

8/23/22

To: Michael Maresco: Town Administrator, Town of Marshfield  
Cc: Nanci Porreca: Assistant to The Zoning Board of Appeals  
Greg Guimond: Planning Board  
Bill Grafton: Administrator-Conservation Commission  
Donna Beal: Assistant, Department of Public Works  
Select Board  
Bernie Dupuis: Chair, Board of Trustees, Seasons  
Condominiums

From: Dennis Chateauneuf: Chair, Board of Trustees, Highland Green  
Condominium Trust

Re: Mill Creek Development Petition for a Comprehensive Permit/New  
Development-Location of Proprietors Way, Commerce Way, Old  
Woodlot Lane, Enterprise Way, and the Roche Brothers Rte.139  
Intersection, Marshfield, MA. /Resources In Area

Dear Mr. Maresco,

Many letters and emails have been sent by very concerned citizens to State and Local Officials expressing their utter dismay at the prospect of The Town considering the approval of a **second** High Density/Highly Concentrated Residential Apartment Complex along Commerce Way. Equally disconcerting, is the lack of a collaborative town process whereby all relevant departments work collectively to commission the independent studies required to assess the many impacts of such a project.

I have attached some of the correspondence submitted by citizens vehemently objecting to a second Mill Creek Development along Commerce Way. This information outlines, with specificity, the many issues fueling citizens outrage with this new Mill Creek proposal. What I hope to convey in this correspondence is what information, at a minimum, must be made available to the residents and the community at large in support of their ability to truly provide effective input to the Town. Likewise, some additional perspective on how the required information for residents might be collected, sorted, and made real time available to all who need it.

**To be very clear, the concerned citizens group opposes the approval of the Comprehensive Permit for said project, and or any other approvals, until such time as the appropriate independent studies are conducted and vetted in a detailed way by all constituents (Residents, Town Department Heads, The Developer, and all Town Organizations that stand to be significantly impacted by a second Mill Creek Development). In the event the town chooses to move**

**forward on approving the Comprehensive Permit without due process being completed, as was the case for Modera 1, it would be doing so unilaterally and with the understanding that doing so would be inflicting damage and distress to current residents, and to the community at large!**

Best Practices would suggest that each department head commission independent outside firms to analyze, at a bare minimum, the impact on Traffic, Safety, School Zoning Requirements, Natural Resources Availability, Economic Impacts, Water Runoff/Contamination and Management. This would ensure that the data collected is impartial and ready for use by all constituents. As we all know, the most critical aspects of such impact studies are the parameters to be studied, analyzed, and reported on. To be effective, a small representation of all involved parties must collaborate on the parameters to be used. The results of the various studies should then be input into an online Town/Community Knowledge Base (many great software packages available) that not only provides the data being made available, but also becomes the repository for analysis of the data, real time commentary and assertions and much more. Essentially, the Knowledge Base is a flexible format for knowledge sharing among many groups. It provides the ability to have everything in one place.

The following are the constituents and locations most significantly impacted, or that impact, the Mill Creek Development Proposal:

- Modera 1 (current impact)
- New Mill Creek Proposal for 2<sup>nd</sup> Development Along Commerce Way
- School (Special Needs School Planned Along Commerce Way)
- New Day Care Center (Planned- Corner of Proprietors and Commerce Way)
- New Condo Complex (referred to as Affordable Village- Along Woodlot Ln.)
- Boys and Girls Club Growth and Programs Impacting the above
- The Dog Park
- High School and Middle School Needs-Dangerous Rt. 139 Intersection
- New Multi Use Facility (residential and retail mix) along Proprietors
- Growth along Rte. 139 and its impact
- The Rockwood Soccer Complex

➤ Proprietor Woods Senior Living

**The concerned citizens and community at large would like to understand/get answers to:**

- What does the Town see as the benefits of a second Mill Creek Development along Commerce Way?
- What analysis has been done to justify the co-mingling of dramatically incompatible development initiatives in very close proximity to each other?
- Has a post construction analysis addressing the pros and cons of the existing development (Modera 1) been done? Residents would not only like to review that document but would like to have input into it.
- Independently conducted Conservation Impact Study outlining the environmental effects (# of trees being removed and site prep issues) associated with any new development. What actions will need to be taken to comply with state statutes/laws governing development in these areas. Residents would like to understand the impact in the areas of wildlife management and preservation. Costs? Are you aware of any prior push back from the Conservation Commission regarding development in the area?
- Why is the starting point on density of development for Mill Creek's new proposal different than the density of Modera 1? If Modera 1 is ~ 11 units per acre, why isn't Mill Creek's new proposal density comparable? The new proposal **doubles (as in a city block type density)** the units per acre to 24 units per acre vs 11 in Modera 1. Using the comparable in the new proposal would max it out a ~ 132 units per acre. Number of bedrooms per acre would need to be established as well.
- Independently conducted water resources study that addresses impacts on water availability and water pressure (locally and town wide). What plans are in place to supplement existing water availability and mitigate water pressure reduction issues? What town appropriation actions will be needed to mitigate these issues? Who will pay for it?
- Independently conducted study regarding the quantity and quality of wastewater runoff. We would think this should include anticipated contaminants/carcinogens that will become present in the wastewater. What specific mitigation will be required to ensure public safety? What specific possible impacts might there be to Mt. Skirgos water supply? What town appropriation actions will be needed in support of any mitigation programs? Who will pay for it?
- Investigation into the need for a school zone designation for the new school for special needs students planned for Commerce Way.

- What is the Real Economic Impact of adding high density residential apartment buildings into the town without the infrastructure and services to support it. Specifically, roadway infrastructure, emergency services (Police, Fire and EMS) classroom expansion and staff to support new students, healthcare services...Where does the funding for this come from? Who will pay for it?
- Independent study to determine the full impact of co-mingling two high density residential apartment complexes In the Same Immediate Location, and where there are numerous Childcare/Student Care/Boys and Girls Club Camps/Soccer Field facilities either already in existence or to be developed. How is any of this justified?
- The Modera 1 Mill Creek Development contract allegedly had a contractual obligation to provide substantial \$\$\$s to address the proverbial “can of worms”, the Stop Lights on Rt.139 by Roche Brothers Market. The one meaningful commitment important to the local community went unenforced by the Town. More traffic, more children, more seasonal camp traffic will make it even more hazardous for all. What funding actions will need to be taken? Who will pay for it?
- Why did the Town not enforce the completion of the Rte.139 Intersection project with the funding available from Mill Creek? Did the claw back provisions exist to address this issue before Mill Creek abandoned the development by selling it off? Did we have a contractual provision that prevented Mill Creek from selling the property if there were unfulfilled terms and conditions rendering them non-compliant? Whose responsibility is it to ensure 100% compliance against contractual terms?
- Why have we not been able to get a set of the contractual documents from the Modera 1 Development? Can it be provided to us?
- Why are we not able to get the written minutes of Town Meetings?
- Why are we not able to get a study regarding all the above planned development parameters that specifically addresses the co-mingling of high density/higher rise apartment complexes. And its impact considering the many Children Oriented Facilities and Activities, Schools, and Elderly Citizens in the immediate area. How will the Town ensure the safety of such diverse groups co-existing in a confined geographic location?
- Who owns the parcel of land along the perimeter of the proposed new Mill Creek Development (Southwest Corner)? The Town map labels it “Owner Unknown”? Why can't the unknown become a known? Requests for resolution of this issue falls on deaf ears.

- With the completion of Modera 1 there is more garbage being dispersed onto the adjacent land. I highly suggest all town leaders take a walk through the land and see for themselves. Who will clean up the mattresses, tarps, sofas, power tools and other diverse household goods that will inevitably continue to be deposited on adjacent Town properties?
- Who owns the Streetlights (light bulb replacements) and ground maintenance along Proprietors Drive, Old Woodlot Lane, and Commerce Way? For that matter, the residents would like to see a list of all ancillary projects associated with all new planned development along Commerce Way, Proprietors Way, and Old Woodlot Lane. What funding will be required? How will it be funded?
- It would seem mandatory to calculate the many costs to be passed on to taxpayers. What I am referring to are; roadway infrastructure, emergency services (Police, Fire and EMS), classroom expansion and staff to support new students, healthcare service. Where does the funding for this come from? Who will pay for it?
- Might the land parcels in question be better suited for infrastructure that better serves the Town's current residential base? Such things as Senior Housing or other community service facilities as in recreational facilities for all residents, extended school administrative facilities etc.? And or, facilities of like kind services?
- Another consideration might be more low-rise townhouses vs high rise apartments, more in keeping with a town/community vs. a city-block environment? This would also avoid a very rapid influx of new residents having to draw of town services. We must avoid the mistake many a town has made, indiscriminately placing high density/high rise rental housing buildings in a town/community environment only to turn a blind eye to the "other" investment needed to support it. Or said differently, implementing an urban/city like housing model, but trying to do so on a community/town budget. Likewise, development in these areas the likes of a Special Needs School, Day Care Center will better serve the Town of Marshfield Community, and equally as important demand less water resources, reduce traffic congestion, reduce the cost of water contamination mitigation and reduce the overall impact on other Town Resources.
- Taxpayers are willing to fund community items that benefit them and their families. They should not be expected to fund things that disadvantage them in so many ways as would be the case with a 2nd Mill Creek Development.
- Like Modera 1, a Mill Creek 2 Development will introduce a high volume of new residents over a short period of time into the "system". How will that work?
- All things considered, what will the true cost be to the Town for bringing another high density/ higher rise- large resident count apartment complex online?

- Given the new school development planned along Commerce Way, what are the needs for a School Zone Designation?
- The community simply desires answers to these heartfelt questions on issues that will impact their day to day living.
- We must insist that no Comprehensive Permit be granted until such time due process, as described above, is completed. It would be irresponsible of the town to continue forward in a “silo” development approval process. It would be a great disservice to the residents of Marshfield to act in any other way.

As a business guy myself, I can appreciate why Mill Creek Development is working so hard to do pull off a second “build and abandon” development in Marshfield. Marshfield is a desirable town, and as such, makes an “abandon by quick sale” strategy easy to execute. Not only does Marshfield provide the opportunity for a Mill Creek quick exit, but it also provides them a premium ROI. Why do we think this is the only Mill Creek location, out of several others in other cities/towns, where they want to build a second development? Why do we think offering Mill Creek this advantageous opportunity at the expense of the community is a great idea?

We are hopeful that the Town can avoid making a highly detrimental and damaging set of decisions in this regard. In our humble opinion, this may very well be a chance to learn from our mistakes.

Dennis Chateauf  
43 Snowy Owl Lane

Chairman, Highland Green Condominium Trust (HGCT)