

TOWN OF MARSHFIELD

870 Moraine Street, Marshfield, MA 02050

Ph: 781-837-5557



COMPREHENSIVE PERMIT APPLICATION

Applicant / Contact Person:

Applicant's Name: Marshfield Commerce Way LLC

Applicant's Address: c/o Mill Creek Residential Trust, 84 State St, Suite 920, Boston MA 02129

Applicant's Phone Number: 617-301-4173 E-mail: TAlexander@MCRTrust.com

Contact Person's Name (if other than applicant): Timothy Alexander

Contact Person's Phone Number: 617-301-4173 E-mail: TAlexander@MCRTrust.com

Owner:

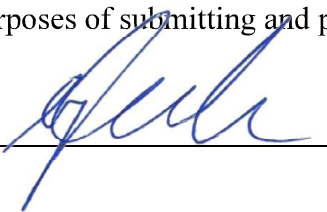
(if the owner and applicant are not the same person, the following must be completed)

Owner's Name: VRT Corp.


Owner's Address: 80L Washington Square, Norwell MA 02061

Owner's Phone Number: 781-982-2255 E-mail: MVerrochi@vrtcorp.com

The owner hereby appoints Timothy Alexander (name of person appointed) to act as agent for purposes of submitting and processing this application for a comprehensive permit.

, VP January 28, 2022
Owner's Signature Date

The applicant/owner hereby certifies that he/she/it qualifies as an entity to file for a comprehensive permit as set forth under 760 CMR 30.02.

 February 8, 2022
Applicant's Owner's Signature Date

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Subsidy Program:

Preliminary Approval of the application has been obtained under the following subsidy program:
[MassHousing / New England Fund](#)

A copy of the preliminary site approval or project eligibility letter must be provided with application.

[Project Eligibility Letter attached hereto as Exhibit A](#)

Title / Control of the Property:

The owner's title to the land that is the subject of this application is derived from (choose)

Deed from David W. Ellis, individually and as Trustee and Caroline D. Ellis, dated January 7, 2002, recorded in Book 21322, Page 222;
Deed from Edward S. Soule, et ux, dated December 30, 1985, recorded in Book 6503, Page 288; and
Land Court Confirmation Decree, recorded in Book 8676, Page 226

A copy of the deed, certificate, or other proof of ownership shall be provided with application.

[Deeds attached hereto as Exhibit B](#)

If the property is subject to a purchase and sales agreement or option for purposes of gaining control of the property, please indicate the date when control of property is expected and indicate above the derivation of title. Date when control is expected: [PSA executed 5/14/2021](#).

A copy of evidence showing control of the property to be developed must be provided with this application.

[PSA attached hereto as Exhibit C](#)

Plan of Land:

Title of Plan: [Existing Conditions Plan of Land in Marshfield, MA](#)

Drawn by: [Hancock Associates / H.W. Moore](#)

P.E. / Surveyor's Name: [Jason A. Ellis](#) Registration No. [49052](#)

Date of Plan: [8/13/2021](#)

Unit Plan(s):

Title of Plan(s) [Mill Creek Marshfield, Commerce Road, Marshfield MA](#)

Drawn by: [The Architectural Team, Inc.](#)

Architect's Name: [Michael Binette](#) Registration No. [31191](#)

Date of Plan(s): [2/4/2022](#)

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Assessors' / Zoning Information:

The land shown on the plan is located on Map D08 Block 01 Lot 11A of the Assessors' records and has an address of Commerce Way, Marshfield MA.

The land is located in the I-1 / R-1 Zoning District, and in the "X" Flood Zone. The FEMA Flood Zone and Elevation is: N/A.

For this Zoning District, requirements are:

Minimum lot area: ^{40,000 sf (I-1)}43,560 sf (R-1) Minimum Frontage: ^{150 ft (I-1)}125 ft (R-1) Minimum lot width: ^{150 ft (I-1)}125 ft (R-1)
Minimum Setback, Front: 40 ft (I-1); 40 ft (R-1) Side: 20 ft (I-1); 20 ft (R-1) Rear: 40 ft (I-1); 40 ft (R-1)
Maximum Building Height: ^{65 ft (I-1); 40 ft (R-1)}2 stories (I-1); 2.5/3 (R-1) Maximum Floor Area Ratio % n/a

Proposal: *The property is partially located within the I-1 district and partially located within the R-1 district. Pursuant to section 6.08(1) of the Marshfield Zoning By-Law, existing or permitted residential uses in the I district shall be subject to the dimensional density regulations of the nearest residential district, as determined by the Building Inspector.*
(please answer all that apply)

1. Name of Proposal Mill Creek Marshfield

2: The housing / ownership type is:

(check one) Fee Simple _____ Condominium _____ Rental X

(Check one or more) Detached _____ Attached _____ Single Unit _____
Triplex _____ Multi-family X

3. The plan shows land consisting of 12.68 acres.

4. a. The density of the proposal is 23.65 units per acre.

b. The total impervious surface proposed is 62 %.

c. The number of housing units proposed includes: 75 affordable 225 market rate.

d. # of 1-bedroom units: 117 # of 2-bedroom units: 116 # of 3-bedroom units 67

e. Price of the units will be: \$ See Exhibit T for affordable \$ See Exhibit T for market rate

5. a. Each affordable unit is subject to the attached restriction to ensure long-term affordability

(Attach all deed or other restrictions that will be used to ensure continued affordability)

b. Provide information about the affordable housing lottery process to be used:

(Attach a separate sheet with specific information on how lottery will work and how it will undertaken)

Form of NEF Rental Regulatory Agreement attached as Exhibit E; Lottery information attached as Exhibit F

6. If the plan includes a subdivision, please provide the information on the following pages:



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Site Information:

a. The plan shows the division of _____ acres of land into N/A lots, intended for building thereon, numbered _____ and _____ parcels not intended for building thereon.

b. The plan shows the following *existing* ways that are being proposed as frontage:

Way #1: Commerce Way, frontage for lot(s) D08-01-11A

Way #2: _____, frontage for lot(s) _____

Way #3: _____ . Frontage for lot(s) _____

c. The plan shows the following *proposed* ways that are being constructed to provide lot frontage

Way #1: N/A, frontage for lot(s) _____

Way #2: _____, frontage for lot(s) _____

Way #3: _____ . Frontage for lot(s) _____

d. Is there any grading or fill needed or removed for the project? If so, approximately how much:
10,500 cubic yards to be added / removed (circle one)

e. Is the Property located in the WRPD? _____ yes X no

f. Attach documentation showing all wetland resources, waterbodies, bogs, vernal pools, NHESP mapped habitat or other hydrologic features. See Exhibit M for Project Impacts Narrative.

See Exhibits Q and R for NHESP map and confirmation of completion of mitigation requirements.

7. Waiver of Local Requirements:

The applicant requests waiver(s) of the following local requirements (please add additional pages if necessary):

a. ZONING BYLAWS (specify section and give brief description of waiver sought)

Section: _____ Description See Attachment G for waivers list

Section: _____ Description _____

Section: _____ Description _____

Section: _____ Description _____

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b. SUB-DIVISION RULES & REGULATIONS *(specify section & give description of waiver sought)*

Section: _____ Description [See Attachment G for waivers list](#)

Section: _____ Description _____

Section: _____ Description _____

Section: _____ Description _____

c. WETLAND REGULATIONS *(specify section and give brief description of waiver sought)*

Section: _____ Description [See Attachment G for waivers list](#)

Section: _____ Description _____

Section: _____ Description _____

Section: _____ Description _____

d. GENERAL BYLAWS *(specify section and give brief description of waiver sought)*

Section: _____ Description [See Attachment G for waivers list](#)

Section: _____ Description _____

Section: _____ Description _____

Section: _____ Description _____

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e. OTHER (specify bylaw, rule or regulation to be waived, provide section and give brief description of waiver)

Title of Local Requirement:

Section: _____ Description See Attachment G for waivers list

Title of Local Requirement:

Section: _____ Description _____

Title of Local Requirement:

Section: _____ Description _____

8. The land shown on the plan: includes wetlands _____ does not include wetlands X

If there are wetlands, a separate application must be made to the Conservation Commission.

9. A list of abutters / parties in interest, certified by the Town Assessor is attached.
See Attachment H for abutters list
A copy of the application and plan(s) must be filed with the Town Clerk's Office

Received by Town Clerk:

[Signature]
Signature of Town Clerk

2/8/2022
Date

I hereby certify that the application and all plans and other information required by the ZBA rules and regulation have been filed with the Zoning Board of Appeals together with a fee of \$ 40,548.10, on this 8th day of February, 2022.

[Signature]
Signature of applicant or owner's representative

2.8.22
Date

Received by the Zoning Board of Appeals Representative:

Signature of Representative

Date