving town land to develop for a substantial affordable housing percentage. Local Initiative Partnerships (LIP) consisting of 50% public/municipal membership and 50% private membership.

Policy: Identify Town owned land as sites for locating/relocating modular or historic homes for affordable acquisition.

**Goal 4: Maintain an Affordable Housing Program that increases Norfolk's Affordable Housing stock by a minimum of 0.75% annually to allow the Town to control 40b development.**

Policy: Utilize all of the tools available in Goals 1, 2 and 3, and other new methods to provide Norfolk with options and leverage in approving 40b development.

**Overview:** Norfolk natural resources include open space, wildlife habitat and water recharge areas. The focus of this category is to conserve natural resources and develop policies and regulatory measures that protect natural resources, especially water resources. In addition, water resources are being strained as growth continues. Growth results in more water use while also increasing the amount of impervious surface. Recent policy changes at the state level to encourage more recharge of storm water into the ground and more decentralized (versus centralized) wastewater treatment facilities will help the situation. Norfolk has adopted state policies that encourage more recharge of storm water into the ground to recharge the aquifer.

Norfolk's aquifers represent a critical resource of potential regional significance since they must be protected to guarantee a clean water supply in the years to come. Norfolk has 2 municipal wells, several Department of Corrections wells and Wrentham State School wells. The exceptional soil conditions make Norfolk's land area better than normal for aquifers. Both Franklin and Norfolk are looking to the Kingsbury Pond area as potential drilling sites for future wells because of the favorable soil conditions.

The build-out analysis of this master plan projects that there are an additional 1,380 developable acres in Norfolk for single family housing and 140 developable acres for business and commercial programs. This translates into 900 additional residential units, 2,800 additional residents and more than 2.0 million square feet of commercial and industrial space. This residential and commercial development growth would increase water demand from about 920,857 gallons per day (FY 2000) to 1,648,752 gallons per day at build-out. This could create an additional demand for water of 730,000 gallons per day. This potential future demand is 145% of the current state-regulated annual withdrawal level for the Norfolk Water Department and the Massachusetts Correctional Institute combined (1.14 million gallons per day). It also represents 87% increase above the current approved daily volume (future demand @ 1.65 million gallons per day/1.89 million gallons per day approved).

Historic Resources include the 1860 Grange building, 1833 Federated Church, 1745 Town Cemetery and 1750 Town Crypt. In 2006 a Town Wide Historic and Architectural Survey was conducted which photographed and documented approximately 100 historic sites. This survey in addition to the 70 sites, which had previously been inventoried, completes the Norfolk Survey. These Historic Resources need better public documentation, information for public review and adoption of programs for preservation and restoration of Cultural and Historic Resources.

#### **Assets and Deficiencies:**

Natural Resources Assets: Norfolk's natural resources assets are its natural land characteristics and municipal aquifer potential.

Natural Resources Deficiencies: Norfolk's deficiencies are its lack of controls to preserve natural resources and preserve future water supply resources. Norfolk has not preserved and does not control adequate water supply land resources to provide water supply for its existing or future growth.

Historic Assets: Norfolk's historic assets are its legacy of older buildings that remain from its early development in the 1700's and 1800's and the legacy of natural and historic land forms from that period.

Historic Deficiencies: Norfolk's deficiencies are the need for better public awareness of over 170 surveyed Historic Resources and adoption of programs for preservation and restoration of these Historic Resources.

**Notes:** Natural Resources maps and tables of Resources are included in Part C, Details and Data.

**Goal 1: Expand and protect Norfolk's water resources to meet Norfolk's full growth potential and provide water capacity matching future water demand.**

Policy: Identify and acquire future well sites to support added growth and concurrently create augmentation programs for existing well sites.

Policy: Develop a system of prioritizing parcels for potential acquisition and work with the CPC to acquire additional water resource lands.

Policy: Utilize the resources of the DPW to coordinate with the CPC to acquire/protect additional water resources for municipal water supply sources using the resources of the Community Preservation Fund.

**GOAL 2: Protect and enhance the quality of Norfolk's surface and ground water as sources for municipal and private drinking water.**

Policy: Implement fully the EPA's Phase II storm water management guidelines to improve both the quantity and quality of storm water that is returned to the ground while reducing flooding hazards.

Policy: Maintain communication with neighboring towns to protect water resources which cross town borders.

**GOAL 3: Protect, restore and publicize Norfolk's historic resources including buildings, sites and artifacts.**

Policy: Implement the recommendations in the final report of the Town Wide Historic Properties Survey prepared by Kathleen Broome, in 2006. Ms. Broome recommended the creation of four National Register Districts including the Town Center District and three others and 13 individual National Register nominations. The creation of these districts will increase community awareness of our historic buildings and contribute to their protection. Research and preparation of National Register applications will require the resources of the Historical Commission and the Community Preservation Commission.

Policy: Assist in the preservation of our most important historic sites and buildings. Individually listed National Register properties, contributing buildings within a National Register District, or buildings that are designated as historic by the Historical Commission, will be eligible for Historic Preservation grants in exchange for preservation restrictions on the properties.

Policy: Utilizing the resources of the Historic Commission and CPC create a public awareness of Norfolk's historic buildings and sites and using the resources of the Community Preservation Fund assist in restoration and/or protection of these resources.

**Overview:** Preservation of Open Space is essential for the maintenance of Norfolk’s historic rural character. Permanent protection of open space through acquisition and other methods also protects dwindling water supplies and provides opportunities for passive and active recreation.

Norfolk has one of the most significant regional locations within the Charles River Watershed Area. The Charles River is the town line between Norfolk and Millis, and Norfolk and Medfield. Several rivers and streams meander across Town and flow into the Charles River, including Stop River, Mill River, Stony Brook and Cress Brook. Norfolk shares major aquifers with Franklin, Medway, Millis and Wrentham. Norfolk’s has 476 acres of land in Chapter 61, 61A and 61B land such as provided tax relief for land dedicated to open space (C61), agriculture (C61A) or recreation (C61B). Forestry land accounts for about 107 acres and Agricultural land totals about 356 acres. Open space used for recreational purposes amounts to 13 acres. Norfolk has 270 acres of Town controlled passive open space exclusive of active Town recreation areas, private recreation areas, aquifer areas and state controlled land. Given that Norfolk has 8,600 acres excluding state controlled land, including the 270 acres of Town controlled passive open space represents about 3% of meadowland area.

The Town should identify properties in Town that may be important for reasons of conservation or for preserving Town character and establish criteria such as the sensitivity of the environment, proximity to other important conservation or recreation lands, scenic views and habitat as a basis to focus and narrow and/or prioritize this list of open space to protect, acquire or preserve.

In 2003, a study entitled “Open Space Corridor Protection Strategic Plan” was prepared for the Norfolk Planning Board. This study identifies 14 key areas, categorized into “high,” “medium” and “low” priority that contribute to the Town’s character. This study provides a useful template for further identifying and updating the various parcels. These parcels also have the potential to provide critical links between other already-protected open space areas. The links will help maintain wildlife corridors while also providing the possibility of developing a trail system between and among the open space areas. Linking open space parcels is among the highest priorities of open space conservation. There are various forms of conservation easements and restrictions that can be used in the preservation or purchase of open space. The preservation of open space can also reduce property taxes, while enhancing individual property values. There is a program for a conservation easement on open space that reserves it for future Town purchase and can reduce property taxes.

**Assets and Deficiencies:**

Assets: Norfolk Open Space assets are significant. Conservation or dedicated open space uses exceed 1,400 acres excluding prison land of approximately 865 acres. The 1,400 acres of dedicated open space consist of 1,100 acres of town owned land and 300 acres of restricted land in wetlands, flood plain and open water. There are also working farms comprising 125+ acres.

Deficiency 1: Implementation of the open space plan has been less than optimal due to a lack of a dedicated funding approach and a proactive open space inventory and a land owner - Town communication program to promote open space to Town residents to solicit their support toward the expansion and use of open space.

Deficiency 2: Citizen comments indicate a lack of accessible open space for citizen use, which may require greater communication and promoting/providing access to available open space.

Deficiency 3: Coordination with the Open Space zoning and approving Boards and Commissions is needed.

**Notes:** Open Space maps and tables of Open Space are included in Part C Details and Data.

**Goal 1: Identify, preserve and protect the historic, cultural and natural resources that contribute to the rural character of the Town.**

Policy: Identify key parcels of land critical for protecting wildlife corridors, historic landscapes, water resources and/or community character. Work with the Conservation Commission and the Community Preservation Committee to preserve, acquire and/or purchase open space land using the resources of the Community Preservation Fund and other available funding resources and Conservation Restrictions as an additional protection vehicle option.

Policy: Develop a system of prioritizing parcels for potential acquisition and work with the CPC and other funding sources to acquire and/or protect additional conservation and open space lands. Encourage donations of open space by landowners.

Policy: Initiate a highly collaborative program involving the Conservation Commission and CPC to jointly locate and preserve Norfolk open space. Utilize the resources of the Conservation Commission to coordinate among Town Boards and Commissions, to contact land owners, to increase public awareness of the value of open space and encourage citizen input.

Policy: Consider cost relief to keep farm land active versus selling it off including Community Supported Agriculture, subsidies to preserve farm land-open space for as long as possible. Work proactively, as may be feasible, with such farms as Jane and Paul's on Fruit Street (120+/- acres), Gump's Farm, Holmes fields, Foley Farm, etc. to ensure the long term preservation of open space and agricultural assets.

**Goal 2: Increase environmental awareness among all sectors of the community**

Policy: Utilize the resources of the Conservation Commission to increase public awareness of important habitat areas and promote environmental awareness programs in the schools and within all ages.

Policy: Increase visibility and public access to conservation lands as appropriate, use media such as local newspapers and a web site and/or cable access TV to increase public awareness of open space and potential actions. Encourage easements, donations and sale of private land for open space purposes.

Policy: Prepare public information to inform citizens and inspire Boards-Commissions-Committees to appreciate priorities for open space and facilitate action to acquire and protect.

**Goal 3: Preserve 15% of Norfolk's total land area as passive open space excluding State land, which is 13% of all Norfolk land at 1,280+/- Acres,.**

Policy: Utilize acquisition, conservation restrictions and donations to protect and preserve existing open space.

Policy: Where necessary to protect open space, consider protecting large land tract(s) with conservation restrictions-easements toward acquisition utilizing a bond approach where the Town borrows via a bond (say \$10-15 million) and the CPF via CPC pays down the bond over a period of up to 20 years.

**Goal 4: Enhance public access to and use of existing conservation lands where appropriate, and establish continuous greenbelts, especially along waterways.**

Policy: Utilize the resources of the Conservation Commission to develop management plans for each conservation parcel, including the promotion of public access and establish/expand greenbelts along the Charles River and other water bodies as well as other corridors as appropriate.

Policy: Promote the high benefit of green belt linkage between large open space tracts such as open space subdivisions on North Street and Stony Brook, Marshall Street and Stony Brook, Lind Farm on Marshall Street, donated land, conservation restrictions and easements, etc.

**Goal 4: Inspire the clean up of contaminated sites near valuable open space such as Call and Wait near Stop River open space and Buckley-Mann on Lawrence Street adjacent to Bush Pond, Southwood Hospital along Stop River corridor, etc.**

Policy: Pursue notification, public action and public-private funding to ensure these clean up programs are pursued and completed.

**Goal 7: Establish a program where any State land in Norfolk is proposed for sale-private development has the Town as 1<sup>st</sup> option for acquisition-control for passive open space.**

Policy: Develop a plan for identifying and utilize these properties to enhance the passive open space capacity and natural community character of Norfolk.

**Overview:** Norfolk recreation currently includes open space for outdoor passive and active uses and designated outdoor areas for young children. There is a need for additional recreation facilities for youths, in particular, but for all ages generally, to accommodate current demand. Norfolk has seen a significant population growth and an increased demand from adult groups for active outdoor recreation opportunities as well as an interest in indoor recreation opportunities. There is a need to create additional recreation fields and other active recreation opportunities to meet present urgent needs and future demand from population growth. Norfolk should explore the possibility of providing an outdoor swimming facility with opportunities for associated water activities .

Norfolk has expanded recreational opportunities significantly in recent years. Town Hill has been reconstructed, the Pond Street Recreation Center has been completed, the Library (which serves as a cultural facility) was expanded and the private Fore Kicks facility provides indoor soccer, basketball and other sports as well as a 9-hole par 3 golf course.

A variety of recreational opportunities exist in Norfolk. While conservation land is usually also available for some passive recreation activities (hiking, bird-watching, etc.), recreation land is focused as areas devoted and used primarily for one or more specific active recreation uses that require:

- A large portion of the site;
- Man-made facilities or significant alteration of the natural landscape; and
- Intensive maintenance.

The Town currently has 142.37 acres of recreation land. These facilities consist primarily of the school facilities, vacant lots, two playgrounds and Pond Street Recreation Complex.

**Assets and Deficiencies:**

Assets: Norfolk has strongly supported the expansion, maintenance and use of its existing recreation facilities and added to its inventory with the Pond Street recreation complex and Kid's Place. The Town is at maximum capacity for ball fields and tennis courts. There are adequate playground facility locations although playground equipment needs attention.

Deficiency 1: The Pond Street Complex has needed bathrooms, equipment storage and vending-fountain program since its inception in 1998.

Deficiency 2: There is an expanding waiting list of adults and youth wanting to use the recreation fields indicating that there is inadequate quantity of active outdoor recreation fields .Additionally there is the potential that fields may be lost due to construction of a new school at Freeman-Centennial.

Deficiency 3: There is a growing demand and interest in indoor recreation programs that cannot be accommodated by the existing elementary facilities. Fore Kicks, a new commercial indoor facility is very popular indicating this demand is strong and expanding.

Deficiency 4: There has been no Town swimming facility since 1995.

**Notes:** Recreation maps and tables of Recreation areas are included in Part C Details and Data.

**Goal 1: Add outdoor recreation areas, improve/expand existing outdoor recreation areas and increase indoor recreational opportunities in Norfolk with added active and passive recreational opportunities in support of the Town's growth.**

Policy: Utilize the resources of the Recreation Commission and other local Boards including the Community Preservation Committee to identify and purchase recreation land using the resources of the Community Preservation Fund and pursue development of additional active recreation areas for organized games and activities.

Policy: Complete the Pond Street Facility by adding a 3,000 SF building for uses in all seasons.

Policy: Explore the possibility of an outdoor swimming facility with opportunities for associated water activities.

**Goal 2: Provide recreation areas for pet exercising and community gardening that is centrally located and accessible to all ages and mobility situations.**

Policy: Work with the Community Preservation Committee to identify and purchase recreation land using the resources of the Community Preservation Fund.

**Goal 3: Provide a Town swimming and water recreation area with opportunities for picnics and fishing and active water sports like canoeing and kayaking.**

Policy: Work with the Community Preservation Committee to develop the existing Town Pond or identify and purchase a swimming area using the resources of the Community Preservation Fund.

**Overview:** Norfolk facilities include town buildings and infrastructure. Services are provided by town departments. The Town's facilities include buildings for public education, public safety (Fire and Police Dept), public administration, public works, recreation and human resources. The Town's major services include general administration and management, education, public safety, elderly-affordable housing, human resources and public works.

Norfolk Public Works develops, manages and maintains roads, bridges, culverts, facility grounds and Norfolk's water system. Roads, bridges and culverts are reviewed as part of Circulation. Norfolk's water system exists primarily through two town wells and private wells. According to the recent build-out analysis performed by Massachusetts Area Planning Council (MAPC), the current water use averages 920,856 gallons per day (gpd). At build-out, the projected water use would increase 80% (+730,000 gpd) to 1,650,856 gallons per day. The Town is now pursuing development of a third well as discussed under Natural Resources.

Sewer services in Norfolk are principally private, independent systems with wastewater treatment plants. One serves a part of Town Center, a second serves a 136-unit age-restricted housing and commercial development and a third will serve a small industrial development.

Town government services are provided within Town Hall using offices and meeting rooms and include 26 full and part-time staff and numerous volunteer-part time officials. The Fire Department has grown from 3 to 13 career fire fighters and 8 on call staff plus 4 dispatchers which now can support the town with Advanced Life Support (ALS) services. Along with the increase of fire personnel is the need for more equipment including the paramedic ambulance. Today the Police Department has expanded from 4 to an authorized 18 full time police officers, 10 part time police officers and 2 administrative personnel. Dispatch has 4 full time and 7 part-time employees. The Town also has an expanded library, a senior center, affordable senior and family housing complexes and outdoor recreation services and outdoor recreation facilities.

The Town education services and facilities include two elementary school complexes with capacity for 1120 students and the King Phillip Regional Middle School for grades 7-8 is also located in Norfolk with a capacity of about 1,100 students. Norfolk's total student population is approximately 2188, attending public, private and charter schools grades K-12. This number does not include home schooled students or students being educated abroad. Another approximately 15% of Norfolk middle and high school students attend other schools.

H. Olive Day School on Main St built in 1996 with a stated capacity of 500 students, K-2<sup>nd</sup> grade and a gross area of 67,500 square feet. Presently there were 488 students in attendance plus some pre-kindergarten students. There are 53 teachers, 27 aides, one nurse and one librarian that support this school.

The Freeman-Centennial Elementary School on Boardman St with a stated capacity of 620 students for 3<sup>rd</sup> through 6<sup>th</sup> grade and a gross area of 80,300 square feet. Presently there are 600 students attending. There are 56 teachers, 9 aides, one nurse and one Librarian who support this school.

Total number of administrative staff for both Norfolk faculties above includes 7 Superintendents, 2 Principals, 2 Assistant Principals, Sped Director, Building and Grounds Supervisor, 7 full time custodians, Cafeteria Director with 2 full time and 10 part time employees and one After School Child Care Director with 1 full time and 14 part time employees.

King Philip Middle School on King St supports grades 7-8, its capacity stated as 950 students. A total of 287 Norfolk students attended for the 2006-2007 school year. The Norfolk student count,

for the 2007-2008 school year is approximately 286 students. This count is not firm until the 2<sup>nd</sup> month of the school year.

King Philip High School on Franklin St in Wrentham supports grades 9-12 its capacity stated as 1350 students. A total of 467 Norfolk students attended for the 2006-2007 school year. The Norfolk student count for 2007-2008 is expected to be 453 students. This count is not firm until the 2<sup>nd</sup> month of the school year. The King Philip High School is in the process of completing an addition to the school and upgrade of its facilities.

Refer to Section 1 of Part C Data and Details for a full charted list of Norfolk's Facilities and Services.

**Assets and Deficiencies:**

Assets 1: Norfolk has significant facilities consisting of buildings for Public Administration in Town Hall, a newly expanded Library, a Senior Center, housing for seniors and families, a DPW facility, a Fire-Police facility and three school complexes with two for Norfolk elementary students and one for regional 7-8<sup>th</sup> grades.

Assets 2: Norfolk has significant services consisting of Town Administration, a Library, Human Resources consisting of Council on Aging, Housing Authority, a DPW, Public Safety consisting of Fire-Police Facility, the Norfolk Elementary School and King Phillip Middle School systems.

Deficiency 1: Norfolk's water capacity is inadequate for any added demand and water supply infrastructure does not fully serve all areas of Town and especially those vacant land areas projected to expand over the next 10 years.

Deficiency 2: Norfolk's Public Safety building does not accommodate the 2006 needs for capacity and function. It was intended for 4-6 full time staff and now has 12-15 staff.

Deficiency 3: Norfolk's Freeman Centennial school does not accommodate the 2006 needs for capacity and function. These buildings are old, have undersized classrooms, lack handicap access and are not able to accommodate the contemporary teaching programs now required.

Deficiency 4: Norfolk's DPW building does not accommodate the staff and services needed for its expanded functions from a Highway Department to a Public Works Department.

Deficiency 5: Norfolk's Recreation Commission has received citizen requests for indoor recreation that cannot be accommodated within existing Town facilities.

Deficiency 6: Old Town Hall does not meet current standards and should be replaced.

**Goal 1: Provide building facilities and infrastructure services to support Norfolk's current and future demands in support of full development of public and private facilities in the Town Center.**

Policy: Utilize the resources of the DPW in combination with private development to improve and/or operate a Town Center infrastructure. Identify and secure funds for Building-Expansion of Public Safety building, Freeman-Centennial School and DPW building.

Policy: Support the expansion of technological innovations and natural gas through out Norfolk and especially in business and commercial districts to attract business and commercial development and to provide enhanced services to schools and public safety.

**Goal 2: Expand Norfolk's water capacity to meet Norfolk's immediate and full growth potential for water capacity matching future water demand.**

Policy: Utilize the resources of the DPW to permit and Install one or more new well sites and concurrently create augmentation programs for existing well sites and coordinate with Natural Resources regarding site acquisition.

Policy: Utilize the resources of the DPW to develop an augmentation program for the Gold Street Well system to provide excess capacity and allow for primary well maintenance.

**Goal 3: Expand Norfolk's water supply sources for emergency and interim demand for municipal drinking water and fire protection services.**

Policy: Utilize the resources of the DPW to determine a means and method for supplemental water supply if needed during the permitting and installation of the 1-2 new wells.

Policy: Maintain communication with neighboring towns to protect water resources which cross town borders.

**Goal 4: Expand or provide new facilities for Public Safety for expanded staff and services that has occurred to meet Norfolk's growth from 1992 to present and to provide for Norfolk's full growth potential in the future.**

Policy: Prepare an analysis of expanding service demands, staff capacity conditions, existing facility conditions and future growth support projections for Public Safety.

Policy: Develop a system of prioritizing facility expansion needs for Public Safety.

Policy: Utilize the resources of the Board of Selectmen for Public Safety expansion needs and facility-program space.

**Goal 5: Expand facilities for the DPW to provide for an expanded staff and services that has occurred to meet Norfolk's growth from 1992 to present and to provide for Norfolk's full growth potential in the future.**

Policy: Prepare a space needs analysis as a basis for expanding service demands, staff capacity conditions, existing facility conditions and future growth support projections for DPW.

Policy: Utilize the resources of the Board of Selectmen and DPW for DPW expansion analysis and facility-program space.

**Goal 6: Expand Elementary School facilities to provide for student capacity and upgrading elementary school programs, staff and services to meet Norfolk's growth since 1996 and to provide for Norfolk's full growth potential in the future.**

Policy: Prepare an analysis of expanding service demands, staff capacity conditions, existing facility conditions and future growth support projections for elementary school capacity. A Norfolk Schools feasibility study for H Olive Day and the Freeman-Centennial School was completed in 2002.

Policy: Utilize the resources of the School Committee for expansion-upgrade analysis and facility-program space.

**Goal 7: Provide facilities for Indoor Recreation to allow for new programs to service Norfolk's current and growth potential in the future.**

Policy: Prepare an analysis of expanding service demands, staff capacity conditions, existing facility conditions and future growth support projections for Indoor Recreation facility.

Policy: Utilize the resources of the Recreation Commission for expansion analysis and facility-program space.

**Overview:** Norfolk has 67 miles of accepted town roads including access to two major connector roads, Main Street and Route 115. There are another 30+ miles of unaccepted roads in subdivisions. The connector roads link Norfolk to Walpole, Franklin, Wrentham, Medfield, Millis and other communities as well as providing access to Routes 1, 1A, 109 and 95. Besides roads, Norfolk is home to several other transit and pedestrian transportation facilities, including an MBTA rail station and a number of sidewalks. The MBTA rail station has parking for up to 500 vehicles with a commuting demand estimated at over 1,000 cars.

There are two major areas of high volume circulation activity in Norfolk. One is the Town Center (consisting essentially of the B1 zoning district), and the other is the Route 1A/Route 115 commercial district (consisting of the C1 and C6 zoning districts). The Route 1A/Route 115 area (“C1 district”) has experienced commercial growth in recent years and significant additional growth is anticipated. The intersection at Dedham (1A) and Pine-Pond Street (115) has been observed to need more capacity for traffic movement. Near future growth of development in C1-C6 Districts and development of Patriot Place in Foxboro will generate additional traffic volumes and impact this roadway system. To accommodate the increased traffic on Pine Street (Rt. 115) from Patriot Place in Foxboro will require widening of Pine Street, removing the old bridge abutment and reconfiguring Everett Street and Valley Street. There is also a circulation problem emerging at the MBTA gate crossing in Town Center on Rockwood Road (Rt. 115) that will involve double gates and a traffic island. This will occur at 10,000 vehicle trips a day across the rail tracks, which is becoming a near daily condition.

There is also a very limited sidewalk system within Norfolk that is concentrated in the Town Center and within new subdivisions. A ten-year sidewalk plan exists, but has not been fully implemented yet due to funding restrictions and lack of citizen demand or support. The initial sidewalk priorities included connection between the two elementary schools and King Phillip North for 2 miles on King Street. A sidewalk is planned on Medway Branch in 2007 to Boardman. There will also be a sidewalk funded by C4 development on Holbrook and Overlay Street. The Planning Board controls a Sidewalk Fund that consists of encumbered funds generated from developments.

**Assets and deficiencies:**

**Assets:** Norfolk has several transportation assets within the town limits, principally its MBTA station with a demand approaching 1,000 users per day. The Town center could also be a focus for pedestrian and bike users in support of the rail systems and retail programs.

**Deficiency 1:** There is a growing vehicle operational flow problem related to the Rockwood Road rail crossing.

**Deficiency 2:** There is a growing vehicle operational flow problem related to the Route 1a/Rt. 115 intersection.

**Deficiency 3:** There are several safety problems emerging related to pedestrian traffic accessing Town Center and along the Route 1A/Route 115 corridor to and from Foxboro.

**Deficiency 4:** There are potential problems emerging related to increased pedestrian and vehicle traffic within Town Center when the full development of retail and higher density residential occurs.

**Deficiency 5:** The ten-year sidewalk plan noted an emerging un-safe condition related to increased pedestrian and vehicle traffic at Boardman Street and Rockwood Road when the full development occurs.

**Goal 1: Identity and resolve vehicle and pedestrian intersection problems at the Town Center's commuter rail crossing, Pond Street-Dedham Street (Route 1A/Route 115) intersection.**

Policy: Work with the MBTA to move its commuter rail station westward to be closer to the majority of its parking and to eliminate the obstruction of Rockwood Road during train boarding and un-boarding. Utilize the resources of the DPW to pursue federal funds for an alternative rail crossing.

Policy: Utilizing the resources of the DPW to pursue State/Transportation Improvement Plan (TIP) money in 2008 for the Pine Street programs plus pursue some mitigation money from Patriot Place project. Fully reconfigure the Rt 1A-Rt 115 intersection and widen the entire Pine Street (RT 115) roadway and remove the unused bridge abutments near Everett Street.

**Goal 2: Identify and resolve sidewalk connections from Town Center and elementary school facilities to existing and emerging high-density residential areas and recreation areas.**

Policy: Identify specific sidewalk programs for annual completion utilizing existing sidewalk reserve account and actively pursue sidewalk grant programs for major highway sidewalks. Implement the multi-year, phased sidewalk plan.

**Goal 3: Incorporate a bicycle pathway program within the sidewalk connections from Town Center to elementary school facilities and recreation areas and along the Route 115 corridor from Town Center to the Foxborough boundary.**

Policy: Study criteria for bike path programs and prepare for integration with sidewalk programs along major highway sidewalks. Implement the multi-year, phased sidewalk plan with a major priority being the Rt. 115 Corridor.

**Goal 4: Develop a roadway management program for pavement surfaces, bridges and culverts that establishes a rolling five year maintenance and repair evaluation report.**

Policy: Using the resources of the DPW conduct a town wide survey of roadways, bridges and culverts and prepare a report establishing rolling priorities for immediate, mid-range and long-range maintenance and repair. Utilize Town capital outlay, state and federal funding programs to implement the highest priority maintenance and repair conditions.

**Overview:** This Master Plan is a generalized “road map” for REGULATORY and NON-REGULATORY municipal actions. The REGULATORY ACTIONS include zoning by-laws, Planning Board regulations and Zoning Board of Appeals actions. The NON-REGULATORY ACTIONS include capital improvements, property taxation and land use review by Norfolk’s Boards, Commissions, Departments and Committees. Implementation and achieving goals and objectives identified in the Master Plan elements will require Town Meetings for zoning changes, funding of capital improvements, chartering/re-chartering of committees and establishing greater communications, collaboration and action programs from existing Boards and Commissions.

The master plan has answered the “What” and “Why” of Norfolk’s growth and development. The “How”, “When” and “By Whom” will require a town government to establish priorities and inspire action plans in the form of new zoning, capital improvements, land acquisitions, infrastructure development and fiscal planning. Presented below are the goal priorities recommended for immediate action:

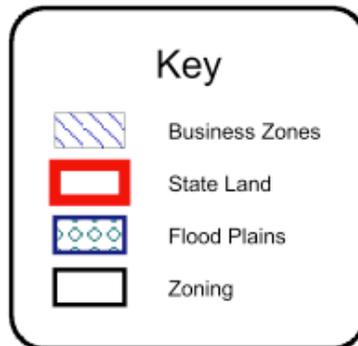
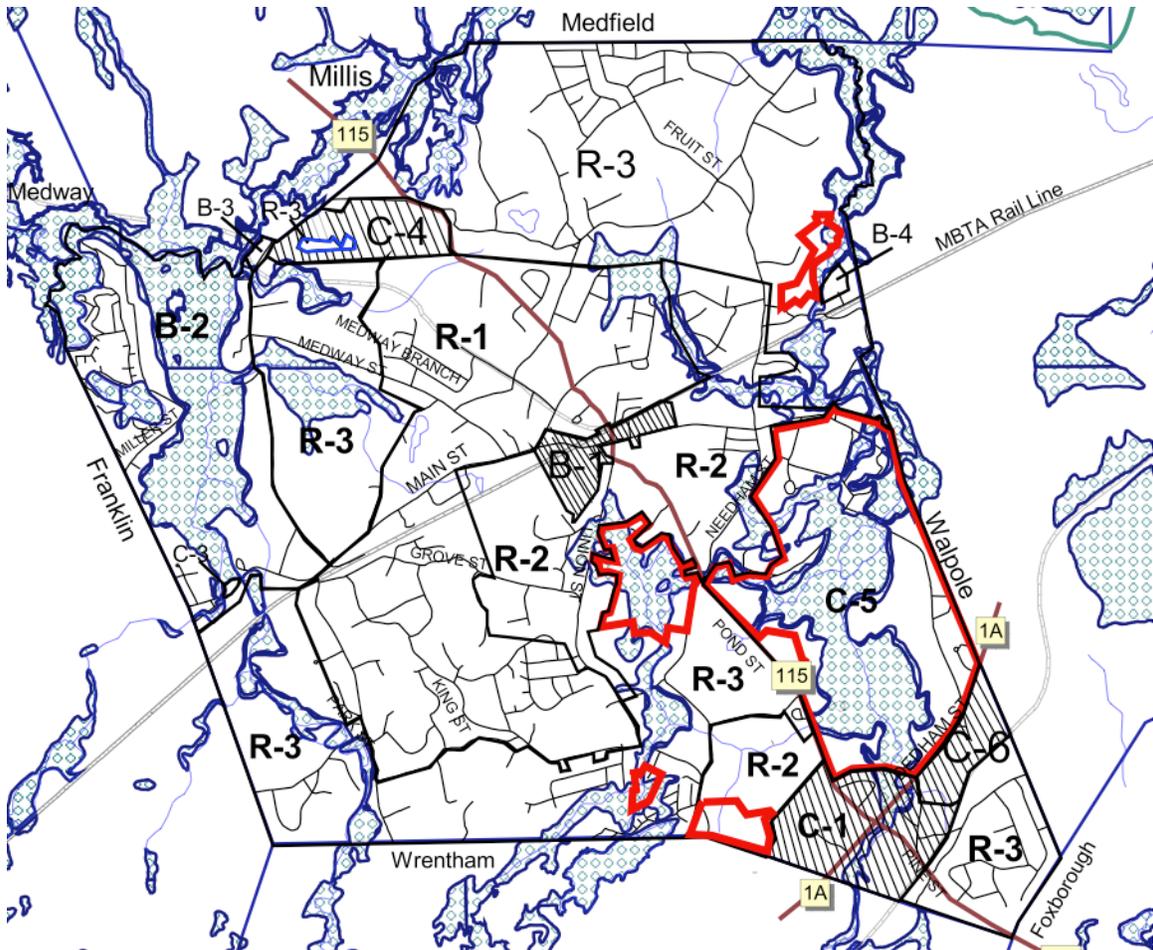
- Develop adequate water supply program for a fully developed town anticipated by 2020.
- Diversify tax revenue resources to reduce the demand on the single-family home owner.
- Inspire the full development of town center as a socially vibrant, mixed use, New England, village community.

(1).**Regulatory Actions:** Zoning bylaws provide the legal force to implement land uses/development by creating the actual requirements for new construction and development, and by regulating uses, locations, dimensions, access and impact. Zoning Bylaws can also be useful tools to guide development in preferred directions by identifying incentives to attract or encourage certain programs or by discouraging certain other programs. Zoning Bylaws thus can act as a “Carrot and Stick” for future growth. In the recent past, Norfolk’s Zoning Bylaws, limited infrastructure systems and review-approval process have tended to favor single family, residential development over commercial-business development. Norfolk’s Residential zoning is typically regulated by a single Board/Commission approval with strait forward, simple guidelines/controls that provide predictable and time efficient decisions. Norfolk’s Business-Commercial zoning identifies specific uses, with variable controls based upon use-location-circulation. Additionally, a complex approval process for Business/Commercial development based on use and review-jurisdiction that frequently involves multiple Board or Commission decisions and conditions has created a perceived set of hurdles which impede or delay project approval.

Currently there are three categories of residential districts, four primary areas zoned for business-commercial uses and a significant area of undeveloped land that is presently within the residential districts. Within all districts specific uses are either:

- a) Allowed “as of right”
- b) Allowed by “Special Permit”
- c) Not Allowed

“Map of Zoning below Indicates Residential, Business-Commercial, State and Flood Plain areas.



(2) **Non-Regulatory Actions:** Town government affects the process of development through actions by Boards, Commissions, Departments and Committees which address the following issues:

- a) Wetlands Protection – Conservation Commission
- a) Public Health-Sanitation – Board of Health
- b) Earth Removal – Board of Selectmen
- c) Roadway-Water-Drainage – Department of Public Works

Other Non-Regulatory activities that affect development include committees and funding programs. Norfolk has an Economic Development Committee to promote development in non-residential districts. Norfolk has a Community Preservation Committee to direct use of the Community Preservation Fund (3% of town tax revenues with state matching funds) for preserving open space, facilitating affordable housing and acquiring-developing recreation areas. Norfolk has a Capital Outlay Committee to promote town action on long range capital improvements. Norfolk has a Stabilization Fund that is available for limited funding of capital improvement expenditures.

**Assets and Deficiencies:**

Assets 1: Norfolk’s “implementation” assets are its Zoning Bylaws, Planning Board Regulations, Non-Regulatory programs, commitment to education and commitment to mitigate adverse regional impacts like those from “Patriot Place” in Foxborough, MA.

Deficiency 1: Norfolk’s “implementation” deficiencies are perceived as complex Zoning Bylaws and Review-Approval Process that limit predictability and expeditious non-residential development approval. Norfolk has not optimized its approval process for non-residential development to match the priorities of an applicant’s tenant commitments and financing needs.

Deficiency 2: Lack of a significant non-residential tax base has resulted in an historical dependence on residential property taxes (currently 94%) as a basis for funding Town services. In the next decade Norfolk may not be able to deliver some critical services and capital improvements within the Proposition 2 ½ limits unless it diversifies its tax base.

Deficiency 3: Lack of internal communication and collaboration by town government entities on common agendas, and lack of functional communication with the regional development community toward inspiring fully developed business-commercial districts.

Deficiency 4: Lack of adequate facilities and infrastructure to support future growth/development.

The achievement of the goal priorities presented below will require promoting assets and resolving deficiencies to inspire desired growth and development. The timetable for achieving the resolution of deficiencies should be based on the desire for a fully developed community by 2020.

**Regulatory Goals:** Presented below are the highest priority programs for implementation:

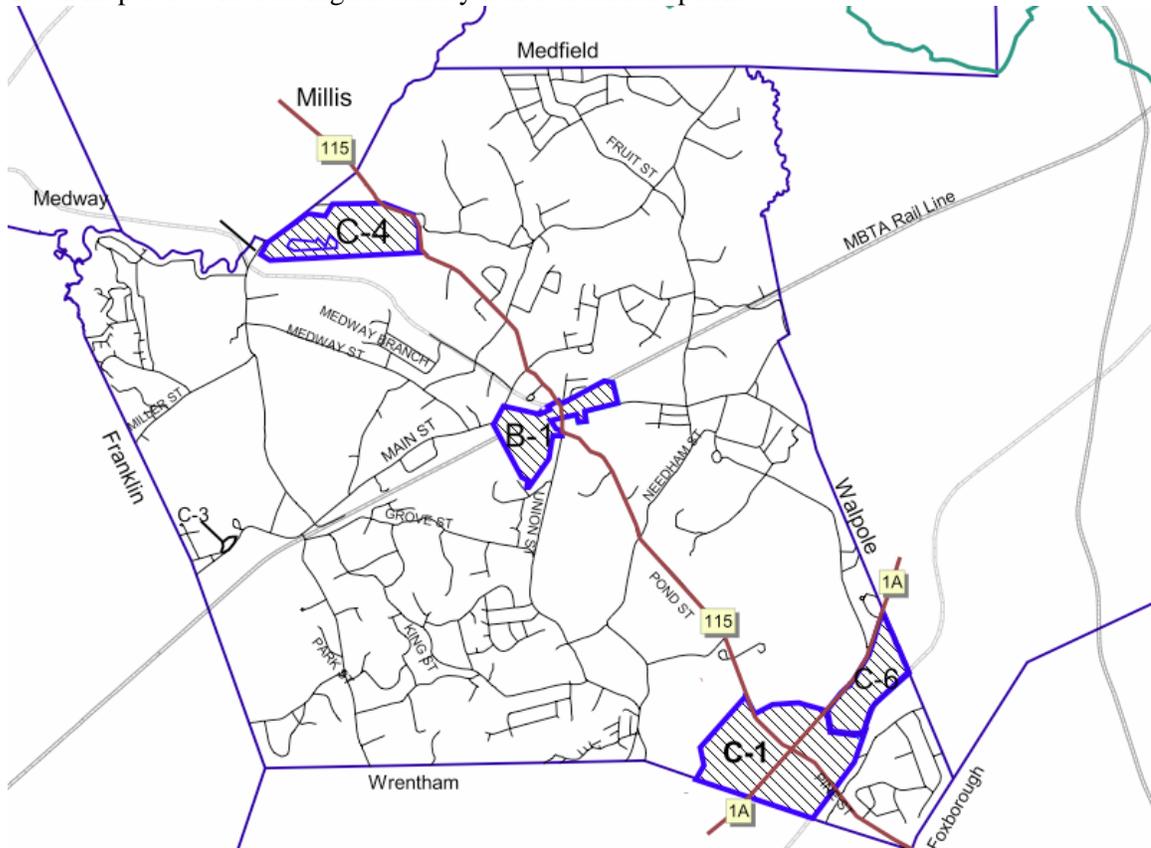
- Town Center: Adopt new and implement existing zoning bylaws, communication and approval methods and implement infrastructure programs to facilitate full development of the Town Center.
- Affordable Housing: Adopt new and implement existing zoning bylaws, initiate public programs and inspire private development to achieve affordable housing in compliance with the state’s criteria of 10%.

**Regulatory Policy:** Presented below are the policy programs toward implementation:

- Communication: Adopt IT systems and management programs to facilitate greater communication within town government on common agendas and pursuit of predictable approval programs.
- Collaboration: Adopt inter-government programs to focus on streamlining approvals.

- Zoning Bylaws: Amend, add and/or delete zoning bylaws within the Business and Commercial Districts to provide greater predictability, expedite the approval process and inspire “Smart Growth” development
- “Smart Growth”: Inspire concentration of higher density development in close proximity to existing and/or planned infrastructure and mass transit options.

Town map below locates higher density non-residential options.



**Non-Regulatory Goals:** Presented below are the highest priority programs for implementation:

- Water Supply: Funding and facilitate locating, acquiring and preserve natural resources to supply adequate water to the fully developed Norfolk community.
- Open Space: Acquire open space to provide for recreation and to preserve the community’s residential, semi-rural, New England character.
- Road Safety: Fund and facilitate full road safety programs involving Pine Street-Dedham Street and Rockwood Road-MBTA Crossing in Town Center.

- Town Facilities: Fund and facilitate development of an expanded Public Safety Building, DPW Building, and new-reconfigured Freeman Centennial elementary school complex.

**Non-Regulatory Policy:** Presented below are the policy programs toward implementation:

- Provide Funding for capital Improvements for critical circulation, schools, public safety, public works, water supply, infrastructure, resource preservation, etc.
- Charter/Re-charter Committee/Commissions (EDC, DPW for sewer/infrastructure programs, etc

## **Section 1**

### **Part C –Data-Details**

### **Facilities and Services Data**

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#### **Town Hall Data :**

Town government services are provided by with 26 full and part-time staff and numerous volunteer-part time officials, etc. using offices and meeting rooms located in Town Hall located at 1 Liberty Lane built in September 1998. This facility provides an IT department since 2003 with a video room for taping Selectmen and other committee meeting for cable broadcasts since 1998. Public Administration in Norfolk includes Town Hall (25,000 SF) for Town government.

#### **Fire and Police Data :**

Public safety departments are housed within a 9,013 square foot facility for police, fire and E911 dispatch, i.e. Public Safety Building last expanded in 1992. To assist with more urgent needs for space, a temporary 14' x 70', 1,050 square foot trailer was installed in April 2007 for on-duty firefighting staff, which also serves as the Fire Department's training building. Police utilize a detached two bay garage, 600 square feet, which also serves as a storage and exercise facility. A significant portion of the Public Safety Building, 3,600 square feet, is comprised of a garage for fire apparatus. Fire Department staff have access to 486 square feet of office space and 495 square feet for storage. The remainder of the building provides office and operational space for Police and E911 dispatch, i.e. 4 offices, dispatch room, training room, shift operations room and single vehicle garage. Police, fire and E911 dispatch have access to two restrooms, with the one restroom available to the public. Today the Fire Department has 13 career fire fighters and 8 on call staff, which now can support the town with ALS, Advanced Life Support, services. Today the Police Department is authorized 18 full time police officers, 10 part time police officers and 2 administrative personnel. Dispatch has 4 full time, and 7 part time staff.

#### **Public Works Data :**

The Public Works programs in Norfolk include water services, roads-bridges-culvert programs, sidewalks, highway maintenance, etc. The water distribution in Norfolk provides 921,000 gallons per day (FY 2000), 2003 services and 57 miles of mains. The Norfolk Water System and the Massachusetts Correctional Institute combined are authorized 1.14 million gallons per day. Public Works in Norfolk includes DPW Building (15,800 SF) for administration-maintenance-storage, a recycle facility, highway-facility-grounds maintenance, water distribution-maintenance-fees, etc. Norfolk DPW maintains 69.23 miles of accepted roads, 59 culverts and bridges and ground facilities for all town buildings.

#### **Library Data:**

The original Library was built in 1845. It was moved to its present location in 1900, and actually became a library in 1951. A large addition was added in October 1985. In 2004 the library was enlarged from 9000 sq. ft. to 26,500 Sq. ft. in order to keep up with the town's population growth and the need for a meeting room for community groups. It houses 36,000 fiction and non-fiction books for both adults and children, 1600 books on tape, 1900 video tapes and 600 compact discs. The Reference area has been reorganized to facilitate student research along with a special area for local history collection. Library has 4-6 full and part-time staff.

#### **Senior Center Data:**

The Norfolk Senior Citizen Center (20,000 SF) located in at Medway Branch was built in September 1999 and has a parking capacity of 50 cars.

**Old Town Hall Data:**

The old Town Hall facility (6,500 SF) located on Main Street was built in September 1954 is a three level building and includes parking for 50 cars and has a small adjacent storage building totaling 1200 SF. The Old town Hall provides access to the Town Pond where there is a gravel parking lot for 30 cars.

**Old Tramp House Data:**

The old Tramp House is (600 SF @ 20' x 30') located on Liberty Lane was built in September 1886 is used for historical storage and occasional meetings by the Historical Commission with access from the Library parking lot.

**Gazebo Data:**

The Gazebo, a(10' x 10') hexagon structure, located on Town Hill and was built in the 1920's and is used for occasional concerts and group meetings with access from the Library parking lot.

**Housing Authority Data:**

The Housing Authority operates two facilities: Hillcrest Village elderly housing (6,500 SF) on Rockwood Road and Pine Knoll Family Housing (6,500 SF) on Pond Street. HillCrest Village, built in September 1954, is a three level building and includes parking for 50 cars and has a small storage building totaling 1200 SF. The Old town Hall provides access to the Town Pond with a gravel parking lot for 30 cars.

**School Data:**

The Town education services and facilities include two elementary school complexes with capacity for 1120 students and the King Phillip Regional Middle School for grades 7-8, which is also located in Norfolk with a capacity of about 1,100 students. Norfolk's total student population is approximately 2188, attending public, private and charter schools grades K-12. Norfolk Elementary faculties include the following: 2 Superintendents, 2 Principals, 2 Assistant Principals, Sped Director, Building and Grounds Supervisor, 7 full time custodians, Cafeteria Director, 2 full time and 10 part time cafeteria employees, one After School Child Care Director with 1 full time and 14 part time employees. (Teachers are listed by school below.)

H. Olive Day School on Main St., built in 1996, has a stated capacity of 500 students, K-2<sup>nd</sup> grade, with and a gross area of 67,500 square feet. Presently there were 488 students in attendance plus some pre-kindergarten students. There are 53 teachers, 27 aides, one nurse and one librarian.

The Freeman-Centennial Elementary School on Boardman St, built in the 1950's and expanded in 1970's, has a stated capacity of 620 students for 3<sup>rd</sup> through 6<sup>th</sup> grade with and a gross area of 80,300 square feet. Presently there are 600 students attending. There are 56 teachers, 9 aides, one nurse and one Librarian who support this school. Freeman school.

King Philip Middle School on King St, built in 1966, supports grades 7-8, with its capacity stated as 950 students. A total of 287 Norfolk students attended for the 2006-2007 school year. The Norfolk student count, for the 2007-2008 school year is approximately 286 students. This count is not firm until the 2<sup>nd</sup> month of the school year. The KP high School was built in 1957 for students, grades 7-12, from Norfolk, Plainville, and Wrentham until 1966 when the KP Middle School was opened. The school has been remodeled/upgraded in 1971 and 2007.

For King Phillip Regional High School student population grades 7 through 12 see Part C, Trends and Statistics. For Elementary school population for Norfolk grades K through 6 and Pre Kindergarten see Part C, Trends and Statistics.

<u>No.</u>	<u>Street</u>	<u>Historic Name</u>	<u>MHC</u> <u>#</u>	<u>Other</u> <u>#s</u>	<u>Area</u>	<u>Form</u> <u>B</u>	<u>NR District</u>	<u>NR</u> <u>individual</u>
73	Boardman		107			yes		
96	Boardman		108	921		yes		
103	Boardman	The Warelands	1			yes		Listed
120	Boardman	Dorothy Nilsen House	10			yes		
18	Campbell	Benjamin Morse House	11	109		yes		
31	Campbell	Silas Fales House	15			yes		
	Clark	Norfolk Prison Property/Hubbard House	50			yes		
43	Cleveland	Lewis G. Miller House	110			yes		
45	Cleveland	Rev. Daniel Round House	111			yes		
71	Cleveland		112	113		yes		
		Patrick Fay House/Weeber House	6	114		yes		
75	Cleveland		115			yes		
209	Dedham	Sharon's Luncheonette/Sharon Duck Inn	116			yes		
227	Dedham		117	118,119		yes		
242	Dedham	Charles Sharon Sr. House	801			yes		Nominee
	Everett	Pondville Cemetery	56			yes		
12	Everett	Giovanucci House	44			yes		
48	Everett	Pond-Eisner House	120			yes		
26	Fruit							
		Fales-Day-Ehnes House/Jane & Paul's Farm	9	121,122		yes		Nominee
33	Fruit		7			yes		
38	Fruit	<del>Fort Hill Farm</del> <b>DEMOLISHED</b>	8			yes		
41	Fruit	Hillside Farm	123			yes		
55	Fruit		124	125		yes		
10	Hanover		42			yes		
19	Hanover	Towne-Holmes House						
	Hill	Old Colony Railroad Bridge abutments	927	928	I	no		
9	Hill	Railroad Freight House	215		I	no		
2	Holbrook	Ide-Rogers House	4			yes		
22	Holbrook	Pond-Keith-Callahan House	126	127		yes		
		Samuel Dunton House/Cressbrook Farm	128			yes		Nominee
51	Lake		936		L	no		
	Lawrence	Lawrence Street Bridge	935		L	no		
	Lawrence	Bush Pond						
		Buckley & Mann Plant						
17	Lawrence	Office/Dwelling #1	240		L	no		
17	Lawrence	Dwelling #2	241		L	no		
17	Lawrence	Picker House	242		L	no		
17	Lawrence	Carding & Picking Building	243		L	no		
17	Lawrence	Baled Wool Storage Building	244		L	no		
11	Leland		129	130		yes	Myrtle	
22	Leland	Leland Employee House	131			yes	Myrtle	
27	Leland	Amory Leland House	132	133		yes	Myrtle	
	Liberty	George A. Carr Memorial	923		G	no	Center	
	Liberty	Tramp House	18		G	yes	Center	Nominee
1	Liberty	Norfolk Town Hall	206		G	no	Center	
	Main	City Mills Pond	933		K	no		

**Facilities Data Table-** Listed below are Norfolk’s primary facilities.

<b>Facilities</b>	<b>Date Constructed</b>	<b>Building Size</b>	<b>Capacity</b>
<b>Town Hall</b>	1998	25,000 SF	15 offices, 6 meeting Rms
<b>Library</b>	1845-2004	26,500 SF	36,000 books
<b>H. Olive Day School</b>	1994	57,000 SF	500 students
<b>Freeman Centennial School</b>	1960-1970	80,000 SF	620 students
<b>Fire and Police Fire Bldg</b>	1985-1992	9,100 SF + trailer	13-18 people
<b>DPW Building</b>	1985	15,800 SF	2-levels
<b>Old Town Hall - Recreation</b>	1954	6,500 SF	3-levels
<b>Tramp House</b>	1886	600 SF	1-level
<b>Senior Citizen Center</b>	1999	20,000 SF	3-levels
<b>Hillcrest Village Housing</b>	1986		64 apartments
<b>Pine Knoll Housing</b>	1996		20 family units
<b>Public Water Supply</b>	size	Capacity	Miscellaneous
Gold Street Well Site	25.60 Acres	424,800 gpd	
Spruce Street Well Site	24.84 Acres	612,000 gpd	
Storage Tank, Town Center.	1.20 Acres	1.0 M gallons	
Storage Tank, Pond Street	1.20 Acres	1.1 M gallons	
Street Water Service	57.00 Miles		8”-12” piping

## **Section 2**

### **Part C –Data-Details**

### **Infrastructure Systems Data**

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#### **Road and Bridge-Culvert Data:**

Norfolk has 67 miles of accepted town roads including access to two major connector roads, Main Street and Route 115. There are another 30+ miles of unaccepted roads in subdivisions. The connector roads link Norfolk to Walpole, Franklin, Wrentham, Medfield, Millis and other communities as well as providing access to Routes 1, 1A and 95. Besides roads, Norfolk is home to several other transit and pedestrian transportation facilities, including an MBTA rail station and a number of sidewalks. The MBTA rail station has parking for up to 500 vehicles with a commuting demand estimated at over 1,000 cars.

**Road Data Table Below:**

<b>STREET</b>	<b>WARRANT</b>	<b>DESCRIPTION</b>	<b>TOWN MI.</b>	<b>TOWN FT.</b>
Alice Avenue	3/10/52, 10/20/51	Main St. to dead end (Spring St.)	0.19	1000.00
Ash Road	3/17/47	North St. to Mirror Lake Ave	0.17	897.60
Audubon Trail	10/05	North St to Audubon Trail		
Baltimore Street	12/29	Holbrook St - Millis town line	0.26	1372.80
Barnstable Road	10/23/91	Medway Br - cul de sac	0.64	3401.00
Barrell Place	5/31/89	Old Mill Rd - cul de sac	0.13	668.00
Berkshire	11/95,11/97,5/02,11/04		0.71	3770.93
Bigelow Place	6/76	Juniper - cul de sac	0.08	411.00
Birch Road	3/39	Mirro Lave - dead end	0.14	739.20
Boardman Street	5/86	Main - Seekonk	1.68	8870.40
Bob White Lane	11/98	Robin - Quail Run	0.13	682.00
Brett's Farm Road	11/97	Lawrence - Eagle	0.48	2556.00
Brewster Road	10/91	Barnstable - cul de sac	0.24	1244.00
Briarwood Road	5/89	Grove - cul de sac	0.21	1109.00
Bridie Lane	11/97	Grove -cul de sac - King	0.45	2331.00
Brookside Lane	5/13/89	Seekonk - cul de sac	0.28	1480.00
Bush Pond Road	5/89	Park - cul de sac	0.27	1400.00
Campbell Street	11/40	Seekonk - Highland Lake	0.33	1742.40
Carlson Circle	3/53	Main - dead end	0.05	280.00
Cedar Road	3/39	Birch - dead end	0.05	264.00
Chatham Road	5/05	Medway - Barnstable	0.18	945.42
Chestnut Road	3/48	Birch - dead end	0.10	528.00
Chicatabut Avenue	11/97	Fruit - cul de sac	0.36	1920.00
Chickadee Drive	11/97	King - cul de sac	0.24	1255.00
Churchill road	6/76	Winston - cul de sac	0.20	1055.00
Clark Street	10/29	Main - Walpole town line	0.46	2428.80
Cleveland Street	5/86	Rockwood - Seekonk	1.54	8131.20
Country Squire Drive	11/97	Valentine - cul de sac	0.12	654.00
Cowesit Avenue	11/97	Noon Hill - Naugatuck	0.17	900.00
Cranberry Meadow Road	11/98	Lawrence - cul de sac	0.26	1355.00
Creek Drive	11/98,	11/04	0.38	2021.59
Cress Brook Road	5/01	Medway St -cul de sac	0.09	492.15
Cresson Avenue	3/54	Priscilla - Hunter	0.10	545.00
Cypress Lane	10/05	Evergreen - Mass Ave	0.15	766.51
Day Street	5/84	Noon Hill - Noon Hill	0.42	2203.00
Dean Street	12/22	Myrtle - Millis Town line	0.19	1003.20
Dedham Street	State Road	Wrentham town line - Walpole line	1.47	7761.60
Diamond Street	5/86	North St - Union St	0.26	1372.80
Eagle Drive	11/97	Lawrence - dead end	0.18	960.00
Eagle Drive	11/98	Cranberry Meadow - end of pavement	0.03	153.00
Eric Road	11/96	Park St - cul de sac	0.14	720.00
Erin Lane	5/05, 11/96	Eric - Berkshire	0.13	670.04
Essex Road	11/95	Worcester - Maple	0.21	1083.70
Evan's Lane	8/00	Needham - cul de sac	0.09	498.85
Everett Street	5/86	Wrentham town line - Walpole line	0.96	5068.80
Evergreen Road	10/05	Pondview - cul de sac	0.26	1378.97
Ferndale Avenue	3/66	Fleetwood - cul de sac	0.15	792.00
Fleetwood Drive	5/66	Rockwood - cul de sac	0.19	1003.20
Forest Grove Avenue	5/86	Mirror Lake - Wrentham town line	0.03	158.40
Forest Lane	6/76	Longmeadow Rd - Beaverbrook Rd	0.09	480.00
Fox Hill Lane	11/98	Ridge Road - cul de sac	0.09	492.00
Frederickson Road	5/33	Grove St - dead end	0.37	1953.60
Freedom Trail	11/97	Everett St - cul de sac	0.71	3765.00
Fruit Street	5/86	Seekonk St - Medfield Town Line	1.29	6811.20
Geneva Avenue	3/50	Ware Dr - Malcolm St	0.14	739.20
Gordon Road	10/06	Priscilla Ave - end of Gordon Rd	0.05	264.00
Grove Avenue	3/54	Harlow Ave to dead end	0.07	369.60
Grove Street	5/86	Union St - Park St	1.45	7656.00
Hampton Road	5/02	Park St - Berkshire St	0.11	621.53
Hanover Street	5/86	Main St - Myrtle St	0.25	1320.00

STREET	WARRANT	DESCRIPTION	TOWN MI.	TOWN FT.
Highland Lake Drive	11/40, 5/86	Campbell St - Walpole Town Line	0.43	2270.40
Hill Street	5/86	Everett St - Valley St	0.23	1214.40
Holbrook Street	12/29	Cleveland St - Millis Town Line	1.42	7497.60
Hoover Street (or Road?)	5/85	Boardman St - cul de sac	0.10	526.00
Hunter Avenue	3/54	Cresson Ave to Harlow Ave	0.21	1100.00
Independence Drive	5/98, 5/01	Main St - Liberty Ln	0.04	211.00
Ivy Court	10/06		0.04	213.49
Juniper Lane	6/76	Boardman St - cul de sac	0.10	526.00
Keith Street	5/86	Cleveland St - Holbrook	0.03	158.40
King Philip Trail	3/66, 11/71	Seekonk St - cul de sac	0.26	1372.80
King Street	5/86, 12/70	Union St - cul de sac	1.39	7339.20
Kingsbury Road	3/53, 3/60	Miller St - dead end	0.42	2217.60
Knoll Drive	11/97	Strawberry Lane - cul de sac	0.12	630.00
Lafayette Lane	11/71, 2/79, 11/97	Lantern Lane - Valentine - cul de sac	1.02	5385.60
Lake Shore Drive	3/49	River Rd - Priscilla Ave	0.34	1815.00
Lantern Lane	11/97	Lantern Lane - cul de sac	0.23	1230.00
Laurel Path	5/89	Boardman St - Old Colony Drive	0.11	580.80
Lawrence Street	11/40	Park St - Franklin Town Line	0.68	3590.40
Leland Road	3/49, 3/52	Miller St - dead end	0.99	4970.00
Liberty Lane	5/98, 10/06, 5/01	North St - dead end	0.08	422.00
Lincoln Road	10/32	Campbell St - Walpole Town Line	0.23	1214.40
Litchfield Avenue	3/54	Harlow Ave to dead end	0.08	422.40
Longmeadow Road	6/76	Ridgefield - Blueberry Lane	0.09	500.00
Main Street	11/30, 9/32, 6/40, 12/40	Franklin Town Line - Walpole Town Line	4.03	21278.40
Malcolm Street	3/50	Geneva Ave - dead end	0.14	750.00
Maple Road	5/86	West Cedar St - dead end	0.03	158.40
Maple Street	12/70	Park St - King St	0.81	4276.80
Marshall Street	5/86	Pond St - North St	0.52	2745.60
Masconomet Avenue	11/97	Fruit - Cowesit	0.22	1150.00
Massachusetts Avenue	5/81	Mohegan St - Pennacook St	0.18	703.00
Massachusetts Avenue	10/05	Cypress - cul de sac (32+06.096 to 38+26.51)	0.12	620.41
Meadowbrook Way	3/71	Cleveland St - cul de sac	0.12	633.60
Medway Branch	2/79	Boardman St - dead end	0.28	1478.40
Medway Street	5/86	Main St - Myrtle St	1.52	8025.60
Mill River Road	11/97	School St - cul de sac	0.21	1125.00
Miller Street	5/86	Myrtle St - Franklin Town Line	0.95	5016.00
Mirror Lake Avenue	3/34, 3/43	Shears St - Spruce Road	0.53	2798.40
Mohegan Street	5/81	Stilwell Ave - Chicatabut Ave	0.39	2059.20
Montauk Avenue	5/81	Penacook St - cul de sac	0.05	245.00
Mountain Rock Lane	11/97	Oak View Trail - cul de sac	0.17	913.00
Myrtle Street	12/22	Main St - Millis Town Line	1.75	9240.00
Naugatuck Avenue	11/97	Fruit St - cul de sac	0.29	1520.00
Needham Street	5/86	main St - North St	0.89	4699.20
Noon Hill Avenue	2/79, 6/82	Fruit St - Seekonk St	0.98	5150.00
North Street	7/49, 11/49	Main St - Wrentham Town Line	2.44	12883.20
Norwell Street	10/51, 3/52	Alice Ave - Needham St	0.06	316.80
Oak Road	3/49	Mirror Lake Ave - dead end	0.04	200.00
Oak View Trail	5/89	King St - cul de sac	0.09	500.00
Old Coach Road	11/71	Pine St - Lafayette Lane	0.22	1161.60
Old Colony Drive	5/89	Laurel Path - cul de sac	0.22	1161.60
Old Liberty Lane	11/97	Freedom Trail - Walpole Town Line	0.06	300.00
Old Mill Road	5/89, 10/91	Boardman St - dead end	0.35	1834.00
Overlea Road	6/76	Rockwood Rd - cul de sac	0.19	1003.20
Park Street	7/43	Main St - Wrentham Town Line	1.48	7814.40
Pennacook Street	5/81, 11/97	Stilwell Ave - Chicatabut Ave	0.49	2592.00
Perigo	10/01	? (not listed)		
Pheasant Hill Road	11/98	Robin Rd - Union St	0.27	1414.00
Pine Road	3/49	Mirror Lake Ave - dead end	0.03	200.00
Pine Street	10/30	Dedham - Foxboro Town Line	0.97	5121.60
Pocumtuck Avenue	5/81	Pennacook St - Mohegan St	0.17	685.00

STREET	WARRANT	DESCRIPTION	TOWN MI.	TOWN FT.
Pond Street	4/27	North St - Dedham St	1.59	8395.20
Pondview Road	6/76	Holbrook St - cul de sac	0.32	1658.00
Priscilla Avenue	3/49	Lake Shore Dr - Leland Rd	0.60	3150.00
Quail Run Road	11/98	Union St - Robin Rd	0.31	1632.00
Ridge Road	5/89	Oak View Tr - off Chickadee Dr	0.17	894.00
Ridge Road	11/98	Pheasant Hill Rd - Ridge Rd	0.18	946.00
Ridge Road	11/98	Ridge Rd - Ridge Rd	0.27	1410.00
Ridgefield Road	6/76	King St - cul de sac	0.21	1100.00
River Road	3/49	Myrtle St - Lake Shore Drive	1.03	5439.00
Robin Road	11/98	Robin Rd - Union St	0.47	2500.00
Robin Road	11/98	Pheasant Hill Rd - Ridge Rd	0.04	194.00
Robin Road	11/98	Robin Rd - cul de sac	0.15	782.00
Rockwood Road	2/29, 9/29	Main St - Holbrook St	1.59	8395.20
Route 115	3/49	Pine St - Wrentham Town Line	0.01	52.80
Sagamore Road	10/91	Brewster Rd - cul de sac	0.12	645.00
School Street	5/86	Main St - Franklin Town Line	0.12	633.60
Seekonk Street	5/86	Main St - Medfield Town Line	2.19	11563.20
Seneca Street	11/97	Noon Hill Ave - Medfield Town Line	0.07	370.00
Sharon Avenue	6/76	Dedham St - cul de sac	0.18	975.00
Shears Street	3/43	North St - Wrentham Town Line	0.10	528.00
Shirley Lane	5/89	Briarwood - cul de sac	0.18	975.00
Sparrow Road	11/98	Robin Rd - Sparrow Rd	0.04	221.00
Sparrow Road	11/97	Near Robin Rd - Chickadee Dr	0.13	686.40
Spring Street	10/53, 3/61, ATM 85	Needham St - cul de sac	0.26	1360.00
Stacey Road	5/89	Rockwood Rd - cul de sac	0.19	1003.00
Standish Road	5/88	Boardman St - cul de sac	0.38	2006.00
Stanhope Drive	5/88	Village Green - Village Green	0.27	1426.00
Stilwell Avenue	2/79	Fruit St - Pennacook St	0.26	1372.00
Stop River Road	5/93	Seekonk St - dead end	0.32	1670.00
Stop River Road	11/04	STA 18+64.80 - 39+61.54	0.40	2096.74
Strawberry Lane	5/89	Grove St - cul de sac	0.22	1153.00
Suffolk Street	10/92	King St - dead end	0.08	431.00
Sweetland Farm Road	5/85	Main St - Main St	0.39	2050.00
Timberline Drive	5/88	Park St - cul de sac	0.16	845.00
Truro Road	10/91	Medway Branch - Barnstable	0.09	480.00
Tucker Road	5/86	Medway St - Rockwood Rd	0.70	3696.00
Turner Street	5/86	Cleveland St - dead end	0.57	3009.60
Union Street	9/31	Main St - North St	2.10	11088.00
Valentine Drive	6/76, 11/97	Everett St - Valentine Dr	0.48	2529.00
Valley Street	5/86	Dedham St - Pine St	0.42	2217.60
Village Green	3/63, 5/88	Village Green - cul de sac	0.62	3273.60
Wampanoag Avenue	5/81	Mohegan St - Pennacook St	0.16	836.00
Ware Drive	3/50	Rockwood Rd - cul de sac	0.45	2376.00
Wellfleet Drive	10/91	Brewster Rd - Barnstable Rd	0.35	1830.00
West Cedar Road	3/39	Mirror Lake Ave - dead end	0.07	369.60
Winston Road	6/76	Cleveland St - cul de sac	0.17	884.00
Worcester Road	10/92, 6/94	Suffolk St - Essex St	0.29	1508.00
<b>TOTAL LENGTH:</b>			<b>69.73</b>	<b>367,362</b>

**Bridge Data is Presented Below:**

#	NAME	BRIDGE CONSTRUCTION	CULVERT SIZE	LENGTH
1	Rockwood Road @ Holbrook Road		36" RCP	58'
2	Dedham Street		4' x 3' RC-Box	30'
3	Main Street over MBTA	Steel Beam		80'
4	Park Street	Prestressed Box Beam		43'8"
5	Myrtle Street	two-Span RC		47'
6	Main Street & Stop River	Prestressed Box Beam		19'
7	Miller Street	2 box culverts		15'
8	Main Street @ City Mill	RC		15'
9	Lawrence Street	RC		27'
10	Campbell Street	Granite Stone Arch		12'
11	Seekonk Street		1-15"RCP, 2-15" RCPs	36', 42'
12	Needham Street		2-5' CMPs	4'
13	North Street	RC		8-1/2'
14	Myrtle Street @ Dean Street		28" CMP	39'
15	Myrtle Street @ Cress Brook		30" RCP	33'
16	Myrtle Street @ Mill River		12" CMP	40'
17	Main Street @ School Street		4' x 3' RC-Box	34'
18	Main Street @ Hanover Street		3' x 3-1/2' RC-Box	58'
19	Grove Street		24" RCP	32'
20	Union Street		2-24" RCPs	40'
21	Mirror Lake Avenue		4' x 4' RC-Box	33'
22	Holbrook Road @ Callahan Pond		18" x 12" Stone Box	590'
23	Holbrook Road @ Rockwood Road		30" CMP	34'
			1-50" CMP, 1-48" CMP, 1-54"	40', 40',
24	River Road		RCP	43'
25	diamond Street		24" CMP	25'
26	Union Street		24" CMP	35'
27	North Street		24" CMP	50'
28	Everett Street @ Stop River		2' x 3' Stone Box	82'
29	Highland Lake Drive - RR	Steel Beam		31'
30	Pond Street @ Stoney Brook		36" CMP	61'
31	Pond Street @ Marshall & 1A		18" CMP	46'
32	Everett Street & Hill Street		24" CMP	122'
33	Pine Street		3' x 4' RC-Box	102'
34	Valley Street		30" CMP	30'
35	Pond Street S-Needham Street		15" CMP	58'
36	Boardman Street		30" CMP	39'
37	Rockwood Road @ Ware Drive		24" RCP	48'
38	Ware Drive		18" RCP	82'
39	Main Street @ Cress Brook		18" RCP	69'
40	Main Street @ George Street		12" RCP	63'
41	Main Street @ School Street		6' x 7' RC-Box	41'
42	School Street		2-1/2' x 3' RC-Box	28'
43	Maple Street		12" CMP	40'
44	Park Street		12" RCP	51'
45	River Street Street @ Charles River		12" RCP	66'
46	River Street @ Charles River		12" RCP	51'
47	Rockwood Road near Power Lines		18" RCP	65'
48	Rockwood Road near Stacey Road		15" VCP	49'
49	Rockwood Road between #1 & #47		12" RCP	50'
50	Rockwood Road @ Stacey Road		24" CMP	71'
51	Cleveland Road @ Winston Road		18" CMP changes to 15" CMP	40'
52	Cleveland Road @ 79 Cleveland		24" CMP	47'
			18" RCP changes to 18" x 12"	
53	Cleveland Road @ Fruit Street		Stone Box	34'
54	Fruit Street @ Cleveland Road		12" RCP	38'
55	Fruit Street @ 38 Fruit		12" RCP	39'
56	Fruit Street		15" RCP	36'
57	Rockwood Road between #1 & #49		12" RCP	48'
58	Rockwood Road, 1st from Millis line		18" RCP	51'
59	Lincoln Road near Campbell		12" CMP	59'
60	Holbrook Road @ Cleveland		12" CMP	26'
61	Turner Road near 47 Truner		15" CMP	32'6"
62	Turner Road @ Tamwood Farms		24" CMP, 12" CMP	33'
63	Turner Road @ 16 Turner		18" CMP, 15" CMP	195'
64	Turner Road @ 9 Turner		10" CMP	33'
65	Winston Road		12" RCP	135'6"
66	Lincoln Road		24" CMP	216'

**Water System Data :**

Norfolk has 2 municipal wells, several Department of Corrections wells and Wrentham State School wells. The exceptional soil conditions make Norfolk’s land area better than normal for aquifers. Both Franklin and Norfolk are looking to the Kingsbury Pond area as potential drilling sites for future wells because of the favorable soil conditions.

The build-out analysis of this master plan projects that there are an additional 900 developable acres in Norfolk for single family housing and 140 developable acres for business and commercial programs. This translates 560 houses and approximately 2.0 million square feet of commercial and industrial space. The added residential water demand could be 500,000 gpd and commercial development growth could demand 200,000 gpd for a total water demand increase of 700,000 gpd from about 921,00 gallons per day (FY 2000) to 1,620,000 gallons per day at build-out. This potential future demand is 145% of the current state-regulated annual withdrawal level for the Norfolk Water Department and the Massachusetts Correctional Institute combined (1.14 million gallons per day). It also represents 87% increase above the current approved daily volume (future demand @ 1.65 million gallons per day/1.89 million gallons per day approved).

The Town currently has following water supply facilities as of May 2006:

Gold Street Well Site	25.60 Acres	Capacity per day (424,800 gpd)
Spruce Street Well Site	24.84 Acres	Capacity per day (612,000 gpd)
Storage Tank, Town Center.	1.20 Acres	1.0 M gallon Storage capacity
Storage Tank, Pond Street	1.20 Acres	1.1 M gallon Storage capacity
Street Water Service	56.00 Miles	8”-12” water piping
Total Town Streets	69.00 Miles	13 miles w/o water services
Water Services	2,033	individual connections
Municipal Meter Connection	2	Wrentham
Municipal Meter Connection	1	Franklin, Millis, Walpole
Municipal Hydrant Connection	1	Medfield

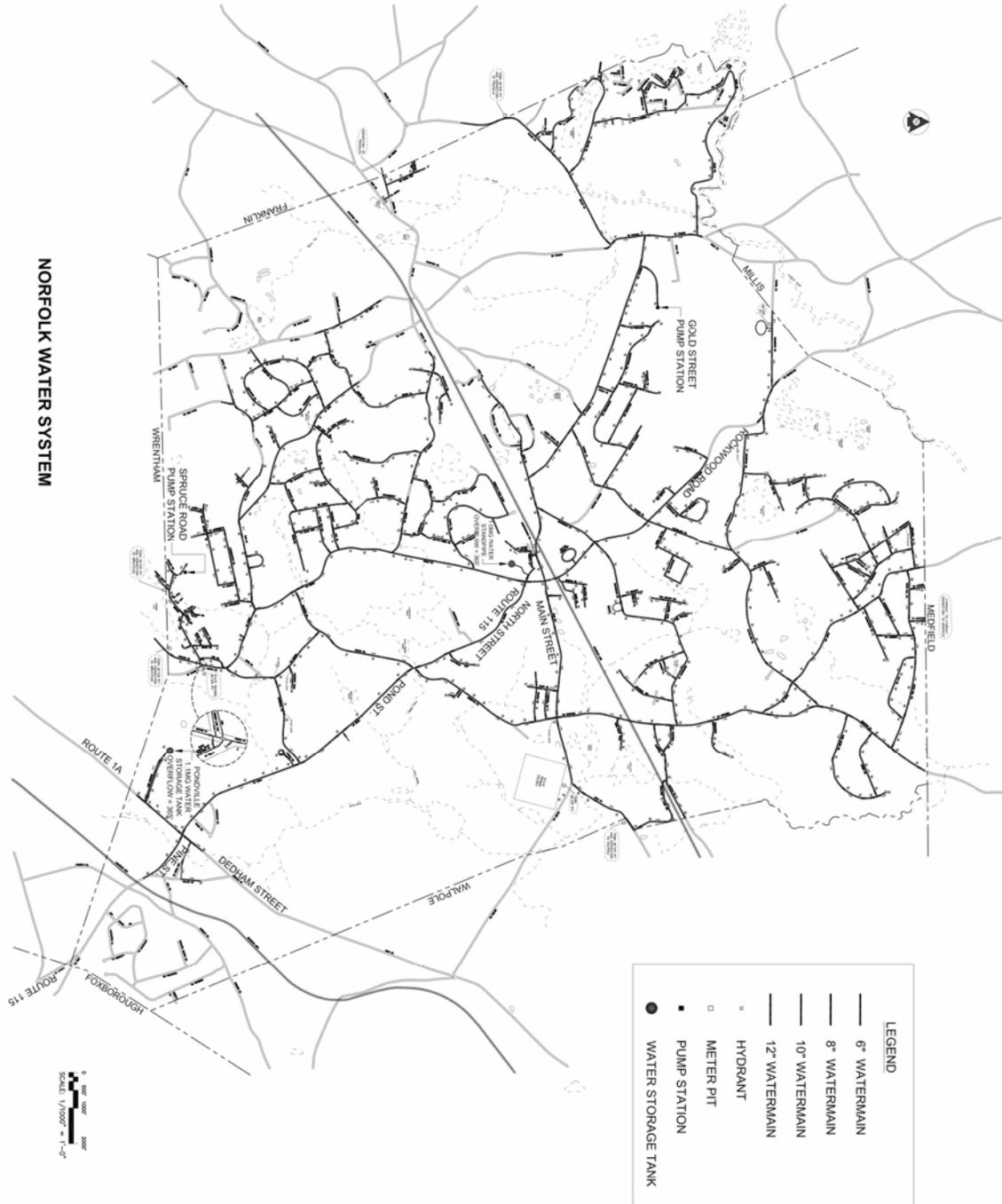
**Town Center Storm Water Systems Data:**

A future storm water connection exists in Town Center form a construction grant. This 42” pipe is just north of the MBTA tracks crossing Rockwood Road and proceeding under Ware Drive, Geneva Street and Malcolm Street across Town Freeman-Centennial property to a discharge into Town Pond. There is a storm water pipe under Main Street from Rockwood Road to Old Town Hall.

- A. Pipe size is 42” with capacity for Town Center major storm water run-off
- B. There is a crossing of the MBTA tracks near Main Street and at the discharge point.

\*\* reserved for footnotes.

**Water System Map Below:**





### **Section 3**

#### **Part C –Data-Details**

#### **Open Space**

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##### **Open Space Data:**

Norfolk Conservation Commission manages numerous forests, ponds, wetland preservation areas and vernal pool restricted areas. The Conservation Commission sees high benefit to green belt linkage between large open space tracts such as Stony Brook and Lind Farm on Marshall Street. There is a program for a conservation easement on open space that reserves it for future Town purchase and eliminates (?) reduces land taxes on such properties. The Conservation Commission strongly supports the clean up of contaminated sites near valuable open space like Call and Wait – Charles River open space and Buckley-Mann on Lawrence Street and City Mills open space and Mill River/City Mills Pond. The Conservation Commission encourages the acquiring of large land tract(s) utilizing a bond approach where the Town borrows via a bond (say \$10-15 million) and the CPF via CPC pays down the bond over 10-20 years in small amounts.

**PROTECTED OPEN SPACE**

<b>SITE #</b>	<b>LOCATION/ DESCRIPTION</b>	<b>ASSESSOR'S MAP/LOT #</b>	<b>AREA (Acres)</b>	<b>MANAGER</b>	<b>EXISTING USES</b>
<b>TOWN OF NORFOLK</b>					
1	Main/Comey's Pond	2-3-3	6.00	Conservation Commission	Waterfront access
2	Kingsbury Pond Access	3-7-5	0.01		
3		3-9-10	0.01		
4		4-11-15	0.01		
5		4-11-20	0.01		
6		4-11-21	0.01		
7		4-11-22	0.01		
8	Populatic	4-17-ROW	0.20		Waterfront and boat ramp access
9	River Rd/ Charles River Access	4-27-4	0.31		Waterfront access
10		4-27-6	0.23		
11		4-30-1	7.10		
12	River Rd/ Charles River Access	5-25-ROW	0.70		Waterfront access
13		5-25-2	0.67		
14		5-25-3	0.25		
15		5-25-2.8	0.25		
16		5-25-6	0.21		
17		5-26-1	0.23		
18		5-26-4	0.11		
19		5-26-8	0.18		
20	Maple St Forest	6-62-200	36.40		
21	City Mills Pond	7-3-11	15.10		
22	329 Main St.	7-40-1	0.62		
23	Grove Street Area	8-41-7	20.00		
24	Off Medway St.	9-37-50	8.00		
25	Medway St	9-37-56	8.68		
26	Mirror Lake Ave	12-62-67	0.23		
27	32 Mirror Lake Ave.	12-62-70	0.17		
28	Kunde Conservation Land	14-47-1	15.80		
29	Campbell Forest	14-57-75	0.30		
30		14-57-73	42.07		
31	74 & 78 Pond St. (Lind Farm)	19-69-15	25.50		
32		19-69-54	1.00		
33		19-69-59	64.15		
34	North/Bristol Corner	20-72-4	0.30		
35	Main/Town Pond	22-56-34	7.40		
36	RR Centennial School	22-53-41	4.59		
37	RR Seekonk St	22-95-19	1.26		
38	43 Noon Hill Ave.	24-55-88	1.60		
	<b>CONCOM SUB-TOTAL</b>		<b>269.67</b>		

(Continued)

**PROTECTED OPEN SPACE**

<b>SITE #</b>	<b>LOCATION/ DESCRIPTION</b>	<b>ASSESSOR'S MAP/LOT #</b>	<b>AREA (Acres)</b>	<b>MANAGER</b>	<b>EXISTING USES</b>
<b>TOWN OF NORFOLK (Continued)</b>					
39	Miller Street Well	2-6-29	7.63	Water Department	Well
40		3-6-56	5.85		
41	Gold Street Well	9-32-17	32.39		
42		9-32-31	6.89		
43		9-32-013	5.02		
44		9-36-2	2.65		
45		9-36-13	19.89		
46	Spruce Street Well	12-62-207	11.54		
47		12-62-235	22.82		
	<b>WATER DEPT SUB-TOTAL</b>		<b>114.68</b>		
<b>COMMONWEALTH OF MASSACHUSETTS</b>					
1	184 Union St.	12-62-12	18.30	Wrentham State School	Well
2	North St.	13-60-38	139.08	Dept. of Conservation and Recreation	Passive Recreation
	<b>SUB-TOTAL</b>		<b>157.38</b>		
<b>UNITED STATES</b>					
1	Miller St.	3-6-31	90.61	U.S. Army Corps of Engineers	Flood control
2	Myrtle St.	3-6-32	145.00		
3	Miller St.	3-6-42	10.45		
4	Miller St.	4-12-12	25.37		
5	Dedham St.	19-72-32	8.43		
6	Seekonk St.	23-76-23	17.21		
7	Miller St.	223	14.00		
	<b>SUB-TOTAL</b>		<b>311.07</b>		
<b>MASSACHUSETTS AUDUBON SOCIETY</b>					
1	North St.	13-60-36	16.00	Mass. Audubon	Stony Brook Nature Center
2	153 North St.	19-71-20	3.91		
3	108 North St.	20-60-31	1.20		
4	North St.	20-71-21	47.70		
5	North St.	20-71-27	36.00		
6	Marshall St.	20-71-33	8.94		
	<b>SUB-TOTAL</b>		<b>113.75</b>		

Source: Assessor's Office, 2004

**CHAPTER 61, 61A, AND 61B LANDS**

<b>LOCATION</b>	<b>ASSESSOR'S MAP/BLOCK/LOT #</b>	<b>AREA (Acres)</b>
<b>CHAPTER 61</b>		
Lawrence St.	6-1-5	9.50
Park St.	6-1-7	23.00
Toils End Rd.	7-45-8	8.41
King St.	7-46-170	36.01
Myrtle St.	8-37-56	12.59
Dean St.	9-32-104	6.50
Turner St.	16-34-228	11.23
<b>Total Chapter 61</b>		<b>107.24</b>
<b>CHAPTER 61A</b>		
47 Fruit St.	16-34-194	22.12
25 Fruit St.	23-34-213	25.19
18 Fruit St.	23-55-75	10.40
River Rd.	4-13-50	168.00
Main St.	7-39-6	4.56
Myrtle St.	8-6-17	1.00
15 Hanover St.	8-6-19	1.18
Myrtle St.	8-6-36	0.82
95 Holbrook St.	10-32-75	17.21
North St.	12-61-18	6.12
River Rd.	4-27-7	0.18
Myrtle St.	9-30-2	3.40
Main St.	8-40-4	5.20
72 Myrtle St.	9-37-18	12.20
79 Holbrook St.	10-32-5	1.60
Baltimore St.	10-33-2	15.90
Union St.	12-61-21	5.40
River Rd.	4-13-44	2.20
38 Fruit St.	16-55-69	33.00
River Rd.	4-13-49	4.70
Myrtle St.	9-12-3	15.22
<b>Total Chapter 61A</b>		<b>355.6</b>
<b>CHAPTER 61B</b>		
Everett St.	25-89-1	13.13
<b>Total Chapter 61B</b>		<b>13.13</b>
<b>TOTAL CHAPTER 61,61A, 61B LANDS</b>		<b>475.97</b>

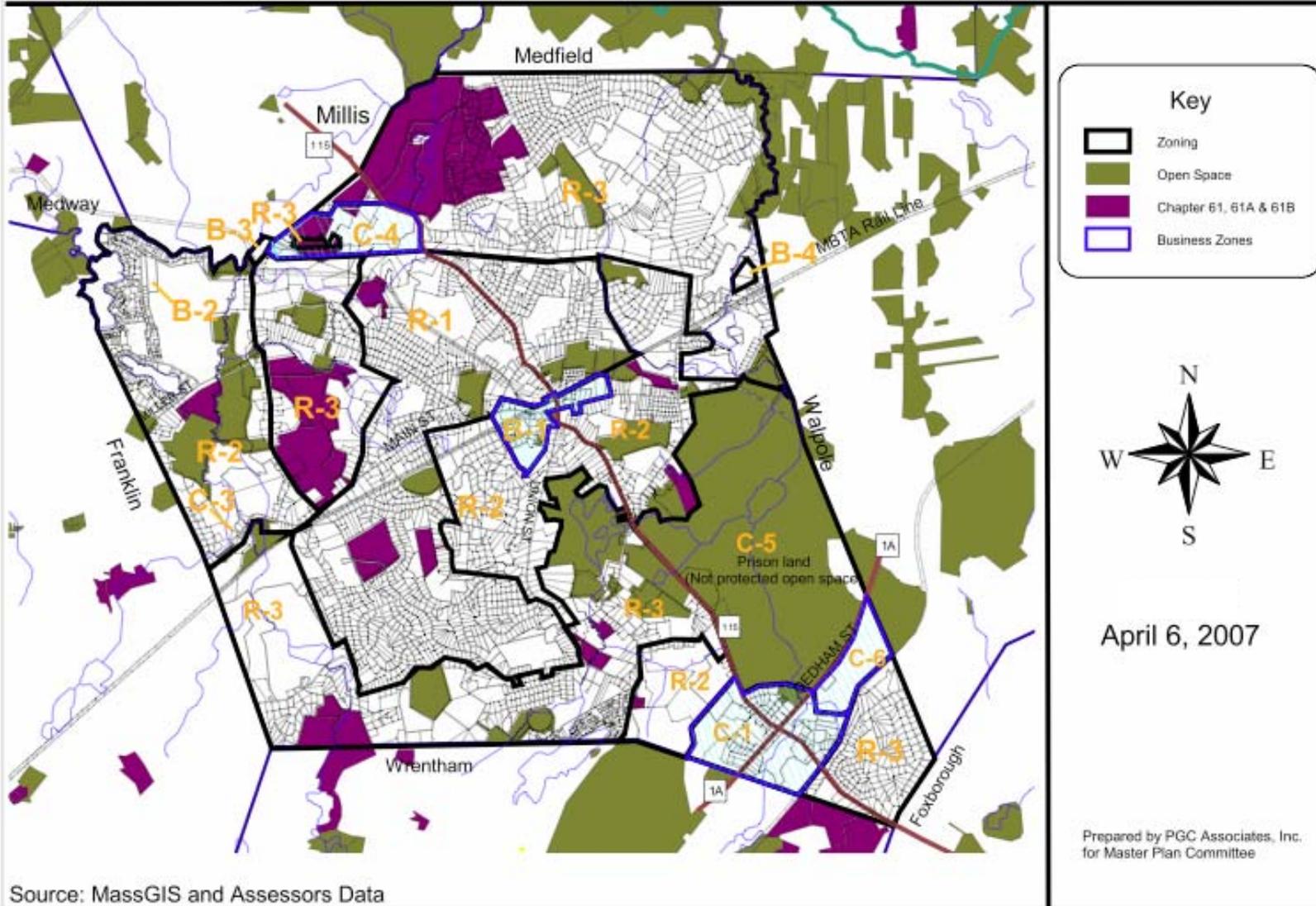
Source: Norfolk Assessor's Office

**OTHER LANDS OF CONSERVATION OR RECREATION  
INTEREST**

<b>ASSESSOR'S MAP /LOT #</b>	<b>OWNER*</b>	<b>STREET</b>	<b>ACREAGE</b>	
19-67-1	Wrentham State School	Shear & North	8.00	
19-69-3		North Street	46.00	
19-72-3		Pond St.	814.08	
	Dept. of Corrections			
21-79-1		Main St.	18.00	
22-73-7		Seekonk St.	0.16	
22-76-49		Seekonk St.	67.92	
23-76-47		Seekonk St.	7.93	
14-41-27	Town of Norfolk	28 Union St.	1.29	
9-32-16		Medway Branch	14.24	
9-32-31		Gold St.	6.89	
9-32-103		17 Gold St.	5.02	
9-36-13		Medway St.	19.89	
2-6-69		Off School St.	7.63	
3-6-56		Miller St.	5.85	
3-7-1		60 Miller St.	6.80	
12-61-223		Ridgefield Rd.	1.26	
12-62-235		Beaverbrook Rd.	22.82	
19-69-28		Sharon Ave.	8.47	
14-56-32		32 Main St.	1.55	
15-32-27		27 Tucker Rd.	50.49	
15-32-28		28 Tucker Rd.	2.60	
18-69-3		North St	46.00	
7-6-3		Private	Main Street	102.00
4-13-50		Private	Leland/River Road	168.00
2-3-1	Private	1 Main (Coomey Pond Area)	23.70	
7-42-2	Private	Park Street	42.86	
6-2-14	Private	Lawrence Street	31.6	
8-37-14	Private	Main Street	108.7	
7-39-6	Private	Main	4.53	
<b>TOTAL ACREAGE OF INTEREST</b>			<b>1304.38</b>	

Source: Assessor's Office, 2001

# Norfolk Open Space



**Section 4**

**Part C – Data-Details**

**Recreation Data**

**Recreation Data:**

Norfolk Recreation Commission manages numerous fields and facilities. Kid’s Place totals 2.7 acres on Boardman Street with benches, a gazebo, and picnic table plus swings, slides, bridges, a sandbox, a seesaw and more. Other public recreation lands include fields at the Freeman Centennial School, King Philip North Junior High School and Wrentham State School. While these are less accessible because of school activities, and the latter two requiring permits, the Freeman School’s Recreation Department also allows use of its gyms and cafeteria during non-school hours. The high demand for fields is also a limiting factor on availability.

The state transferred 21 acres of undeveloped land on Pond Street to the Town of Norfolk in 1996 that has been developed into a recreation facility with soccer fields, ball fields, 2 tennis courts, a basketball court, a picnic area, and a walking/jogging trail. To qualify as Chapter 61B, private recreation land five acres must be wild or maintained for wildlife habitat or used for recreation by the public and non-profit groups. Land in Norfolk used for Recreational Purposes under Chapter 61B totals 13.13 acres and is located on Everett Street.

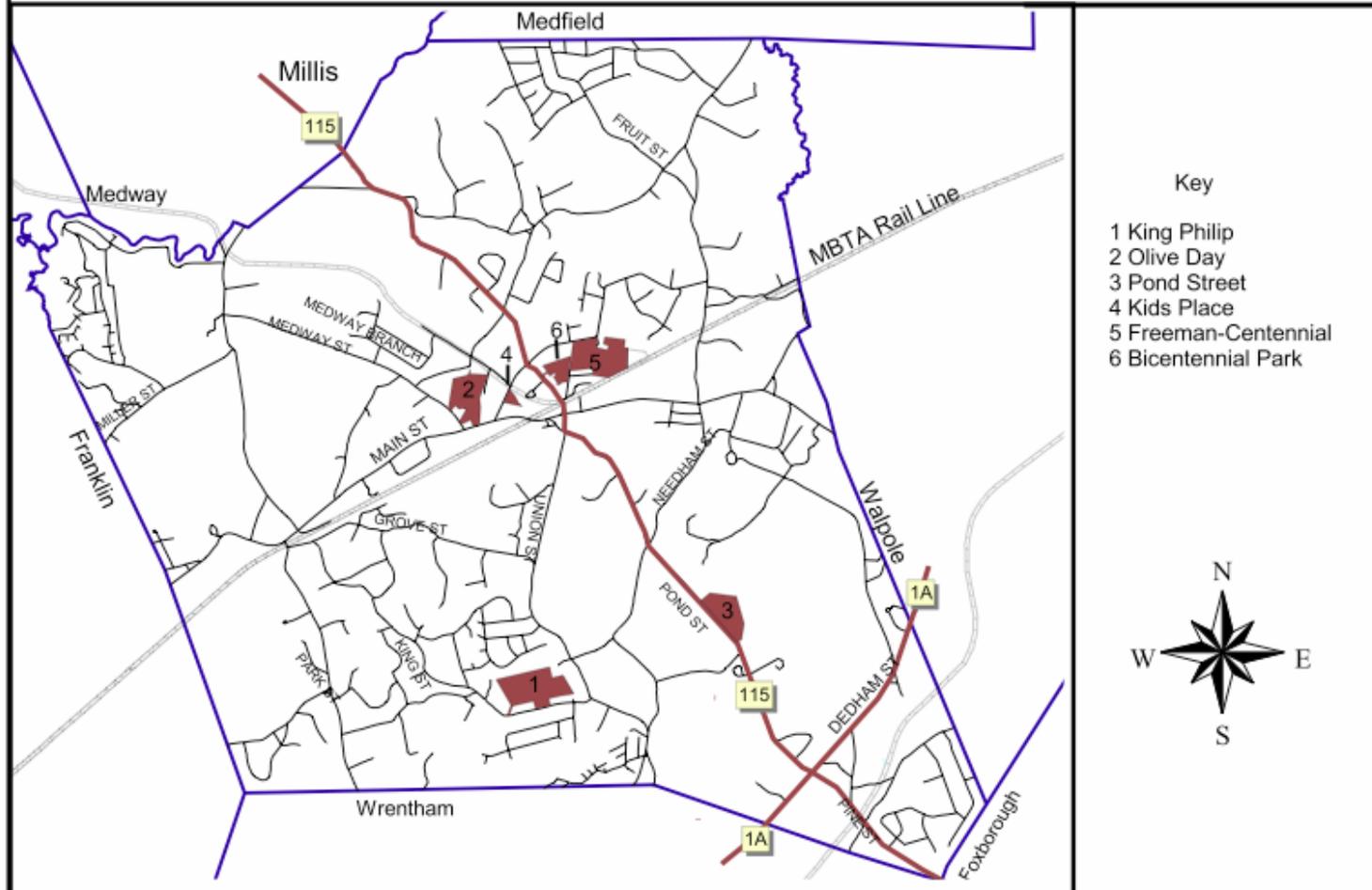
The 2000 SCORP ranks the ten most needed or desired facilities statewide as (1) swimming; (2) walking; (3) road biking; (4) playground activity; (5) tennis; (6) golf; (7) hiking; (8) mountain biking; (9) basketball; and (10) baseball. In the Southeastern region, of which Norfolk is a part, the highest-ranked needs were (1) road biking; (2) swimming; (3) walking; (4) golfing; (5) hiking and (6) playground activity.

**PUBLIC AND PRIVATE RECREATION FACILITIES**

<b>NAME</b>	<b>LOCATION</b>	<b>AREA (Acres)</b>	<b>EXISTING USES/FACILITIES</b>
<b>PUBLIC RECREATION AREAS</b>			
King Philip Regional School	18 King St.	35.60	Fields
Olive Day School	232 Main St.	24.84	Fields (vacant wooded area?)
Pond Street Recreation Area	33 Pond St.	20.83	Fields, courts, jogging, etc.
Kids Place	4 Boardman St.	2.70	Playground equipment
Freeman-Centennial-School	Boardman St.	50.20	Fields
Bicentennial Park	77 Rockwood St.	8.20	Fields
<b>TOTAL NORFOLK PUBLIC RECREATION ACREAGE</b>		<b>142.37</b>	
<b>PRIVATE RECREATION AREAS</b>			
Norfolk Trout Club	Baltimore Street	87.30	Game Club
Upland Game Club	Baltimore Street	139.90	Game Club
Fore Kicks	Pine Street	24.32	Indoor fields/courts, golf
<b>TOTAL PRIVATE RECREATION ACREAGE</b>		<b>367.10</b>	
<b>TOTAL RECREATION ACREAGE</b>		<b>509.47</b>	

**Map Presented Below**

# Recreation Land



## Section 5

### Part C –Data-Details

### Tax Revenue Analysis Data

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#### Residential Vacant Land Forecasts :

This section is an effort to analyze wetlands and other similar areas to determine/establish the absolute maximum number of residential lots that may be developed in the future. The master plan has studied a likely build out of Norfolk by 2027 using the survey of undeveloped residential land in Norfolk estimated in the 2004 Community Development Plan (CDP). This CDP data identifies vacant land areas in residential districts R1, R2 and R3 totaling 2,720 acres. Some of this land area is open water, streams, wetlands, inaccessible, public utility and Town owned. The land development estimates assume the no-build conditions listed below. However, because the actual relationship between wetlands and upland area can't be determined with existing data, it is likely that the below projections may overstate the actual number of lots that may be developed.

1.	Assume Town Owned-NSTAR-MBTA will not be developed (Assessors)	661 Acres
2.	Assume Weeber + Audubon will not be developed (Assessors)	137 Acres
3.	Assume flood plain and wetlands will not be developed (CDP 2004)	525 Acres
4.	Assume land locked parcels will not be developed (1992 MP)	500 Acres
5.	Assume 25% of existing Farms will be preserved open space (240 A)	<u>60 Acres</u>
	Totals	1,883 Acres

**Note:** Wetlands does not include 100' buffer zone, which is regulated as a resource area under Norfolk's wetland Protection bylaw.

The total private residential acres estimated for development are 837 (2,720 - 1,883 Acres) using the above assumptions.

#### Future Development Forecasts:

The strategy for analysis of Future land development utilizes the information developed in the 1992 Master Plan and that of the 2004 Community Development Plan Report. The land use characteristics were defined as residential-single family or multi-use/non-residential. The properties were characterized by zone. The future development forecasts assume that all undeveloped land parcels listed in assumptions above are in compliance with current zoning would generate buildings listed below:

1. 837 acres of gross land area with subdivision improvements and some land restrictions could yield 1 house lot for each 1.5 acres of undeveloped land. Zoning allows lots at 30,000 SF, 45,000 S F and 55,000 SF to which a subdivision factor of 1.5 applied generating an additional 558 single family house lots by 2027. Residential single family homes totaled 2943 in 2005 plus 237 multi-family housing units in 2005.
2. There could be mixed use development created in the existing commercial and business districts as listed below:
  - C4-** 141 acres under construction @ 200 age-restricted housing units + 20,000 SF retail (assume 100 % complete by 2010 with a market value of \$14.45M).
  - B1-** 98 acres (75% approved @ 73 A) w/ 25 acres available = 500,000 SF mixed uses at full development w/ infrastructure and 150,000 SF without infrastructure
  - C1-** 194 acres (50% developed @ 96 A) w/ 48 acres/25 buildings under construction, 48 acres undeveloped (25+ buildings)
  - C6-** 92 acres w/ 55 acres available = 230 age restricted housing units + 20,000 SF retail was projected in a MAPC study but there are unknown site clean-up costs and time lines.

#### Incremental Revenue Analysis Scenarios:

Three scenarios have been developed for review and discussion. Scenario 1 assumes no infrastructure changes and no zoning changes. Scenario 2 assumes incentives for business and commercial development, some zoning changes to increase development within commercial-business districts and some infrastructure changes but no C6 clean up. Scenario 3 assumes full build-out of residential and commercial-business properties including C6 by 2027.

1. Scenario 1 Analysis: Scenario 1 utilized the 10 year projection for residential development and 50% low-density/mixed-use development.
  - A. Median Assessed single family home value @ 2006 = \$350,000
  - B. Tax rate for a single family home is \$12.15/\$1,000 assessed value @ 2006
  - C. Median Assessed single family home 10 year average value @ 2007-17 = \$450,000
  - D. Single family home (10 yr. avg./2007-17) tax rate @ \$15.00/\$1,000 assessed value
  - E. C4 @ 100 age-restricted housing units + 20,000 SF retail = 170,000 SF
  - F. C1 @ 50 units (Shire Park @ 27 lots + 23 lots @ Pond St./Sherwood + Dedham)
  - G. B1 @ 24 acres x 43,560 SF/A = 1,045,400 SF x 15% = 156,800 SF (no sewer)

Incremental 10 year Residential Growth Tax Revenues

$$350 \text{ homes} \times \$450,000/\text{home} \times \$15.00/\$1,000 = \$ 2.36 \text{ million}$$

Incremental 10 year Commercial-Business Growth Tax Revenues

$$\begin{aligned} \text{C4 Development: } 100 \text{ units} \times 1,500 \text{ SF} &= 170,000 \text{ SF} @ \$85/\text{SF} \times \$15.00/\$1,000 = \$0.22 \text{ million} \\ \text{C1 Development } 50 \text{ units} \times 10,000 \text{ SF} &= 500,000 \text{ SF} @ \$65/\text{SF} \times \$15.00/\$1,000 = \$0.49 \text{ million} \\ \text{B1 Development } 30 \text{ units } 5,000 \text{ SF} &= 150,000 \text{ SF} @ \$100/\text{SF} \times \$15.00/\$1,000 = \underline{\$0.23 \text{ million}} \\ &= \$ 0.94 \text{ million} \end{aligned}$$

$$\text{Scenario 1 Incremental Tax Revenue Totals} = \underline{\$3.30 \text{ million}}$$

Note: Commercial-Business Revenues are 28.48% = \$0.94M (\$0.94M/\$3.30M = 28.48%)

2. Scenario 2 analysis: The following assumptions were used in projecting 10 year growth tax revenues and costs for Town services. C4 and C1 districts match scenario 1 but B1 development would triple with added infrastructure allowing 24 acres to cover 50% of properties in new 1 and 2-story buildings (24 Acres x 43,560 SF/A = 1,045,400 SF x .50 = 522,700 SF w/ town sewer-storm water)

Incremental 10 year Growth of Residential Tax Revenues

$$350 \text{ homes} \times \$450,000/\text{home} \times \$15.00/\$1,000 = \$2.36 \text{ million}$$

Incremental 10 year Growth of Commercial-Business Tax Revenues

$$\begin{aligned} \text{C4 Development: } 100 \text{ units} \times 1,500 \text{ SF} &= 170,000 \text{ SF} @ \$85/\text{SF} \times \$15.00/\$1,000 = \$ 0.22 \text{ million} \\ \text{C1 Development: } 50 \text{ units} \times 10,000 \text{ SF} &= 500,000 \text{ SF} @ \$65/\text{SF} \times \$15.00/\$1,000 = \$ 0.49 \text{ million} \\ \text{B1 Development: } 100 \text{ units } 5,000 \text{ SF} &= 500,000 \text{ SF} @ \$100/\text{SF} \times \$15.00/\$1,000 = \underline{\$ 0.75 \text{ million}} \\ &= \$ 1.46 \text{ million} \end{aligned}$$

$$\text{Scenario 2 Incremental Tax Revenue Totals} = \underline{\$3.82 \text{ million}}$$

Note: Commercial-Business Revenues are 38.22% = \$1.46M (\$1.46M/\$3.82M = 38.22%)

3. Scenario 3: The following assumptions were used in projecting full growth tax revenues and costs for Town services. B1 and C1 districts match scenario 2 but C4 development would increase with added development of 25 acres in new 1 and 2-story buildings totaling an additional 100 units. With full infrastructure improvements development of business and commercial properties would see higher densities with of multi-story buildings in Town Center plus those now under construction/final permitting C1-C4 plus C6 (old Southwood Hospital) development with contamination issues resolved = 230 units of Residential Development and 20,000 SF of Commercial Development.

Full Build-Out Growth of Residential Tax Revenues

$$560 \text{ homes} \times \$450,000/\text{home} \times \$15.00/\$1,000 = \$3.78 \text{ million}$$

Incremental 10 year Growth of Commercial-Business Tax Revenues

$$\begin{aligned} \text{C4 Development: } 200 \text{ units} \times 1,500 \text{ SF} &= 300,000 \text{ SF} @ \$85/\text{SF} \times \$15.00/\$1,000 = \$ 0.38 \text{ million} \\ \text{C1 Development: } 50 \text{ units} \times 10,000 \text{ SF} &= 500,000 \text{ SF} @ \$65/\text{SF} \times \$15.00/\$1,000 = \$ 0.49 \text{ million} \\ \text{C6 Development: } 230 \text{ units} \times 1,500 \text{ SF} &= 345,000 \text{ SF} @ \$85/\text{SF} \times \$15.00/\$1,000 = \$ 0.44 \text{ million} \\ \text{B1 Development: } 100 \text{ units} \times 5,000 \text{ SF} &= 500,000 \text{ SF} @ \$100/\text{SF} \times \$15.00/\$1,000 = \underline{\$ 0.75 \text{ million}} \\ &= \$ 2.06 \text{ million} \end{aligned}$$

$$\text{Scenario 3 Incremental Tax Revenue Totals} = \underline{\$5.84 \text{ million}}$$

Note: Commercial-Business Revenues are 35.27% = \$2.06M (\$2.06M/\$5.84M = 35.27%)

**Gross Revenue Analysis Scenarios:**

Three scenarios presented above are with and without infrastructure upgrades over a 10 year period and with a full build-out of all developable land over a 20 year period. Scenario 1 assumes no infrastructure changes and no zoning changes. Scenario 2 assumes incentives for business and commercial development, some zoning changes to increase development within commercial-business districts and some infrastructure changes but no C6 clean up. Scenario 3 assumes full build-out of residential and commercial-business properties including C6 by 2027.

**Tax Revenues Analysis- Scenario 1:**

FY 2007 tax base = \$17.222M @ 94% residential and 6% Bus./Comm.  
Scenario 1 projects Bus./Comm. incremental revenues @ \$0.94M  
+ FY 2007 Commercial revenues \$1.033M (07 @ \$17.222M x 6%)  
\$1.973M

Total tax revenues = 2007 @ \$17.222M + Scenario 1 growth @ \$3.30M = \$20.522M

The Business/Commercial tax revenues is thus 9.3% of the new Total tax revenues @ \$1.973M B-C /\$20.522M Total = 9.6%.

**Tax Revenues Analysis- Scenario 2:**

FY 2007 tax base = \$17.222M @ 94% residential and 6% Bus./Comm.  
Scenario 2 projects Bus./Comm. revenues @ \$1.46M  
+ FY 2007 Commercial revenues \$1.033M (07 @ \$17.222M x 6%)  
\$2.493M

Total tax revenues = 2007 @ \$17.222M + Scenario 2 growth @ \$3.82M = \$21.042M

The Business/Commercial tax revenues is thus 11.48% of the new Total tax revenues @ \$2.493M B-C /\$21.042M Total = 11.84%.

**Tax Revenues Analysis- Scenario 3 @ Full Build-Out:**

FY 2007 tax base = \$17.222M @ 94% residential and 6% Bus./Comm.  
Scenario 3 projects Bus./Comm. revenues @ \$2.060M  
+ FY 2007 Commercial revenues \$1.033M (07 @ \$17.222M x 6%)  
\$3.093M

Total tax revenues = 2007 @ \$17.222M + Scenario 3 growth @ \$5.84M = \$23.062 M

The Business/Commercial tax revenues is thus 13.41% of the new Total tax revenues @ \$3.093M B-C /\$23.062M Total = 13.41%.

**Incremental Town Services Costs:**

The strategy for analysis of Future land development utilizes the information developed in the 1992 Master Plan and that of the 2004 Community Development Plan Report. The land use characteristics were defined as residential-single family or multi-use/non-residential. The properties were characterized by zone.

1. Analysis: The impact was considered for both a population and fiscal view point. The following assumptions were used to analyze each scenario:
  - A. Population Growth with most fiscal impact was assumed to be Residential-single family with a build-out likely over a 10 year period averaging 45 lots/year = 450 lots to be used for population growth and fiscal analysis.
  - A. 10 Year population analysis = 350 homes times 3.0 persons/home = 1050 new residents with 25% assumed to be school age children = 263 school age children in single family homes plus 48 children in multi-family homes = 311 school age children.
  - B. Full build-out population analysis = 560 homes times 3.0 persons/home = 1680 new residents with 25% assumed to be school age children = 420 school age children in single family homes plus 48 children in multi-family homes = 468 school age children.

C. Education costs in 2005-2006 were \$15.0M in support of 2228 students = \$6,735/student.  
@ + 10%/yr = \$675/yr x 10 yr = +\$6750 @ 10 yr. Cost range is \$7,400-\$13,500/student  
with an average cost @ + 1200/yr = \$8,000/student cost.

2. Scenario 1 Analysis: Scenario 1 utilized the 10-year projection for residential development and 50% low-density/mixed-use development.

Incremental 10 year Growth Costs for Town Services

Education Services 263 added students @ \$8,000/Student = \$ 2.10 million

Residential Services @ \$202.0M x .002 = \$ 0.41 million

Commercial Services @ \$93.2M x .002 = \$ 0.19 million

**Scenario 1 Incremental Cost Totals = \$2.70 million**

3. Scenario 2 analysis: Scenario 2 used 10-year growth tax revenues and costs for Town services. C4 and C1 districts match scenario 1 but B1 development would triple with added infrastructure allowing 24 acres to cover 50% of properties in new 1 and 2-story buildings (24 Acres x 43,560 SF/A = 1,045,400 SF x .50 = 522,700 SF w/ town sewer-storm water)

Incremental 10 year Growth Costs for Town Services

Education Services 311 added students @ \$8,000/Student = \$ 2.49 million

Residential Services @ \$202.0M x .002 = \$ 0.41 million

Commercial Services @ \$113.0M x .002 = \$ 0.23 million

**Scenario 2 Incremental Cost Totals = \$3.13 million**

6. Scenario 3: Scenario 3 used full build-out tax revenues and costs for Town services. With infrastructure improvements development of business and commercial properties would see higher densities with of multi-story buildings in Town Center plus those now under construction/final permitting C1-C4 plus C6 (old Southwood Hospital) development with contamination issues resolved.

Incremental 10 year Growth Costs for Town Services

Education Services 468 added students @ \$8,000/Student = \$ 3.74 million

Residential Services @ \$292.0M x .002 = \$ 0.58 million

Commercial Services @ \$140.0M x .002 = \$ 0.28 million

**Scenario 3 Incremental Cost Totals = \$4.60 million**

7. Notes: The above analysis utilizes the following Costs Assumption:  
A. Town service costs are assumed to be 0.2 of 1% of property market value = 0.002 x Market Value  
B. Education costs are described in Item 3.C above

<b>DEVELOPABLE LAND BY ZONING DISTRICT</b>	<b>Developable Land Area (Sq. Ft.)</b>
<b>Residence 1 District (R1)</b>	
<b>Total Area:</b>	<b>23,968,207</b>
<i>Inside Zone II</i>	7,994,132
Inside Wetland, 100-Year Flood Zone and/or the 100-200' Rivers Protection Act Buffer Areas:	570,596
Outside Wetland, 100-Year Flood Zone and/or the 100-200' Rivers Protection Act Buffer Areas:	7,423,536
<i>Outside Zone II</i>	15,974,075
Inside the 100-Year Flood Zone and/or the 100-200' Rivers Protection Act Buffer Areas:	2,689,758
No Constraints:	13,284,317
<b>Residence 2 District (R2):</b>	
<b>Total Area:</b>	<b>21,825,207</b>
<i>Inside Zone II</i>	4,005,098
Inside Wetland, 100-Year Flood Zone and/or the 100-200' Rivers Protection Act Buffer Areas:	1,451,130
Outside Wetland, 100-Year Flood Zone and/or the 100-200' Rivers Protection Act Buffer Areas:	2,553,968
<i>Outside Zone II</i>	17,820,295
Inside Wetland, 100-Year Flood Zone and/or the 100-200' Rivers Protection Act Buffer Areas:	3,652,680
No Constraints:	14,167,615
<b>Residence 3 District (R3):</b>	
<b>Total Area:</b>	<b>72,655,930</b>
<i>Inside Zone II</i>	29,755,050
Inside Wetland, 100-Year Flood Zone and/or the 100-200' Rivers Protection Act Buffer Areas:	8,106,369
Outside Wetland, 100-Year Flood Zone and/or the 100-200' Rivers Protection Act Buffer Areas:	21,648,681
<i>Outside Zone II</i>	42,900,880
Inside Wetland, 100-Year Flood Zone and/or the 100-200' Rivers Protection Act Buffer Areas:	6,330,554
No Constraints:	36,570,326
<b>Business 1 District (B1):</b>	
<b>Total Area:</b>	<b>217,106</b>
<i>No Constraints:</i>	217,106
<b>Business 3 District (B3):</b>	
<b>Total Area:</b>	<b>26,895</b>
<i>No Constraints:</i>	26,895
<b>Business 4 District (B4):</b>	
<b>Total Area:</b>	<b>18,819</b>
<i>No Constraints:</i>	18,819
<b>CONTINUED</b>	

**Vacant Land Notes:** Town Owned Land per Assessor's data totals 587 acres. NSTAR owns 64 acres and MBTA owns 12 Acres. This largely Vacant Land occupied for Town-Utility uses totals **661 acres**. Other Vacant Land includes Mass Audbon at 113 acres on Pond Street and Weeber Farm at 24 acres (2006 vote of Community Preservation Funds) for a total of **137 acres**.

<b>DEVELOPABLE LAND BY ZONING DISTRICT</b>	<b>Developable Land Area (Sq. Ft.)</b>
<b>Commercial 1 District (C1):</b>	
<b>Total Area:</b>	<b>6,308,619</b>
<i>Outside Zone II</i>	6,308,619
<i>A Zone</i>	1,476,018
Inside Wetland, 100-Year Flood Zone and/or the 100-200' Rivers Protection Act Buffer Areas:	89,263
No Constraints:	1,386,755
<i>B Zone</i>	4,832,601
Inside Wetland, 100-Year Flood Zone and/or the 100-200' Rivers Protection Act Buffer Areas:	302,933
No Constraints:	4,529,668
<b>Commercial 2 District (C2):</b>	
<b>Total Area:</b>	<b>1,806,439</b>
<i>Inside Zone II</i>	1,806,439
Inside Wetland, 100-Year Flood Zone and/or the 100-200' Rivers Protection Act Buffer Areas:	87,007
Outside Wetland, 100-Year Flood Zone and/or the 100-200' Rivers Protection Act Buffer Areas:	1,719,432
<b>Commercial 3 District (C3):</b>	
<b>Total Area:</b>	<b>94,825</b>
<i>Inside Zone II</i>	94,825
Inside Wetland, 100-Year Flood Zone and/or the 100-200' Rivers Protection Act Buffer Areas:	77,489
Outside Wetland, 100-Year Flood Zone and/or the 100-200' Rivers Protection Act Buffer Areas:	17,336
<b>Commercial 4 District (C4):</b>	
<b>Total Area:</b>	<b>4,147,823</b>
<i>Inside Zone II</i>	346,462
Inside Wetland, 100-Year Flood Zone and/or the 100-200' Rivers Protection Act Buffer Areas:	111,262
<i>Business Uses (10%)</i>	11,126
<i>Age Restricted Multi Family Dwellings (90%)</i>	100,136
Outside Wetland, 100-Year Flood Zone and/or the 100-200' Rivers Protection Act Buffer Areas:	235,200
<i>Business Uses (10%)</i>	23,520
<i>Age Restricted Multi Family Dwellings (90%)</i>	211,680
<i>Outside Zone II</i>	3,801,361
Inside Wetland, 100-Year Flood Zone and/or the 100-200' Rivers Protection Act Buffer Areas:	14,143
<i>Business Uses (10%)</i>	1,414
<i>Age Restricted Multi Family Dwellings (90%)</i>	12,729
No Constraints:	3,787,218
<i>Business Uses (10%)</i>	378,722
<i>Age Restricted Multi Family Dwellings (90%)</i>	3,408,496
<b>Grand Total</b>	<b>131,070,056</b>
Source: MAPC Buildout Analysis, 2001	
Note: This analysis was completed prior to the adoption of the C-6 District	

**Residential Vacant Land Forecasts:**

The land development estimates in acres is listed below for Residential Districts:

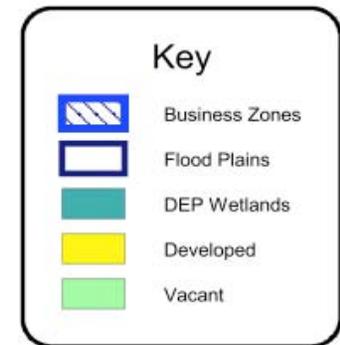
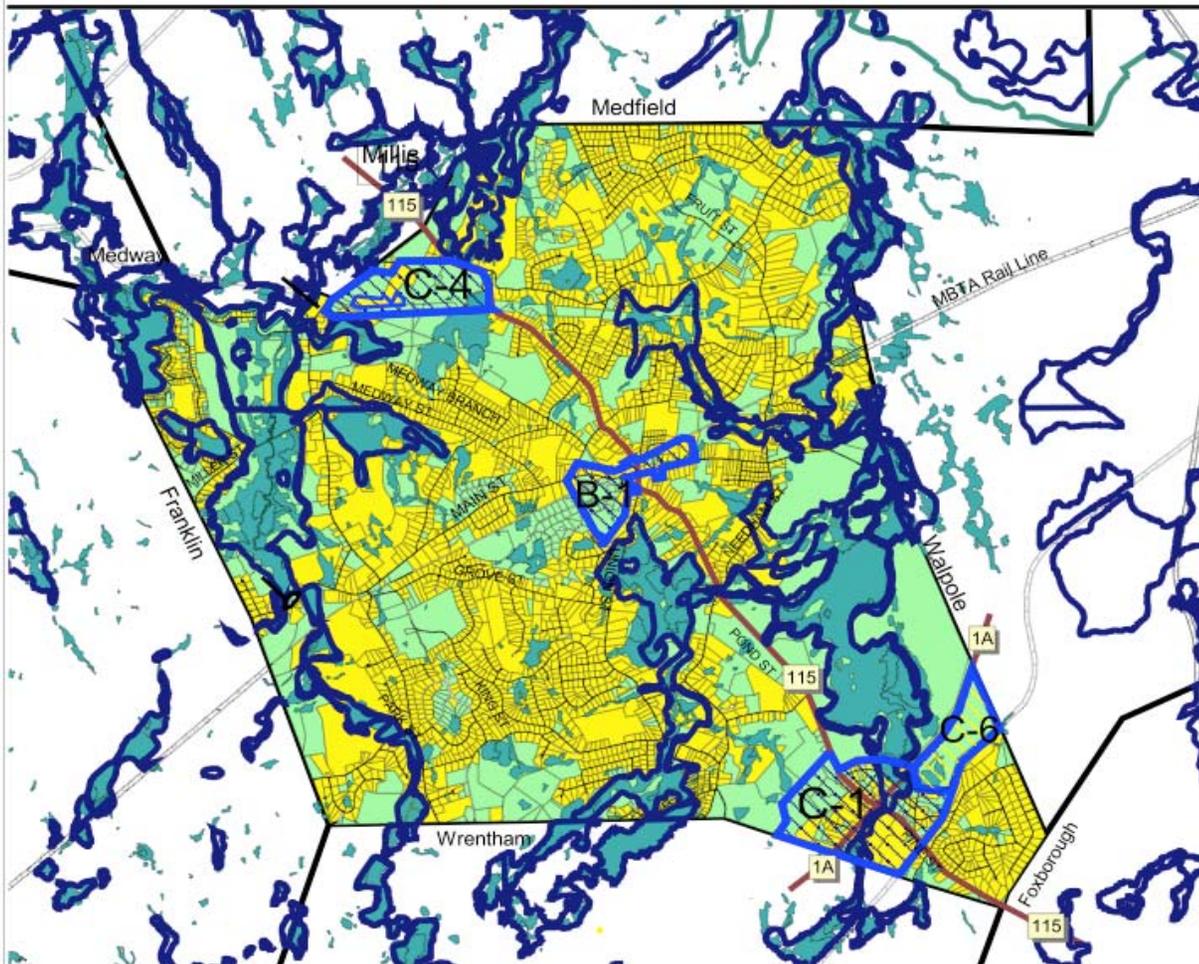
R1. 23,968,207 SF / 43560 SF/ acre = 550.234 Acres Wetland 3,260,354 SF/43560 SF/acre= 75 acres

R2. 21,825,393 SF / 43560 SF/ acre = 501.042 Acres Wetland 5,103,810 SF/43560 SF/acre = 117 acres

R3. 72,655,930 SF / 43560 SF/ acre = 1667.951 Acres Wetland 14,436,923 SF/43560 SF/acre =332 acres

**Totals** **2,719.227 Acres** **524 Acres**

# Flood Plains and Wetlands



August 31, 2007

Prepare by PGC Associates, Inc.  
for Master Plan Committee

Source: MassGIS and Assessors Data

## Section 6

### Part C –Data-Details

### Population Data

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#### **Residential Vacant Land Forecasts :**

The total private residential acres estimated for development are 837 (2,720 - 1,883 Acres) using the Part C Fiscal Analysis Data.

#### **Single Family Residential Growth Calculations:**

837 acres of gross land area with subdivision improvements and some land restrictions could yield 1 house lot for each 1.5 acres of undeveloped land. Zoning allows lots at 30,000 SF, 45,000 S F and 55,000 SF to which a subdivision factor of 1.5 applied generating an additional 558 single family house lots by 2027. Residential single family homes totaled 2943 in 2005 plus 237 multi-family housing units in 2005. This could add 1674 residents at full build-out assuming 3.0 persons/new home (2006 data of 9534 population/3180 homes = 3.0 persons/home).

- A. At full build out, residential population could increase by 1,950 by the years 2027. Norfolk's population in 2006 was 9543\*\*. Note: Residents in age-restricted developments and Town Center multi-family residential buildings are listed separately and the school age population would not likely be significant.
- B. In 2005, Norfolk had a (5-17 age) child population of 2228 representing 24% of the total population of 9415. It is expected that this child population could grow by 490 (1680 total growth x 25%) sometime after the year 2027 as the Town reaches full build out.

\*\* Population figures in the Master Plan ALWAYS exclude prison population.

#### **Single Family Home Population Analysis:**

Population growth could occur at a rate of 35 building permits/year averaged during 2000 – 2005.

A full town build-out could occur in 20 years assuming 28 homes/yr x 20 yrs = 560 homes x 3.0 persons/home = 1,680 new residents with 25% assumed to be school age children = 420 children.

#### **Non-Residential District Population Analysis:**

The non-residential forecasts assume that all undeveloped land parcels listed in assumptions are in compliance with current zoning and would generate housings and population listed below:

1. Some residential development is planned-permitted in the existing commercial and business districts with housing densities as listed below:
  - C1-** Residential Development is not permitted = 0 housing units
  - C4-** 141 acres under construction @ 200 age-restricted housing units
  - C6-** 92 acres w/ 55 acres available = 230 age restricted housing units
2. Age Restricted Residential population growth would increase by 1.5 persons per housing unit assuming 430 total housing units by the year 2027. Norfolk's senior adult population could increase by 645 for age restricted residents plus general 2006 population of 9543.
3. Norfolk could expect up to 100 new housing units in the B1 District plus the 44 units now being constructed generating a population of approximately 216 new residents. Assuming 1 child for each 3 housing units, 48 added children (0-17 age) would be in Norfolk by 2027 from within the B1, Town Center area (144 housing units/3 = 48).

### **Population Calculations:**

The summary of the above population analysis would approximate a total population growth by 2027 of about 2,541 new residents for Future town services planning. The age group characteristics would likely include 2,121 adults and 420 children ages 0-17. **The 2027 Norfolk population could total 12,084.**

1. **Single Family Growth Calculations:** The net developable residential-single family land area was listed as 2,720 with 1,883 Acres calculated as not developable creating 837 acres fully developable and zoning allows lots at 30,000 SF, 45,000 S F and 55,000 SF to which a subdivision factor of 1.5 applied generating 560 new home lots on the residential-single family land available for development. This could add 420 children within a total population of 1680 new residents by 2027.  
D. Residential-single family @ 837 Acres/1.5 acres/lot = 560 new lots x 3.0/lot = 1,680
2. The mixed use development in the existing commercial and business districts could provide population of 861 as listed below:  
**B1-** 144 general multi-family housing units x 1.5 residents/unit = 216 new residents  
**C4-** 200 age-restricted housing units x 1.5 residents/unit = 300 new residents  
**C6-** 230 age restricted housing units x 1.5 residents/unit = 345 new residents  
**Total** commercial and business districts population **861 new residents**
3. **10 year Population Analysis:**
  - A. 350 single family homes x 3.0 persons/home = 1050 new residents with 263 assumed to be school age children (25% x 1050 = 263).
  - B. B1 multi-family units = 144 homes x 1.5 persons/home = 216 new residents including 48 children (1 child/3 units = .33 x 144 = 48).
  - C. C4 and C6 multi-family units = 430 homes x 1.5 persons/home = 645 new residents
  - D. **Norfolk's total population in 2017 could become 11,454** (2006 @ 9543 +1911 new)
  - E. **Norfolk's additional children in 2017 could be 311** (263 in single family homes + 48 B1 in multi-family units).
4. **20 year Population (Full Build-out) Analysis:**
  - A. 560 single family homes x 3.0 persons/home = 1,680 new residents including 420 assumed to be school age children (25% x 1680 = 420).
  - B. B1 multi-family units = 216 new residents including 48 children
  - C. C4 and C6 multi-family units = 645 new residents
  - D. **Norfolk's total population in 2027 could become 12,084** (2006 @ 9543 +2541 new)
  - E. **Norfolk's additional children in 2027 could be 468** (420 in single family homes + 48 in B1 multi-family units).

### **General Population Notes:**

The Master Plan population analysis is intended as a guide to be used for planning by other Town Departments, Committees and Boards, each of whom have responsibility for determining population growth expectations for their own area. The population analysis in the Master Plan is a projection of the characteristics of new development and does not attempt to analyze population characteristics of the existing 2005 population as it advanced through 2006, into 2007-2008 and beyond, into the remainder of the ten year Master Plan planning horizon. The future school age children populations, for instance, are often evaluated using live birth data and statistics for child populations leaving/not attending Norfolk and King Phillip/Tri-County schools systems. There is also no evaluation of the breakdown between school children that would attend the elementary or secondary school systems. That breakdown is left for the respective School Committees for population projections.

**Section 7**

**Part C –Data-Details**

**Trends and Statistics Data**

**Overview Data :**

Norfolk has a growth history that is dominated by single family homes and residential population. Understanding the Town’s existing conditions and its recent historic trends is one basis for predictions on future growth trends. Presented below is a collection of historic data and statistics that could be used in future forecasting programs.

**Housing, Population and Income Data Table**

Category	1990 Data	2000 Data	2006 Data
Single Family Homes	2478	2668	2943
Multi-family Homes	106	193	237
Adult Population	7922	8673	9453
Youth population (0-18)	2756	2903	2879
Median Income	\$69,137	\$92,001	\$104,100*
Unemployment Rate	5.1%	2.1%	4.6%
Building Permits Issued (Avg)	45	35	35
Median Home Sale Price	\$195,000	\$310,000	\$407,000
Owner Occupied Housing Units		92.3%	
Rental Occupied Housing Units		7.7%	

Source \*MuniNet

**Elementary School Data:**

Elementary school population for Norfolk grades 1 through 6.

Year	FY99	FY00	FY01	FY02	FY03	FY04	FY05	FY06	FY07
Total	1,126	1,140	1,159	1,133	1,097	1,185	1,121	1,122	1,097
Chg	-16	14	19	-26	-36	88	-64	1	-25

Pre Kindergarten

Actual pupil enrollment (Oct 1, 07)				Projected Enrollment		
FY04	FY05	FY06	FY07	FY08	FY09	FY10
72	48	64	63	58	60	60

**High School Data:**

King Phillip School student population grades 9 through 12

Year	FY01	FY02	FY03	FY04	FY05	FY06	FY07
Total	260	261	*290	282	296	286	284
Chg		1	*29	-8	14	-10	-2

King Phillip Regional High School student population grades 7 and 8

Year	FY 03	FY 04	FY 05	FY 06	FY 07
Total	380	416	412	429	459
Chg		36	-4	17	30

\* This data reported before Oct 1. The school checks against actual students attending classes.

**School System Improvement :**

The Norfolk school Committee has reviewed several options to provide adequate elementary school facilities and has concluded that the best plan for the Freeman-Centennial School is to replace both facilities. The proposed new facility would be built on the present Boardman Street site and would be approximately 115,000 to 120,000 square feet in size. This new facility, in conjunction with the H. Olive Day School built in 1996, will provide adequate school facilities for the Town of Norfolk for the foreseeable future and the estimated full town build out.

**Public Facilities Improvements:**

Public safety departments are housed within a 9,013 square foot facility for police, fire and E911 Public Safety Facility last expanded in 1992 when the staff was 3 fulltime and 5 part time personnel. There are now 13-18 full time personnel plus 4 dispatchers. Plans are under consideration for a new Public Safety Building that would expand this facility to 35,000 and 40,000 square feet. The planned new facility would provide adequate office, operations and apparatus/vehicle housing to meet the community's needs based upon estimated full town build out.

**DPW Facility Improvements:**

The Town DPW Facility consists of multiple buildings and a recycle center on Medway Branch. The administrative building complex is comprised of a 15,000 square foot ground level complex of 9,600 SF of storage/loading/receiving and 3,400 SF office programs with a 2,000 SF mezzanine. In 2002 a maintenance bay was added totaling 1,600 SF plus a storage mezzanine at 1,600 SF. To meet the new services of a water department and expanded maintenance and repair services this existing facility would require a 5,400 SF addition and expanded office operations within the existing facility totaling 2,500 SF.

**Recreation Facilities Improvements:**

The Town Recreation Commission has indicated that it requires a building facility at the Pond Street Complex consists of multiple buildings for toilet and concession operations totaling approximately 3,000 Square feet and accommodations at some location for indoor recreation programs in the magnitude of 10,000 square feet.

**Sidewalk and Pedestrian Pathway Improvements:**

The 2005 Pedestrian Pathway proposal identified a need to improve crossing at Boardman and Rockwood Road and to extend primary sidewalks on Boardman Street, Union Street, Medway Street, Seekonk Street and Needham Street plus add a sidewalk on Pond Street to the Pond Street Recreation Complex.

**Roads and Bridges Improvements:**

The Norfolk DPW has scheduled the widening and repaving of accepted Town Roads in a schedule presented below. Bridge and culvert work is scheduled separately as part of a strategic approach within inspections and preventive maintenance programs updated on an annual basis.

**Infrastructure Improvements:**

The Norfolk DPW is analyzing the use of existing storm water systems installed in 1994 as future capacity option for Town Center development. The Norfolk DPW is analyzing the creation of a wastewater system for Town School-Public Facility use and as a future option for Town Center development. A Town funded planning study would facilitate Grants as a first choice for funding these analyses.

TOWN OF NORFOLK  
ROADWAY MAINTENANCE PROGRAM SUMMARY  
Budget Proposal FY-2008

FISCAL 2008	TYPE OF MAINTENANCE	EST. COST
<b>CONSTRUCTION COSTS:</b>		
NOON HILL AVENUE (UPPER SECTION)	DRAINAGE & OVERLAY	\$79,438.00
BOARDMAN STREET (RTE. 115 TO POLE #4/35)	LEVELER & OVERLAY	\$164,775.00
PARK STREET (HAMPTON ROAD TO WRENTHAM TOWN LINE)	OVERLAY	\$63,190.00
QUAIL RUN ROAD	OVERLAY	\$52,689.00
SEEKONK STREET (CLEVELAND ST. TO NOON HILL AVE.)	DRAINAGE & OVERLAY	\$140,356.00
LAWRENCE STREET	DRAINAGE	\$25,398.00
	<b>CONSTRUCTION COSTS SUB-TOTAL:</b>	<b>\$525,846.00</b>
FISCAL 2009	TYPE OF MAINTENANCE	EST. COST
<b>CONSTRUCTION COSTS:</b>		
SEEKONK STREET (NOON HILL AVE. TO MEDFIELD LINE)	LEVELER & OVERLAY	\$44,702.00
BOARDMAN STREET (HOOVER RD. TO WALSH'S HOUSE)	RECLAMATION & BINDER	\$53,095.00
NOON HILL AVENUE (LOWER SECTION)	OVERLAY	\$126,838.00
LELAND ROAD	DRAINAGE & LEVELER	\$54,384.00
LAKE SHORE DRIVE	DRAINAGE & LEVELER	\$34,462.00
PRISCILLA AVENUE	DRAINAGE & LEVELER	\$33,630.00
STILWELL AVENUE	LEVELER	\$22,051.00
MOGEHAN STREET	LEVELER	\$31,788.00
POCUMTUCK AVENUE	LEVELER	\$14,878.00
WAMPANOAG AVENUE	LEVELER	\$15,257.00
MONTAUK AVENUE	LEVELER	\$6,683.00
MASSACHUSETTS AVENUE <sup>e</sup>	LEVELER	\$12,331.00
CHICATABUT AVENUE	LEVELER	<b>\$7,513.00</b>
LINCOLN ROAD (CAMPBELL ST. TO WALPOLE TOWN LINE)	DRAINAGE & OVERLAY	\$26,368.00
COWESIT AVENUE	LEVELER	\$13,626.00
MASCONOMET AVENUE	LEVELER	\$18,081.00
NAUGATUCK AVENUE	LEVELER	\$23,458.00
	<b>CONSTRUCTION COSTS SUB-TOTAL:</b>	<b>\$539,145.00</b>
FISCAL 2010	TYPE OF MAINTENANCE	EST. COST
<b>CONSTRUCTION COSTS:</b>		
MIRROR LAKE AVENUE	DRAINAGE, LEVELER & OVERLAY	\$113,641.00
BOARDMAN STREET (POLE 4/35 TO SEEKONK STREET)	OVERLAY	\$123,900.00
OLD MILL ROAD	OVERLAY	\$63,346.00
KING STREET (UNION STREET TO POLE #20)	OVERLAY	\$62,181.00
KING STREET @ MAPLE STREET INTERSECTION	OVERLAY	\$52,529.00
RIDGEFIELD ROAD	OVERLAY	\$51,142.00
MEDWAY STREET	DRAINAGE, LEVELER & OVERLAY	\$68,837.00
	<b>CONSTRUCTION COSTS SUB-TOTAL:</b>	<b>\$535,576.00</b>
FISCAL 2011	TYPE OF MAINTENANCE	EST. COST
<b>CONSTRUCTION COSTS:</b>		
ROBIN ROAD	OVERLAY	\$117,348.00
CHICKADEE DRIVE	LEVELER & OVERLAY	\$50,925.00
MEDWAY BRANCH	OVERLAY	\$85,908.00
STANDISH ROAD	LEVELER & OVERLAY	\$56,483.00
LONGMEADOW ROAD	DRAINAGE, LEVELER & OVERLAY	\$82,844.00
CHURCHILL ROAD	DRAINAGE, LEVELER & OVERLAY	\$66,875.00
SPARROW ROAD	OVERLAY	\$20,474.00
NORTH STREET (RTE. 115 TO #128)	OVERLAY	\$37,167.00
NORTH STREET (MARSHALL ST. TO #186)	OVERLAY	\$25,203.00
BARRELL PLACE	LEVELER & OVERLAY	\$23,246.00
	<b>CONSTRUCTION COSTS SUB-TOTAL:</b>	<b>\$566,473.00</b>

Master Plan 10-10-07.doc

## Section 9

### Part C –Data-Details Traffic-Circulation and Sidewalk Systems Data

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#### **Traffic and Circulation System Data:**

The following are the major problem conditions identified during the traffic study that was performed in 2003 with particular emphasis on the Route 1A/Route 115 intersection:

- Pedestrian and bicycle accommodations are non-existent and the current shoulder widths of the streets are inadequate for cyclists and joggers.
- Tractor-trailers utilize the curbs/shoulders along Pond Street for parking while visiting the convenience store at the corner of 1A and 115. This limits motorists ability to make the right –turn onto 1A from Pond Street/Route 115 East Bound and impacts traffic flows and safety.
- The travel ways are not wide enough to allow vehicles approaching the intersection to travel thru without maneuvering around the preceding vehicle. Such maneuvering impairs the visibility of on coming vehicles attempting left-turning movements (most notably on 1A);
- Visual queues occur when heavier/wider vehicles are attempting left hand turning.
- Vehicles frequently use the off street area of the southwest quadrant of the intersection as a cut through to avoid the traffic light queuing of u-turned vehicles.

Other roadway conditions needing attention such as widening, intersection geometry and rail crossings along with the impact of Patriot Place under construction on Route 1 in Foxborough, MA. Presented below are the following comments noted:

- A. The intersection at Dedham (1A) and Pine-Pond Street (115) is inadequate for current traffic and will become unsafe when Patriot Place in Foxboro opens and will require removing the old railway bridge abutment and reconfiguring Everett Street and Valley Street.
- B. Everett Street is narrow and unsafe for traffic today without Patriot Place impacts.
- C. There is a need for a bridge underpass at the MBTA tracks using Carlson Circle to connect to Ware Drive allowing traffic back onto Rockwood Road while a train is stopped.
- D. Safe pedestrian crossing of Rockwood Road from Carlson Circle parking is an issue today.
- E. Bus access to Centennial School is a problem at Boardman and Rockwood Roads (add a traffic light?) with a possible access near the Grange-bicentennial Park.
- F. Full development of Town Center will overload the Rockwood-Main-Union-North round-abouts and a traffic light at Main-Independence Drive will be needed.
- G. Full development of Town Center will likely require a bridge crossing over the tracks from MBTA parking to Boardman-Main Street, which has been under study for many years.
- H. Other Issues: Cleveland Street and Turner Street intersection, a link to Bigelow Place and Juniper Lane to Village Green and the intersection of Needham and North Street.
- I. Safe pedestrian circulation in Town Center and the schools recreation areas through the implementation of the ten-year sidewalk plan.

#### **Additional Notes:** (reserved for sidewalk 10 year plan notes)

Ensure that vehicular links between Liberty Lane and Boardman Street (at Main Street) and possibly a loop connecting Liberty Lane to the roundabout at Meetinghouse Road, parking adequate to support the desired level of development and adequate pedestrian amenities..

The need to provide an additional grade-separated crossing of the railroad tracks in the Town Center has already been established. The exact nature of the crossing needs to be determined and funding sources pursued. The Route 115 reconstruction intersection of 1A and 115 project must be a priority to ensure that the entire corridor between the C-1 and B-1 districts is improved to accommodate the increased traffic that will be generated by development in the C-1 district and the Patriot Place, which is under construction.

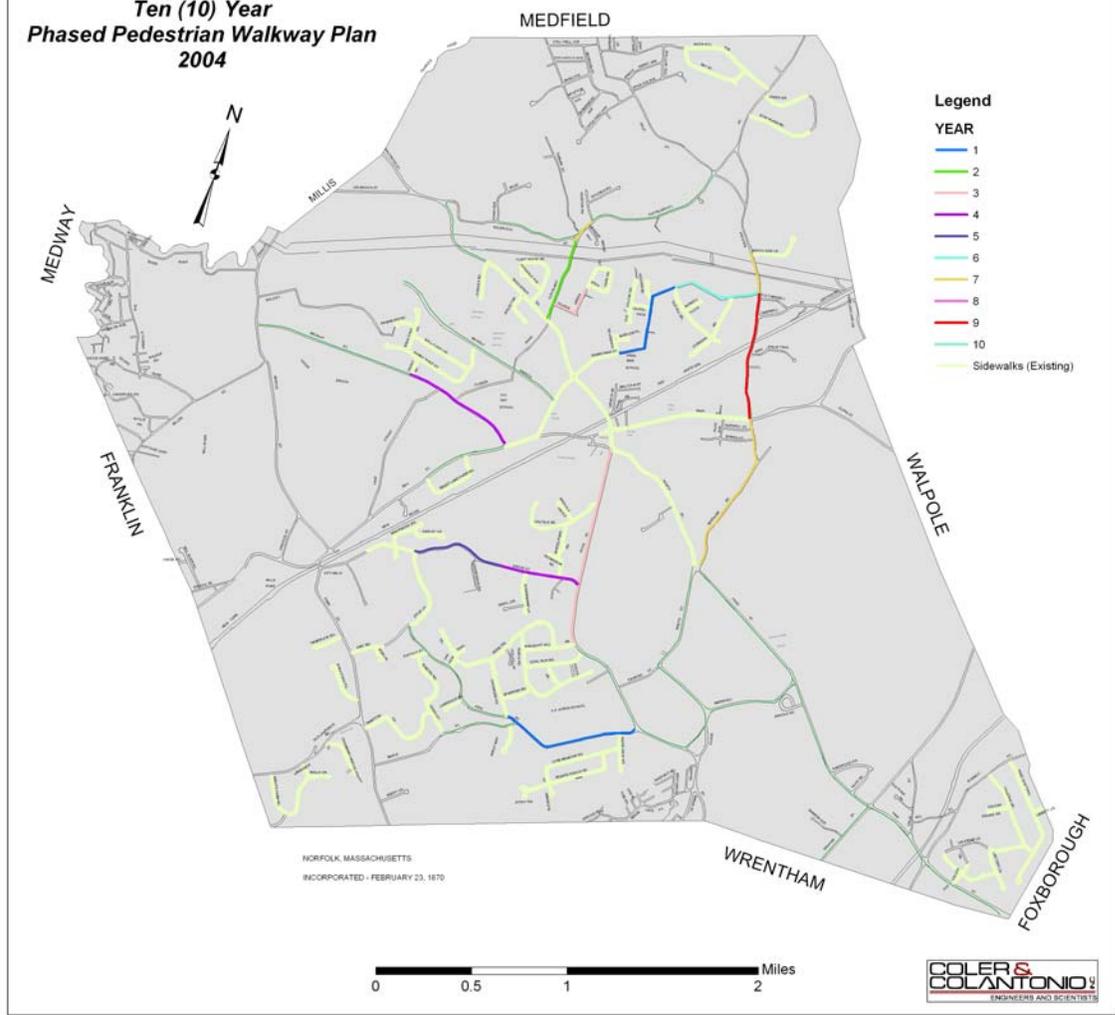
**Sidewalk Data :**

The following information was prepared using the 2005 Pedestrian Pathway Initiative, which was presented at the 2005 spring Town Meeting by the Norfolk Road Safety Committee. Primary objective was to improve areas around schools, Town Center and recreation areas.

**Sidewalk Data Table-** Listed below are Norfolk’s primary sidewalks.

<b>Street Name</b>	<b>Date Constructed</b>	<b>Approx. length</b>	<b>Notes</b>
<b>Existing Primary Road Locations</b>			
Rockwood Road	1990-2000	1 mile	Main-Overlea Seekonk-
Main Street	1990-2000	1 mile	Medway
Union Street	1990-2000	¼ mile	Main-North Union-
North Street	1996-2003	2 miles	Needham Main-
Boardman Street	2000-2005	½ mile	Rockwood Rockwood-
Boardman Street	2000-2005	¼ mile	F/C School Boardman-
Medway Branch	2007	½ mile	Town DPW
Subdivision Streets			
Subdivision Streets			
<b>Future Primary Road Locations</b>			
King Street	Begin 2010	1 mile	Union-Eric F/C School-
Boardman Street	Begin 2010	1 mile	Seekonk Needham-
Pond-Pine Street	Begin 2010	1 mile	Dedham Rockwood-
Cleveland Street	After 2010	½ mile	Turner Street
Union Street	After 2010	1 mile	North-King Main-
Needham Street	After 2015	1 mile	Pond/North

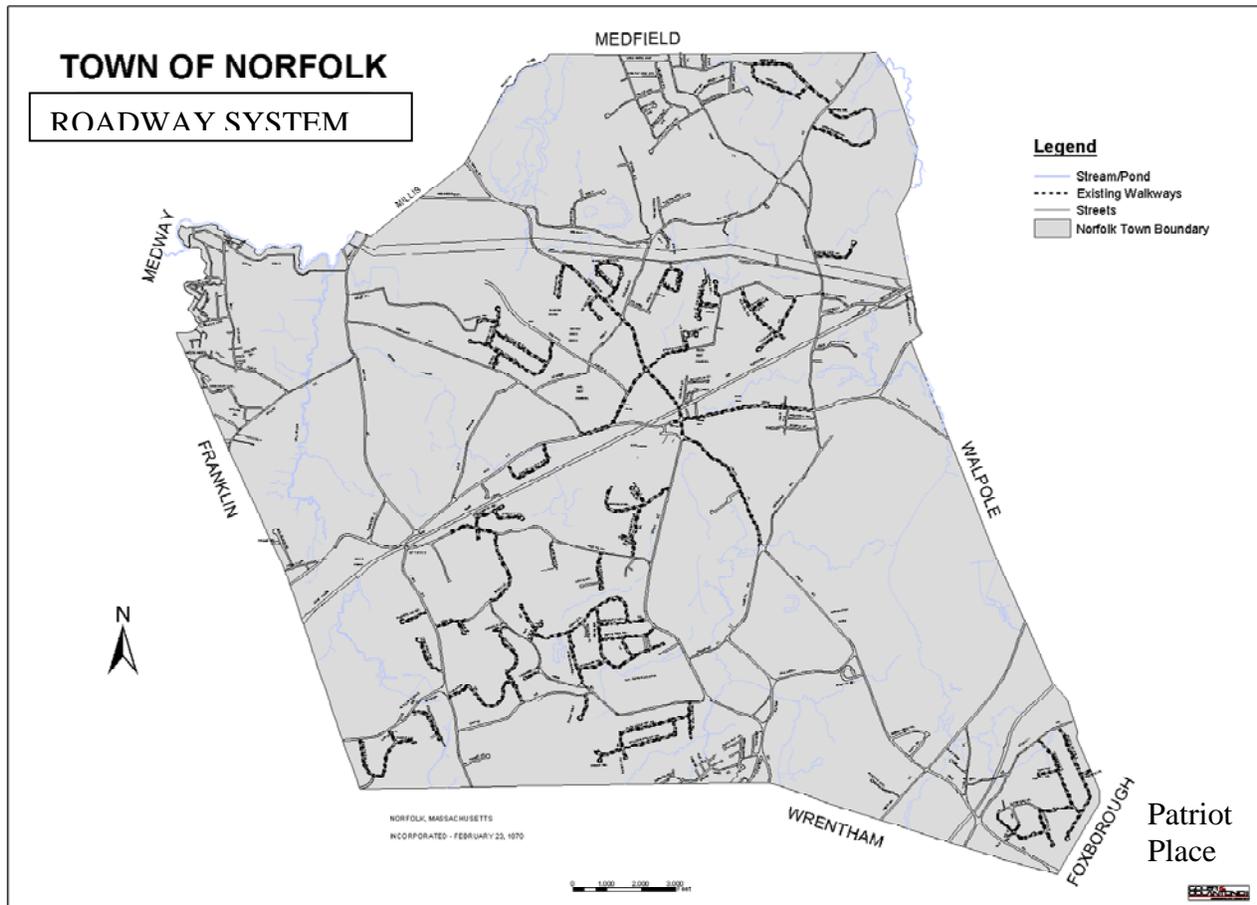
**Town of Norfolk**  
**Ten (10) Year**  
**Phased Pedestrian Walkway Plan**  
**2004**



## PEDESTRIAN WALKWAY PLAN

YEAR	TOWN SIDE	STREET	FROM	TO	LINEAR FEET	10% OVERAGE	TOTAL LINEAR FEET
1	NORTH	BOARDMAN	JUNIPER	OLDMILL	3,100	310	3,410
1	SOUTH	KING	UNION	CHICADEE	3,528	353	3,881
1	TOTALS				6,628	663	7,291
2	NORTH	CLEVELAND	ROCKWOOD	TURNER	2,539	254	2,793
2	SOUTH	KING	CHICADEE	ERIC	4,560	456	5,016
2	TOTALS				7,099	710	7,809
3	NORTH	VILLAGE GREEN	CLEVELAND	STANHOPE	1,600	160	1,760
3	SOUTH	UNION	NORTH	PHEASANT HILL	5,301	530	5,831
3	TOTALS				6,901	690	7,591
4	NORTH	MEDWAY	MAIN	TRURO	3,678	368	4,046
4	SOUTH	GROVE	UNION	KEENEY POND	2,580	258	2,838
4	TOTALS				6,258	626	6,884
5	NORTH	MEDWAY	TRURO	MYRTLE	4,074	407	4,481
5	SOUTH	GROVE	KEENEY POND	BRIDIE	2,401	240	2,641
5	TOTALS				6,475	647	7,122
6	NORTH	BOARDMAN	OLDMILL	SEEKONK	2,168	217	2,385
6	SOUTH	MAPLE	KING	ESSEX	2,444	244	2,688
6	TOTALS				4,612	461	5,073
7	NORTH	ROCKWOOD	OVERLEA	HOLBROOK	2,822	282	3,104
7	NORTH	SEEKONK	BOARDMAN	BROOKSIDE	978	98	1,076
7	SOUTH	NEEDHAM	MAIN	NORTH	4,561	456	5,017
7	TOTALS				8,361	836	9,197
8	NORTH	HOLBROOK	PONDVIEW	CLEVELAND	2,308	231	2,539
8	SOUTH	NORTH	RT 115	MARSHALL	4,628	463	5,091
8	TOTALS				6,936	694	7,630
9	NORTH	SEEKONK	MAIN	BOARDMAN	3,494	349	3,844
9	SOUTH	MARSHALL	RT 115	NORTH	2667	267	2,934
9	TOTALS				6,161	616	6,777
10	NORTH	CLEVELAND	TURNER	WINSTON	775	77	852
10	NORTH	CLEVELAND	WINSTON	FRUIT	3,660	366	4,026
10	SOUTH	NORTH	MARSHALL	UNION	1,497	150	1,647
10	SOUTH	UNION	KING	NORTH	1,956	196	2,151
10	TOTALS				7,888	789	8,677

# NORFOLK ROADWAY SYSTEMS



## Section 10

### Part C –Data-Details

### Business/Commercial Map Data

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#### **B1-District Data :**

Norfolk Town Center is the B1 District and listed below are the properties located along Main Street that are East and West of the Rockwood Road-Route 115 round about.

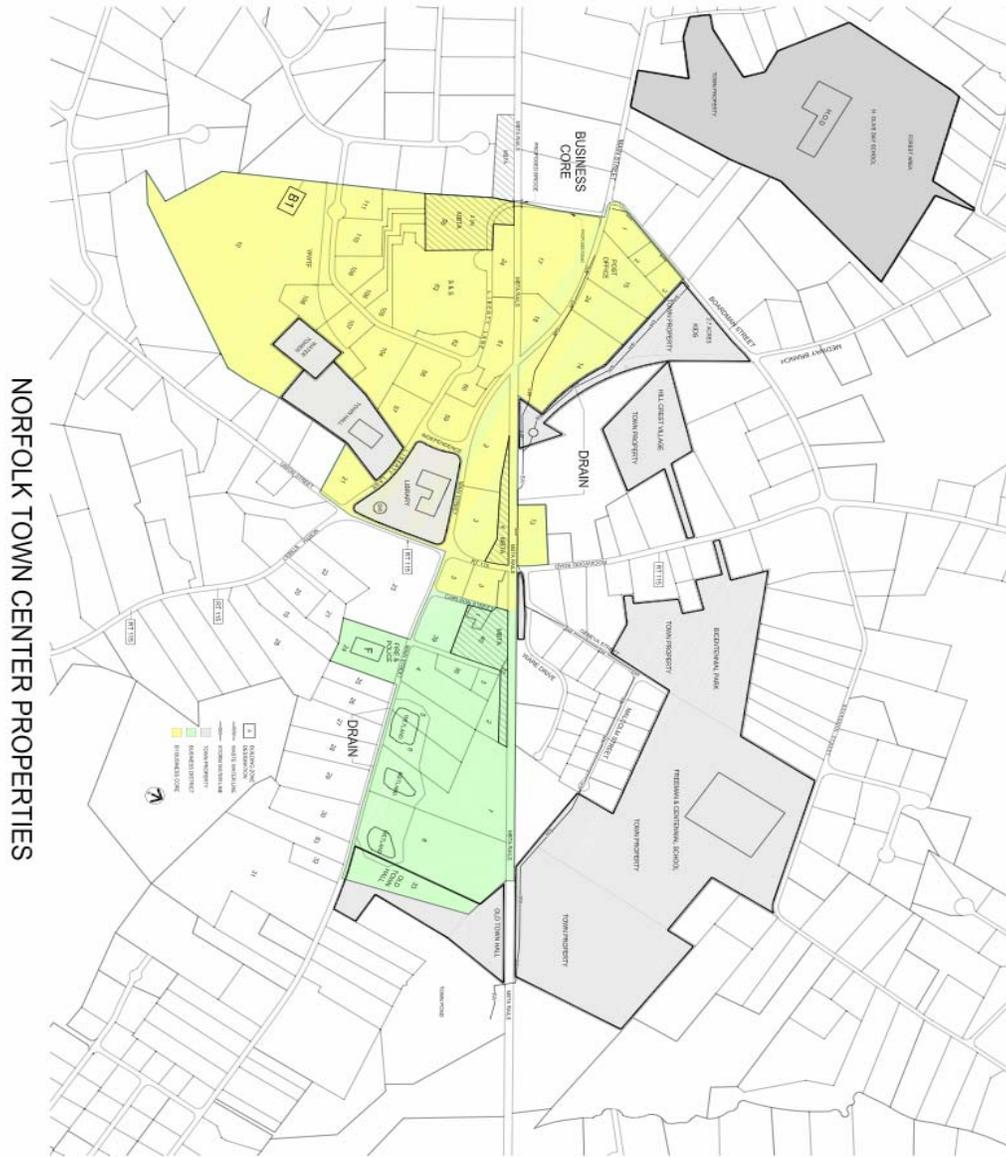
- A. East – Lot 2 @1/2 acre
- B. East – Lot 3 @1/2 acre (Daly Service Station)
- C. East Lot 8 @ 4 acres
- D. East Lot 5-6-7 @ 7 acres
- E. East Lot 4 @ 2 acre
- F. East Lot 39 DnD
- G. East Lot 40-MBTA Parking Lot
- H. East Lot 24 – Town Public Safety Building
- I. West – Lot 3 @1/2 acre
- J. West – Lot 4 @ 1 acre MBTA station
- K. West – Lot 3 @ 1 acre (existing Country Crossing Complex)
- L. West – Lot 2 @1 acre (existing Wayside Building complex 2-3 levels)
- M. West – Lot 14 @ 3 acres
- N. West – Lot 24 @ rear (O’Laughlin Commercial Complex)
- O. West – Lot 15 @ 1 acre Post Office
- P. West – Lot 2-3 @1 acre existing single family homes
- Q. West – Lot 1 @1/2 acre existing 2-story building
- R. West – Lot 17 @ 3 acre
- S. West – Lot 18 @ 1 acre existing single family home
- T. West – Lot 2-3 @ 1 acre
- U. West – Lot 59 @1/2 acre
- V. West – Lot 60 @1/2 acre
- W. West – Lot 61 @1 acre (Steep Grade s)
- X. West – Lot 24 @1 acre (Steep Grade s)
- Y. West – Lot 58 @1/2 acre
- Z. West – Lot 57 @1/2 acre
- AA. West – Lot 63 @ 3 acre (Proposed Stop & Shop)
- BB. West – Lot 56 @ 3 acre MBTA Parking Lot
- CC. West – Lot 104-207-108-10 @10 acre (Existing Norfolk Commons 40B Housing)
- DD. West – Lot 106-111 @ 2-3 acres (Hill above Stop & Shop)

#### **Town Center Infrastructure Data:**

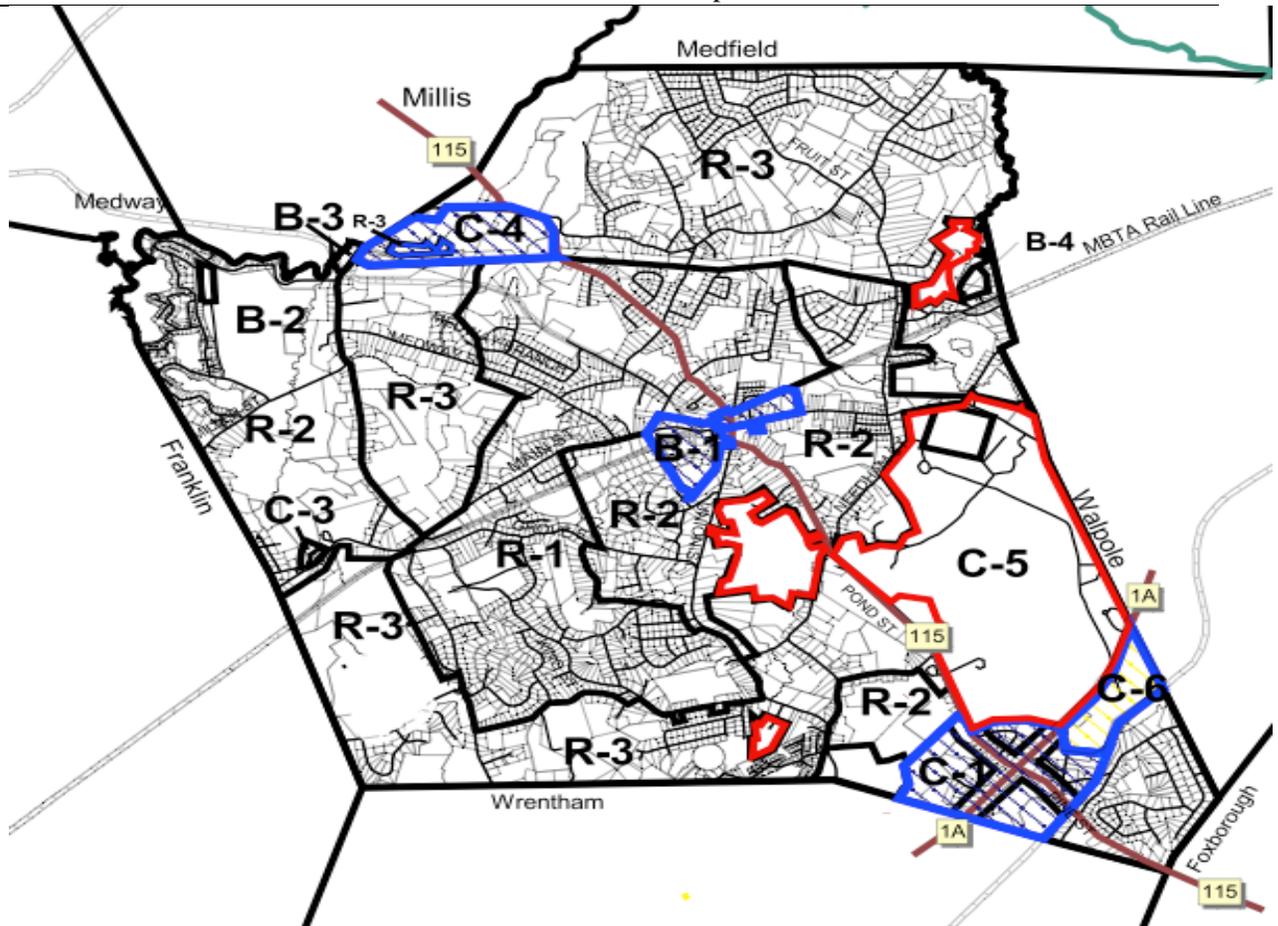
Using smart growth principles for locating higher densities where existing or required infrastructure is to occur would include allowing existing Town Center properties to tie-in and use an existing storm water connection in Town Center for higher density development. There is a 42” pipe just north of the MBTA tracks crossing Rockwood Road and proceeding under Ware Drive, Geneva Street and Malcolm Street across Town Freeman-Centennial property with a discharge into Town Pond. There is an existing storm water pipe under Main Street from Rockwood Road to Old Town Hall.

- A. Sewer programs will likely occur in Town center for Town facilities (Freeman-Centennial School [proposed @ 115,000 SF] + Public Safety Building [proposed @ 40,000 SF]).
- B. Supplemental expansion of infrastructure for private development use at private development cost could enhance densities within town center.

**Town Center Map Below:**



**NORFOLK TOWN CENTER PROPERTIES**



NORFOLK LAND AREA BY ZONING

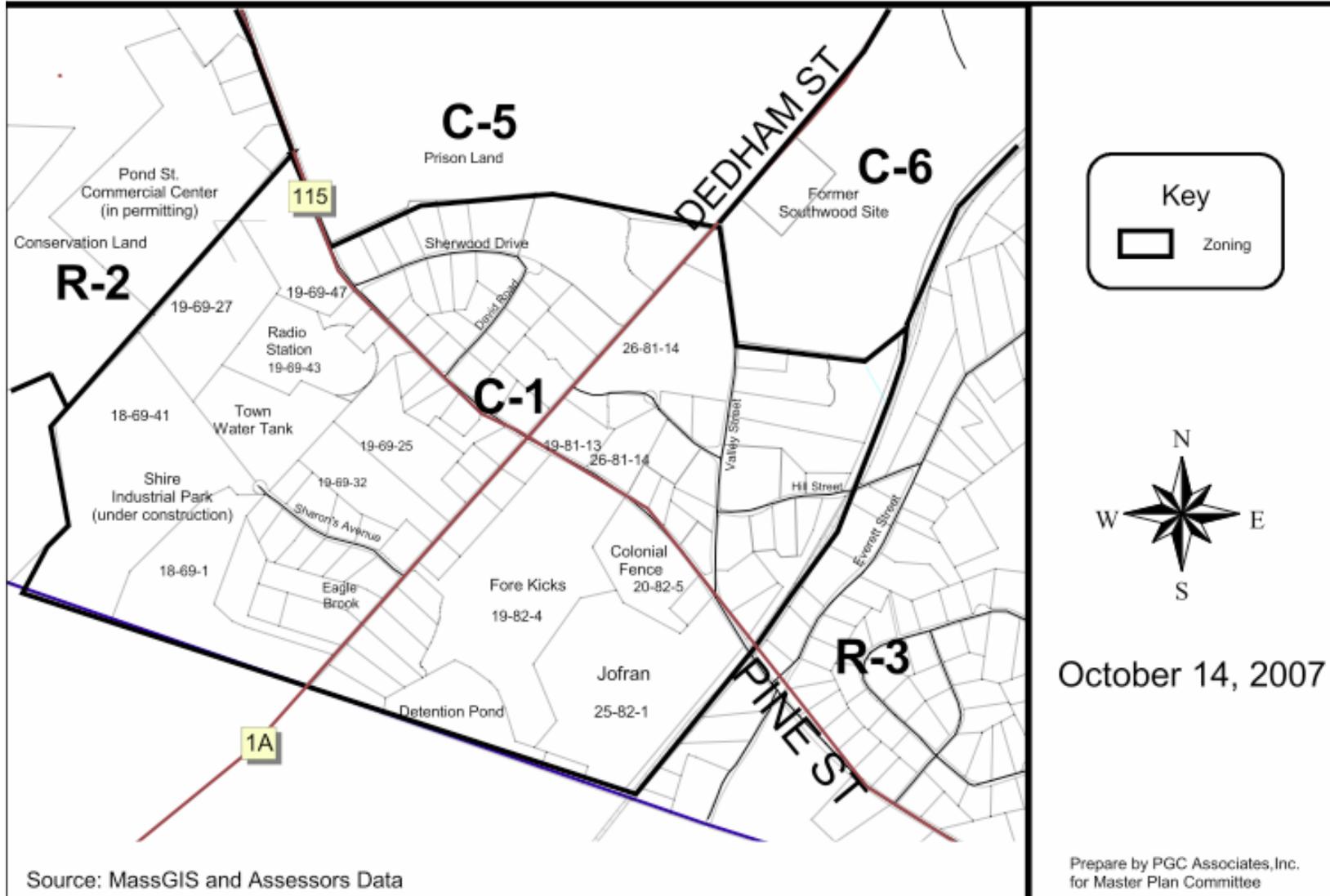
Zoning District	Area (Square Feet)	Percentage
Residence 1 (R-1)	80,784,848	18.83%
Residence 2 (R-2)	91,034,975	21.22%
Residence 3 (R-3)	172,942,216	40.31%
Business 1 (B-1)	4,259,640	0.99%
Business 2 (B-2)	371,329	0.09%
Business 3 (B-3)	334,952	0.08%
Business 4 (B-4)	490,060	0.11%
Commercial 1A (C-1A) <sup>1</sup>	4,431,307	1.03%
Commercial 1B (C-1B) <sup>2</sup>	8,035,038	1.87%
Commercial 3 (C-3)	346,654	0.08%
Commercial 4 (C-4)	6,114,035	1.43%
Commercial 5 (C-5) <sup>3</sup>	41,772,994	9.74%
Commercial 6 (C-6)	3,991,983	0.93%
State or Federal Owned	14,114,279	3.29%
<b>TOTAL</b>	<b>429,024,310</b>	<b>100%</b>

<sup>1</sup>On-Highway

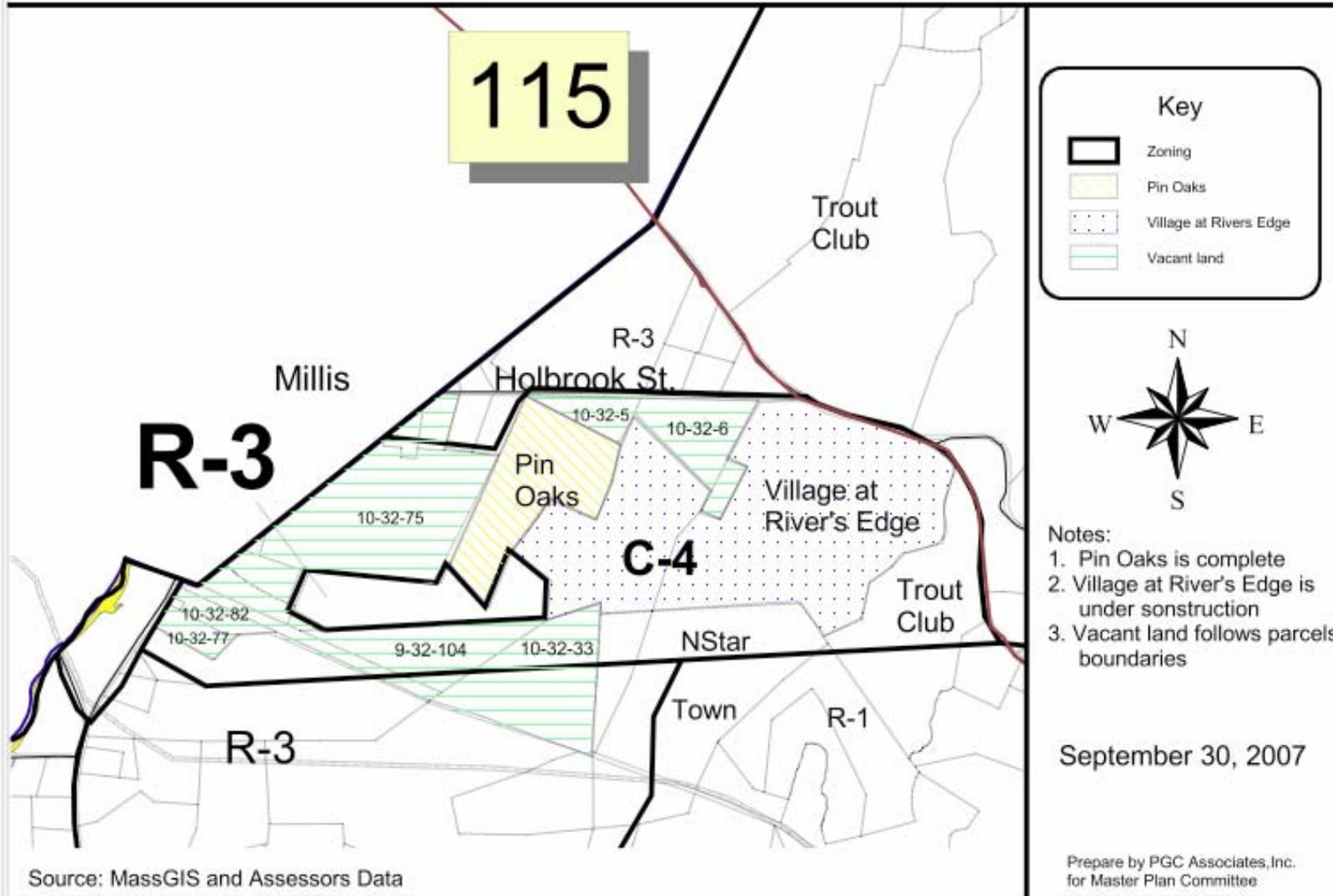
<sup>2</sup>Off-Highway

<sup>3</sup>Except for the Pond Street Recreation Area, the entire C-5 district is state-owned. When this area (without the Recreation Area) is included, State and Federal lands total 54,979,919 square feet, or 12.8% of Norfolk's total land area.

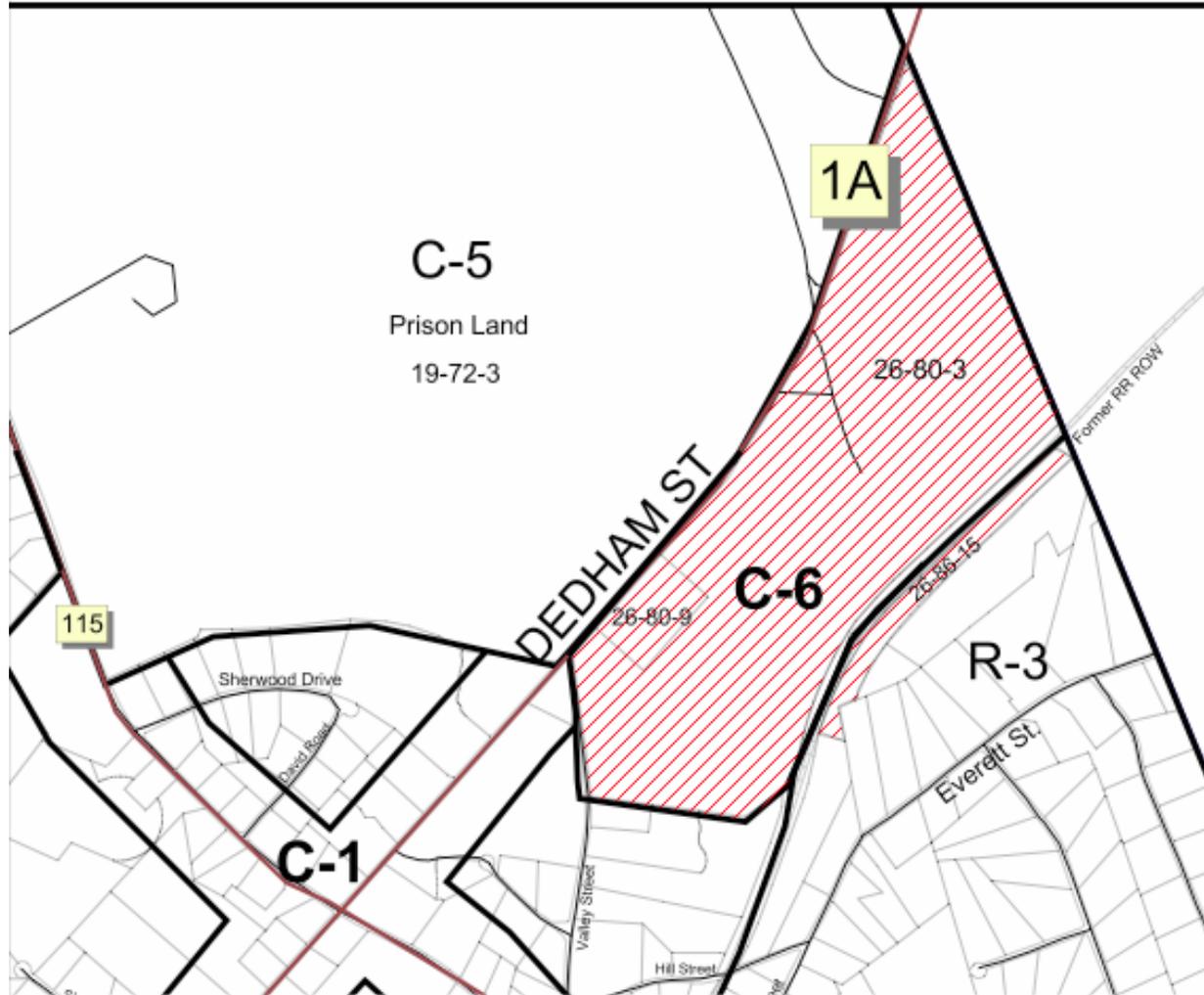
# C-1 District



# C-4 District



# C-6 District



Note: The Caritas property (formerly Southwood Hospital) has approximately 86 acres within the C-6 district and about 4 acres in the R-3 district. It is partially developed and is available for redevelopment.

September 30, 2007

Prepare by PGC Associates, Inc.  
for Master Plan Committee

Source: MassGIS and Assessors Data



