



ENGINEERING SUCCESS **TOGETHER**

November 02, 2016

Michael Kulesza, Chairman
Town of Norfolk – ZBA
1 Liberty Lane
Norfolk, MA 02056

Re: Peer Review Comment Responses
Lakeland Farms – Chapter 40B
ASE Project #2014-111

Dear Mr. Kulesza:

BETA Group, Inc. (BETA) has completed its follow-up peer review of the revised site design for the referenced project, based on the following materials prepared by Andrews Surveying & Engineering, Inc.:

- Lakeland Farms Townhouse Community Site Plan Set, dated April 19, 2016, revised October 24, 2016
- Stormwater Management Report revised October 24, 2016.
- Operations and Maintenance Plan Revised October 24, 2016.

The proposed design has been revised based on previous reviews/comments by the Board. The following provides a general summary of the revisions:

- The number of units has been reduced to 32 single units.
- Sidewalks have been added along the roadway throughout the site, including along the easterly side adjacent to the Durant property.
- The playground area has been deleted and replaced with seven (7) visitor parking spaces.
- The mailbox area has been relocated away from the immediate front of the site.
- The drainage at the entrance drive has been revised to maintain flow through the culvert under the drive.
- The size of Detention Basin No.1 has been reduced and a buffer has been provided adjacent to Cleveland Street.
- The grading for the infiltration basin has been revised to provide greater buffer to the adjacent wetland.
- Overall proposed impervious area on the site has been reduced by approximately, 11,600 square feet.
- Street lighting has been proposed at five (5) locations.
- Overall proposed impervious area on the site has been reduced by approximately, 11,600 square feet.

Civil / Site Review

The roadway layout is essentially unchanged from previous submissions. Therefore, the previous comments and resolutions as provided in BETA's letter to the Board dated September 21, 2016 are still valid. These are included for reference.

BETA GROUP, INC.

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We offer the following additional comments/suggestions on the revised plans dated October 24, 2016.

1r. The proposed revisions to the plans are consistent with discussions that took place in workshop sessions.

2r. As noted in previous comment No.8, access for pedestrians throughout the site, including to the units, was difficult and potentially unsafe. The revised site plan provides sidewalks on both sides along the lower roadway and on the east side (adjacent to the Durant property) on the upper roadway. Connectivity has been provided through crosswalks and curb ramps. The revised design also provides improved access to the units. As detailed on the plans, sidewalks and curb ramps will be constructed to meet ADA requirements.

3r. The plans indicate that the proposed sidewalk along the Durant property requires "proposed retaining wall (by others) or ledge face". There is limited offset to the property line in these areas. It is recommended that a note be added indicating that all work must be contained on the Applicant's property to avoid encroachment on the adjacent property.

4r. Street lights are proposed at five (5) locations. A detail should be added to the plans indicating the type of light, height of pole and type of luminaire and wattage. It should be noted that the fixtures will be full cut-off type where there is potential for light spillage beyond the site. Also, electrical connections to the lights should be shown as well as the location of a lighting cabinet if required.

5r. Additional snow storage areas are shown on the revised plans. These need to be coordinated with the landscape design to ensure that the areas remain open for snow storage. We did not receive revised Landscaping Plans and therefore cannot verify the feasibility of the snow storage areas.

6r. The height of the proposed privacy fence is shown as 4 feet as shown in the detail on Sheet C7.2. The Applicant should verify that this is sufficient to provide the screening as intended.

7r. The plans should indicate a sight triangle at the entrance at Cleveland Street to ensure that this area remains clear of obstructions that may interfere with the required sight distance for vehicles exiting the site. Also, the entire sight triangle must be within the applicant's property or the Town's right of way to allow for future maintenance.

8r. Initial review of the Stormwater Management Report indicates that modifications made to the site design have been adequately reflected in revisions to the stormwater management design. These revisions will need to be approved by the Conservation Commission.

Previous comments/resolutions:

1. The geometry of the proposed roadway has not been labeled. Please provide the radius and lengths of all curves on the proposed alignment for review.

Applicant's Response: The proposed roadway geometry, including radius and lengths as well as bearings and distances along the proposed alignment has been added to sheet C-3.0 of the revised Site Plan. BETA2: Revisions acceptable; item resolved.