

## Porreca, Nanci

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**From:** pvalente11@aol.com  
**Sent:** Tuesday, August 9, 2022 5:29 PM  
**To:** mmaresco@toenofmarshfield.org; Porreca, Nanci; bweidaman@townofmarshfield.org; Guimond, Greg; Grafton, Bill; Selectboard  
**Subject:** Plea to Reduce Proposed number of Units at Proposed Mill Creek II to no more than 150 Units

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To Whom it may Concern:

The Zoning Board of Appeals , Attention Brian Murphy, Heidi Conway, Larry Keane, Stephen Feeney, Christopher Belezons, Grover Hensley Jr. and Mark Corwin

Selectboard, Attention Stephen Darcy, James J. Kilcoyne, and Lynne Fidler

Planning Board, Attention Greg Guimogguimond

Conservation Commissioner, Attention Bill Grafton

As a concerned resident of Snowy Owl Lane Marshfield I would urge you to support the residents of our community and reduce the number of units at the Proposed Mill Creek2 to no more than 150 units. As a community, we are horrified looking at the numbers and the increased cost to the Town of Marshfield. We are also concerned about the safety and water issues.

As presented at the last Zoning Meeting held on July 26, 2022 at Town Hall that number is now at 264 units to be built on 12 acres! The original Mill Creek 1, (now Modera) has 282 units on 22 acres of land! It is unimaginable to think of the negative impact will have on those 12 acres in our backyard, not to mention the number of beautiful healthy trees that will be cut down. Who knows how many of the turtles will be killed?

The economic impact will be huge with a potential increase of 225 students @ \$14,715 per student, brings cost to the town \$3,310,875!!! Where is this money coming from??? With the proposed numbers we will see an increase of 500 cars on Rt 139, not to mention the safety of the dangerous crossing of pedestrian at the corner of Furnace Street and Roach Brothers intersection. Hopefully, we will not have to have a tragic accident to realize how dangerous this increase will be to our everyday drive home. Lets put safety and common sense first. These are the concerns that should dictate the decision and bring the number down to 150 units.

With the proposed number of 264 units on 12 acres of land, there will be a huge increase in water usage that will diminish the water pressure and possibly contaminate the Mt. Skirgo water Aquifer. 1504 residents will be using 70 gallons of water a day. That is 105,280 gal/day and a shocking 38,427,200 per year. Lets not be like California, where they failed to provide adequate infrastructure and a regulatory system. These are problems that we as residents see in our future if the number is not scaled down to 150 !!

Please hear the concerns of the people of Marshfield who live, walk and drive in the proposed Mill Creek 2 area. Look at the numbers and the devastating negative impact it will have on all of us. Please step up and do whatever is necessary to get to the 150 number. We as a community are counting on you. If you could reply to this letter letting me know that you have received it and will take action between now and the next meeting on August 30th at 630 at Town Hall. Thank you in advance for taking this issue seriously and working to bringing the number to 150.

Thank you,  
Patricia M. Valente  
41 Snowy Owl  
Marshfield

## Porreca, Nanci

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**From:** pvalente11@aol.com  
**Sent:** Tuesday, August 9, 2022 5:53 PM  
**To:** Maresco, Michael; Porreca, Nanci; bwiedeman@townofmarshfield.org; Guimond, Greg; Grafton, Bill; Selectboard  
**Subject:** Plea to Reduce Proposed number of Units at Proposed Mill Creek II to no more than 150 Units

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To Whom it may Concern:

The Zoning Board of Appeals , Attention Brian Murphy, Heidi Conway, Larry Keane, Stephen Feeney, Christopher Belezons, Grover Hensley Jr. and Mark Corwin

Selectboard, Attention Stephen Darcy, James J. Kilcoyne, and Lynne Fidler

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The economic impact will be huge with a potential increase of 225 students @ \$14,715 per student, brings cost to the town \$3,310,875!!! Where is this money coming from??? With the proposed numbers we will see an increase of 500 cars on Rt 139, not to mention the safety of the dangerous crossing of pedestrian at the corner of Furnace Street and Roach Brothers intersection. Hopefully, we will not have to have a tragic accident to realize how dangerous this increase will be to our everyday drive home. Lets put safety and common sense first. These are the concerns that should dictate the decision and bring the number down to 150 units.

With the proposed number of 264 units on 12 acres of land, there will be a huge increase in water usage that will diminish the water pressure and possibly contaminate the Mt. Skirgo water Aquifer. 1504 residents will be using 70 gallons of water a day. That is 105,280 gal/day and a shocking 38,427,200 per year. Lets not be like California, where they failed to provide adequate infrastructure and a regulatory system. These are problems that we as residents see in our future if the number is not scaled down to 150 !!

Please hear the concerns of the people of Marshfield who live, walk and drive in the proposed Mill Creek 2 area. Look at the numbers and the devastating negative impact it will have on all of us. Please step up and do whatever is necessary to get to the 150 number. We as a community are counting on you. If you could reply to this letter letting me know that you have received it and will take action between now and the next meeting on August 30th at 630 at Town Hall. Thank you in advance for taking this issue seriously and working to bringing the number to 150.

Thank you,  
Patricia M. Valente  
41 Snowy Owl  
Marshfield

## Porreca, Nanci

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**From:** Armand & Lucie Kazarian <kazarian1776@gmail.com>  
**Sent:** Tuesday, August 9, 2022 6:11 PM  
**To:** Porreca, Nanci  
**Subject:** Millcreek Project Phase 2

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Zoning Board of Appeals,

The Millcreek Phase 2 project as proposed (264 units) should not be approved by the Zoning Board of Appeals. The project is on a much smaller parcel of land (12) acres. The density of the project is of great concern. We would like to see no more than (150 units). There are great concerns regarding the water usage from both Millcreek 1 and 2. Excessive use of water diminished water pressure and possible contamination of Mt. Skirgo Water Aquifer. Traffic increased of 500 cars on Route 139. Safety dangerous crossing for cars and pedestrians at Furnace Brook and Roche Bros. and an economic impact of potential 225 students at a cost of \$14,715.00 per student.

Sincerely,

Armand & Lucie Kazarian  
8 Weathervane Lane  
Marshfield, MA 02050

## Porreca, Nanci

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**From:** Grafton, Bill  
**Sent:** Tuesday, August 9, 2022 6:46 PM  
**To:** Brian Murphy; Porreca, Nanci  
**Subject:** Fwd: Millcreek Project Phase 2

Here is some public comment against the Millcreek project.

Respectfully,

Bill Grafton  
Town of Marshfield  
Conservation Administrator  
[870 Moraine Street](#)  
[Marshfield, MA 02050](#)  
[bgrafton@townofmarshfield.org](mailto:bgrafton@townofmarshfield.org)  
Phone: [\(781\) 834-5573](tel:(781)834-5573)  
Fax: [\(781\) 837-7163](tel:(781)837-7163)

Begin forwarded message:

**From:** Armand & Lucie Kazarian <kazarian1776@gmail.com>  
**Date:** August 9, 2022 at 6:16:25 PM EDT  
**To:** "Grafton, Bill" <bgrafton@townofmarshfield.org>  
**Subject:** Millcreek Project Phase 2

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Conservation Commi

The Millcreek Phase 2 project as proposed (264 units) should not be approved by the Zoning Board of Appeals. The project is on a much smaller parcel of land (12) acres. The density of the project is of great concern. We would like to see no more than (150 units). There are great concerns regarding the water usage from both Millcreek 1 and 2. Excessive use of water diminished water pressure and possible contamination of Mt. Skirgo Water Aquifer. Traffic increased of 500 cars on Route 139. Safety dangerous crossing for cars and pedestrians at Furnace Brook and Roche Bros. and an economic impact of potential 225 students at a cost of \$14,715.00 per student.

Sincerely,  
Armand & Lucie Kazarian  
8 Weathervane Lane  
Marshfield, MA 02050

## Porreca, Nanci

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**From:** Gwendolyn Bulmer <gwendolynbulmer@gmail.com>  
**Sent:** Wednesday, August 10, 2022 7:54 AM  
**To:** Porreca, Nanci; Maresco, Michael  
**Cc:** Grafton, Bill; bwiedeman@townofmarshfield.com; Guimond, Greg; selectboard@townofmarshfield.irc  
**Subject:** Impact of Millcreek Properties Phase 1, Phase 2

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good Morning Mr. Maresco,  
Mrs. Porreca, and members of Marshfield Town Boards,

I'm writing you as a newer resident of Marshfield to implore you to reduce the number of units now being considered from 264 to 150 units. The density of the property is of great concern to me and my surrounding community for all the reasons you are most aware of.

At 76, I moved here from Marina Bay in Quincy and Naples FL to be near my son and to improve the quality of my life in a quieter, simpler way of living. It seems like you may approve a small city here. Please rethink what you are about to vote on and protect your fellow citizens here in Marshfield.

Sincerely,  
Gwendolyn B. Bulmer  
29 Snowy Owl Lane  
Marshfield, MA 02050  
617-717-4187

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Sent from my iPad  
Gwendolyn B. Bulmer

**Porreca, Nanci**

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**From:** dbongiolatti <dbongiolatti@comcast.net>  
**Sent:** Wednesday, August 10, 2022 1:11 PM  
**To:** Maresco, Michael; Porreca, Nanci; bwiedemand@townofmarshfield.org; Guimond, Greg; Grafton, Bill; Selectboard  
**Subject:** Re: Proposed Millcreek Phase 2 Concerns

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Town Administration & Boards,

I am writing to you regarding my concern for the proposed size of the Millcreek Phase 2 project, 264 units. I don't think this should be approved by the Zoning Board of Appeals. The project is on a much smaller parcel of land, 12 acres, than Phase 1 and the density of the project is of concern. There are additional concerns around water usage from both Millcreek 1 and 2. Excessive use of water diminishes water pressure and possible contamination of Mt. Skirgo Water Aquifer. In addition this will increase traffic on and around Rt 139 causing even more dangerous conditions for pedestrians (mostly kids) crossing by Roche Brothers and the middle school. We would prefer to see no more than 150 units as the proposed number of 264 seems like it proposes too many risks.

Thank you for your consideration.

Daniel & Bonnie Bongiolatti  
9 Seth Sprague Drive  
Marshfield, MA 02050

## Porreca, Nanci

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**From:** Jack McCarthy <jack\_mccarthy@comcast.net>  
**Sent:** Saturday, August 13, 2022 6:34 AM  
**To:** Maresco, Michael; Porreca, Nanci; bwiedeman@townofmarshfield.org; Guimond, Greg; Grafton, Bill  
**Cc:** Dennis Chateauneuf  
**Subject:** Proposed Millcreek II

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Town of Marshfield Massachusetts Administrators and Government Boards,

My Name is Jack McCarthy and I , along with my wife Patricia McCarthy, currently reside at #45 Snowy Owl Ln., Marshfield. I write to you today to express my opposition to the massive Millcreek II proposed development on Commerce Way. As you are aware contained in Millcreek proposal is the construction of 260 units of housing to be situated on approximately 12 acres of land. This is , in my opinion, a massive over development of the property in that it will present a major impact to not only the abutters but to the Town of Marshfield itself. Consider that this proposal aims to place a greater number of units on this 12 acre site than it has built on it's "sister" site, Millcreek I , which sits on 22 acres of land. The impact and ramifications to the neighborhood as well as the town cannot be overstated ! When you consider the number of potential residents of this development, imagine all that comes with this dramatic increase in population squeezed into this 12 acre site. Think of the strain on the Mt. Skirgo Water Aquifer. This same aquifer that supplies water to approximately 25 % of the Town of Marshfield ! There is also tremendous potential for contamination to said aquifer due to the overdevelopment of residential units and the by-products those units generate. The strain of the system will create a significant public health hazard and a public safety hazard in the potential case of fire suppression.

Another area of concern is the negative impact on traffic in the immediate neighborhood but also Rt. 139. There are inherent dangers with adding an additional 500 of so motor vehicles entering in/out of the 139 commercial area. There is not currently sufficient infrastructure nor public transportation alternatives to support this substantial population increase and it's accompanying vehicular traffic. Between the High School, Middle school, and the Boys and Girls club , The Rockwood Soccer complex and not to mention the proposed new private school on Commerce way and the new daycare, the size and scope of this development as it's proposed, presents an existential threat to the health and safety of our community as well as members of our town itself.

And lastly I would like to mention taxes. As we know, the current Millcreek ( Madison ) which was sold in less than 2 years for \$130million plus, I believe did not and does not pay it's fair share of taxes. The potential addition of over 220 students to our already over burdened school system at a cost of \$14,715 per student will be a shared cost in excess of \$3.25 million dollars. This figure does not include classroom expansion, additional hiring for teachers and aids, health care resources, public safety , police, fire and EMS additions. All of these will have an impact on our local taxes. These cost will be realized by ALL taxpayers of Marshfield and the ENTIRE town should be made aware of this additional tax burden.

For these above stated reasons I strongly urge you to insist on a MUCH scaled back development on of no more than 120 to 150 units. I also urge you to make the entire Town of Marshfield better aware of the entire scope of development in the Enterprise/ Commerce Way / Old Woodlot / area. Our little "city on the hill" has significant ramifications for ALL Marshfield residents

Respectfully,

John T. "Jack" McCarthy  
45 Snowy Owl Ln.  
Marshfield, MA 02050  
781-857-8699



## Porreca, Nanci

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**From:** Jack McCarthy <jack\_mccarthy@comcast.net>  
**Sent:** Saturday, August 13, 2022 7:10 AM  
**To:** Maresco, Michael; Porreca, Nanci; Guimond, Greg; Grafton, Bill  
**Cc:** Dennis Chateauneuf; Kathryn Gasper  
**Subject:** Millcreek II Proposed Development

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Dear Town of Marshfield Massachusetts Administrators and Government Boards,

My Name is Jack McCarthy and I , along with my wife Patricia McCarthy, currently reside at #45 Snowy Owl Ln., Marshfield. I write to you today to express my opposition to the massive Millcreek II proposed development on Commerce Way. As you are aware, contained in Millcreek proposal is the construction of 260 units of housing to be situated on approximately 12 acres of land. This is , in my opinion, a massive over development of the property in that it will present a major impact to not only the abutters but to the Town of Marshfield itself. Consider that this proposal aims to place a greater number of units ( 264 ) on this 12 acre site than it has built on it's "sister" site, Millcreek I , which sits on 22 acres of land. The impact and ramifications to the neighborhood as well as the town cannot be overstated ! When you consider the number of potential residents of this development, imagine all that comes with this dramatic increase in population squeezed into this 12 acre site. Think of the strain on the Mt. Skirgo Water Aquifer. This same aquifer that supplies water to approximately 25 % of the Town of Marshfield ! There is also tremendous potential for contamination to said aquifer due to the overdevelopment of residential units and the by-products those units generate. The strain of the system will create a significant public health hazard and a public safety hazard in the potential case of fire suppression.

Another area of concern is the negative impact on traffic in the immediate neighborhood but also Rt. 139. There are inherent dangers with adding an additional 500 of so motor vehicles entering in/out of the 139 commercial area. There is not currently sufficient infrastructure nor public transportation alternatives to support this substantial population increase and it's accompanying vehicular traffic. Between the High School, Middle school, and the Boys and Girls club , The Rockwood Soccer complex and not to mention the proposed new private school on Commerce way and the new daycare, the size and scope of the Millcreek II development as it's proposed, presents an existential threat to the health and safety of our immediate community as well as members of our entire town itself.

And lastly I would like to mention taxes. As we know, the current Millcreek ( Madison ) which was sold in less than 2 years for \$130million plus, I believe did not and does not pay it's fair share of taxes. The potential addition of over 220 students to our already over burdened school system at a cost of \$14,715 per student will be a shared cost in excess of \$3.25 million dollars. This figure does not include classroom expansion, additional hiring for teachers and aids, health care resources, public safety , police, fire and EMS additions. All of these will have a significant impact on our local taxes. These cost will be realized by ALL taxpayers of Marshfield and the ENTIRE town should be made aware of this additional tax burden.

For these above stated reasons I strongly urge you to insist on a MUCH scaled back development on of no more than 120 to 150 units. I also urge you to make the entire Town of Marshfield better aware of the entire scope of development in the Enterprise/ Commerce Way / Old Woodlot / area. The overdevelopment of our neighborhood has significant ramifications for ALL Marshfield residents

Respectfully,

John T. "Jack" McCarthy  
45 Snowy Owl Ln.  
Marshfield, MA 02050  
781-857-8699

## Porreca, Nanci

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**From:** Laura Woodbury <woodburylaura2016@outlook.com>  
**Sent:** Saturday, August 13, 2022 12:06 PM  
**To:** Maresco, Michael  
**Cc:** Porreca, Nanci  
**Subject:** [CAUTION] MillCreek Phase 2 project

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Dear Town Administrator,

The MillCreek Phase 2 project as proposed (282 units) should not be approved by the Zoning Board of Appeals. The project is on a much smaller parcel of land (12) acres. The density of the project is of concern. We would like to see no more than (100 units). There are great concerns regarding the water usage from both Millcreek 1 and 2. Excessive use of water, diminished water pressure and possible contamination of Mt. Skirgo Water Aquifer. Traffic increases, with as much as 500 cars on Route 139, Safety is an issue with cars and pedestrians at Furnace Brook and Roche Bros. Also an economic impact of the potential for 225 students at a cost of \$14,715.00 dollars per student.

Laura Woodbury  
10 Red Pony Path  
Marshfield MA 02050  
[woodburylaura2016@outlook.com](mailto:woodburylaura2016@outlook.com)  
617-645-0896  
August 13, 2022

## Porreca, Nanci

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**From:** annscott511@gmail.com  
**Sent:** Saturday, August 13, 2022 12:36 PM  
**To:** Maresco, Michael; Porreca, Nanci; Guimond, Greg; Grafton, Bill;  
bwiedeman@townofmarshfield.org  
**Subject:** Mill Creek Phase 2

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning to each of you. I am writing in regard to the Mill Creek Phase 2 development proposed for Commerce Way. My major concern is the unsustainable residential density on those 12 acres of land and its implications for water usage/pressure and potential contamination of a nearby aquifer, traffic, and the economic and physical impact on the schools. My one major question for each of you when deliberating is "Of what benefit is it to the town to build such a development if it is approved as proposed?" After listening to Zoning Board meetings, I have not heard any information that would lead me to believe there is anything positive for Marshfield and its future direction with the proposal as is.

Thank you for listening.

Ann Scott  
13 Snowy Owl Ln  
Marshfield, MA

## Porreca, Nanci

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**From:** Kathryn Gasper <kathryngasper@gmail.com>  
**Sent:** Monday, August 15, 2022 3:46 PM  
**To:** Maresco, Michael; Porreca, Nanci; slectboard@townofmarshfield.org; Guimond, Greg; Grafton, Bill  
**Subject:** Millcreek Phase 2

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Dear Town Administrator and Town Board Members

The Millcreek Phase 2 Project as proposed (282 units should not be approved by the Zoning Board of Appeals. The project is on a much smaller parcel of land (12) acres. The density of the project is of great concern. We would like to see no more than (100 units). There are great concerns regarding the water usage from both Millcreek 1 and 2. Excessive use of water, diminished water pressure and possible contamination of Mt. Skirgo Water Aquifer, Traffic and increase of 500 cars on Route 139, Safety dangerous crossing for cars and pedestrians at Furnace Brook and Roche Bros. and an economic impact of potential 225 students at a cost of \$14,715.00 dollars per student.

I am appealing to all boards because of the impact this project will make on the area of Commerce Way, Proprietors, Way. There are many more projects happening in this area such as a school for special needs students, a day care, a dog park and possibly another neighborhood that we are AWARE of at this time. Please scale down the Millcreek 2 proposal to 100 units for all the reasons listed above

Thank you,  
Kathryn R. Gasper  
17 Snowy Owl Lane  
Marshfield, MA 02050  
[kathryngasper@gmail.com](mailto:kathryngasper@gmail.com)

## Porreca, Nanci

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**From:** PHIL GASPER <gasperphil@gmail.com>  
**Sent:** Monday, August 15, 2022 3:52 PM  
**To:** Maresco, Michael; Porreca, Nanci; selectboard@townofmarshfiel.org; Guimond, Greg; Grafton, Bill  
**Subject:** Millcreek Phase 2 Project

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Dear Town Administrator and Town Board Members

The Millcreek Phase 2 Project as proposed (282 units should not be approved by the Zoning Board of Appeals. The project is on a much smaller parcel of land (12) acres. The density of the project is of great concern. We would like to see no more than (100 units). There are great concerns regarding the water usage from both Millcreek 1 and 2. Excessive use of water, diminished water pressure and possible contamination of Mt. Skirgo Water Aquifer, Traffic and increase of 500 cars on Route 139, Safety dangerous crossing for cars and pedestrians at Furnace Brook and Roche Bros. and an economic impact of potential 225 students at a cost of \$14,715.00 dollars per student.

Please scale down the Millcreek Phase 2 Project to 100 units. It is the right thing to do for the town of Marshfield and all the residents who live here and want to protect this wonderful seaside community from over development.

Thank you  
Philip Gasper  
17 Snowy Owl Lane  
Marshfield, MA 02050  
[gasperphil@gmail.com](mailto:gasperphil@gmail.com)

To the Administrator and Boards of Marshfield:

My name is Kathleen Lewis and I reside at 5 Red Pony Path which is a part of the Seasons Condominium neighborhood. I am writing to you because of multiple concerns that I have in regard to the proposed Millcreek Phase 2 project.

I am concerned about the density of the project on a small 12 acre parcel of land. The excessive usage of water from both Millcreek 1 and 2 will have a negative effect on water pressure in my neighborhood. I also have concerns about the possible contamination of the Mt. Skirgo Water Aquifer. The amount of traffic in the area has increased and the intersection at the lights of 139 and Roche Brothers has become more dangerous. As a retired educator, the cost of more students to our school system is of great concern.

I respectfully ask that the Phase 2 Millcreek Project be limited to 100 units at the most.

Thank you for taking the time to consider my concerns and thank you for your service to our wonderful town.

Respectfully,  
Kathleen A. Lewis

## Porreca, Nanci

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**From:** Priscilla Ellsworth <beachstschool@aol.com>  
**Sent:** Thursday, August 18, 2022 1:26 PM  
**To:** Maresco, Michael; Porreca, Nanci; bwiedman@townofmarshfield.org; gguimond@townofmarsfield.org; Grafton, Bill  
**Cc:** dupuis0007@yahoo.com  
**Subject:** [CAUTION] Millcreek Phase 2 Project

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Administrator and Town Board Members:

We write this as residents of 26 Hayloft Lane, Marshfield in anticipation of the Zoning Board Meeting on August 30 regarding the proposed building of additional housing (Phase 2 -Millcreek Properties) on Commerce Way and ask that you reconsider the number of units to be built on the 12 acres of land.

The impact on the Marshfield school system as well as the additional traffic/safety concerns is of uppermost importance. The additional water usage is very concerning to us. Having lived in Scituate for 30 years and in Marshfield for 24 the comparison of enjoying good water is not even comparable. You most likely are aware that for many years Scituate residents have complained about the water or lack of it. And over those years the town has allowed one development after another to be built. Today Scituate has a real problem - brown water, total watering restrictions and a lot of frustrated businesses and residents.

Continued building of so many units may provide more affordable housing (if you call \$2,000-\$3000. monthly rent affordable) but what damage will it incur on our town resources?

Please do consider lowering the number of units to be built than is proposed right now. Thank you for listening!

Priscilla and David Ellsworth  
26 Hayloft Lane  
Marshfield  
781-837-9801.



## Porreca, Nanci

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**From:** Marilyn <marilyndexter@hotmail.com>  
**Sent:** Thursday, August 18, 2022 3:41 PM  
**To:** Maresco, Michael; Porreca, Nanci; bwiedeman@townofmarshfield.org; Guimond, Greg; Grafton, Bill  
**Subject:** Millcreek Properties Marshfield

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Dear Town Administrator and Town Boards:

The Millcreek Phase 2 project as proposed (282 units) should not be approved by the Zoning Board of Appeals. The project is on a much smaller parcel of land, 12 acres. The density of the project is of great concern. We would like to see no more than (100 units).

There are great concerns regarding the water usage from both Millcreek 1 and 2 - Excessive use of water, diminished water pressure and possible contamination of Mt. Skirgo Water Aquifer.

Traffic - increase of 500 cars on Route 139,

Safety - dangerous crossing for cars and pedestrians at Furnace Brook and Roche Bros,

Economic - an impact of potential 225 students at a cost of \$14,715.00 dollars per student.

Thank you for your consideration regarding this very important community matter.

Marilyn Dexter  
14 Hayloft Ln  
Marshfield, MA

**Porreca, Nanci**

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**From:** Roger Kelesoglu <roger@cognitec.com>  
**Sent:** Monday, August 22, 2022 9:50 AM  
**To:** Maresco, Michael; Porreca, Nanci; bwiedeman@townofmarshfield.org; Guimond, Greg; Grafton, Bill  
**Subject:** Town of Marshfield  
**Importance:** High

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

**Dear Marshfield Town Administrator and Town Board s:**

**The Millcreek phase 2 project as proposed (282 units) should not be approved by the Zoning Board of Appeals.**

**The project is on a much smaller parcel of land (12) acers . The density of the project is great concern. We would like to see NO more than (100) units .**

**There are GREAT concerns regarding water usage from both Millcreek 1 and 2 . Excessive use of water diminished water pressure and possible contamination of Mt. Skirgo Water Aquifer.**

**Traffic increased of 500 cars on route 139, Safety dangerous crossing for cars and pedestrians at Furnace Brook and Roche Bros. and economic impact of potential 225 students at cost of \$14,715.00dollars per Student .**

**Cordially, Hrac Kelesoglu  
28 Seth Sprague Dr. Marshfield , MA,02050**

## Porreca, Nanci

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**From:** Phyllis Burns <phylburns234@gmail.com>  
**Sent:** Monday, August 22, 2022 9:56 PM  
**To:** Porreca, Nanci  
**Cc:** Mary Dupuis; Kathy Gasper  
**Subject:** Mill Creek

**CAUTION:** This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Nanci,

Those of us living at The Seasons are very concerned about the density of the Mill Creek proposal, water pressure since some folks have already noticed their water pressure being affected, and possible contamination of the Mt. Skirgo Water aquifer. In addition there will be increased traffic which will create an even greater danger of crossing for cars and pedestrians at the light by Roche Brothers at Furnace.

Currently the Mill Creek project is putting more people (282 units) on fewer acres (12) than the first Moderna project (248 units) on 22 acres of land. Not really wanting a long term relationship with Marshfield, they sold Moderna which is now called "The Madison".

At their last meeting, Mill Creek announced that they will put elevators in the buildings. Thanks to them. Previously, the buildings were three stories, but with the elevators all of sudden we saw four story buildings! The project is a higher elevation than their first Modera project. What kind of an impact will that make on Marshfield?

The economic impact will also be felt by the Town of Marshfield with increased number of students in the schools.

Are safety concerns in case of fire being addressed?

I would appreciate your forwarding this email to members of the Zoning Board of Appeals: Brian Murphy, Heidi Conway, Larry Keane, Stephen Feeney and Christopher Belezos. I thank you for all for your service to the Town .

I will be attending your 8/30/22 meeting next week and hope that the above concerns will be addressed by the all of you on the Zoning Board of Appeals.

Sincerely,

Phyllis L. Burns

To: Mr. Cole Angley, Staff Director for State Representative Josh Cutler

8/10/22

From: Dennis Chateauf, Chairman, Board of Trustees, Highland Green Condominium Trust

Dear Mr. Angley,

Re: Proposed Mill Creek Development in Marshfield

We at Highland Green Condominiums share Mr. Dupuis' grave concerns regarding the "detrimental impact " to area residents and to the Town of Marshfield at large should Mill Creek Development be allowed to build anywhere near the proposed scale development under consideration.

Highland Greens concerns, similar to Seasons Condominium concerns, have absolutely nothing to do with having 40 B units being made available under any scenario. However, the Seasons and Highland Green Condominium Residents have significant concerns related to those issues referenced in Mr. Dupuis' communication and my comments below.

**Some Additional Context:**

- **Traffic and Safety**-a school for Autistic Students is to be built on the opposite side of the road from the proposed Mill Creek Development, and a Day Care Center just a short distance from there. Likewise, there is an additional large housing/condo like development in the planning stages in the same immediate vicinity to all these other developments. Traffic is already an issue without any of these new developments being factored in. The local impact will be at best, highly disruptive and dangerous, and when you consider an increase of over 500+ cars entering and leaving the area onto Rte. 139, which is already challenged, it becomes something that requires rigorous and accurate impact analysis and planning.
- **Resident/Unit Density**-The current Mill Creek proposal doubles the density from the existing development (see attached spreadsheet). The attached analysis only represents the impact associated with the proposed Mill Creek (Apartment) Development. All studies regarding the environmental, social, safety, resource availability/utilization and potential resource contamination must include the larger plan of development for the immediate area. If the proposed Mill Creek Development alone negatively impacts residents' day to day lives, it's unimaginable to think what the impact would be with all the additional development being planned in this same immediate location. Factor into the equation growth in new business along Rte. 139 and we may very likely be heading into a perfect storm.
- **Economic Impact Schools**- If Marshfield is to start building very high-density apartment complexes within its borders, shouldn't we first prepare the town's infrastructure to accept the massive population growth that comes with such a change in housing density strategy? Where is the analysis that outlines the impact to the school system in terms of physical plant capacity and quality of education associated with absorbing an additional 225 students in just this one scenario? Who will fund the incremental \$3,310,875 annual cost to educate the very rapid increase in student population? Existing taxpayers will be shouldering a substantial amount of these incremental costs. One has to believe that the Marshfield Taxpayers would prefer funding improvements in infrastructure and other facets of town needs that improve their family's lifestyle and wellbeing, and not in the transition of its town into a more urban like environment requiring massive infrastructure and services investment in support of a high density apartment(s) buildout strategy.

- **Critical Resource Availability**-With high density development, such as the existing and new proposed Mill Creek Developments, comes a substantially growing demand for critical resources such as water and natural gas. We already have evidence that the availability of both critical resources may very well be an issue. Water pressure needs may be compromised sooner than later, and that's only the beginning. The increased demand of 38,427,200 gallons of water per year coming from two side by side high density developments on Commerce Way seems ill conceived. And what about the potential contamination of the Mt. Skirgo Water Aquifer?

Where your office and Representative Cutler can help:

- Impress upon the town the need to assess the overall impact to the local area from all planned development and not just as another one off Mill Creek Development.
- Support local residents in getting Mill Creek Development to significantly reduce the # of units to be built.
- Delay any ruling on the Mill Creek Development petition for a Comprehensive Permit until thorough and accurate wide ranging impact statements are provided, and all town departments way in, in writing, regarding their concerns.

On behalf of all our residents, I want to thank you for taking the time to review our concerns in this very important matter.

Best regards,

Dennis Chateauneuf,

Chairman, Board of Trustees, Highland Green

| Calculation                                  | Modera 1 (Existing) | Mill Creek Proposed Development | Combined Dev. 1&2 | Annualized         | Holding Existing Development Units Per Acre Constant in Proposed Development |
|--|---------------------|---------------------------------|-------------------|--------------------|--|
| Acreage                                      | 22                  | 12                              |                   |                    |  |
| Units  | 248                 | 282                             | 530               |                    | <b>135</b>   |
| Bedrooms                                     | 493                 | 510                             | 1003              |                    |  |
| Residents (1.5 people per Bedroom)           | 1.5                 | 765                             | 1504              |                    |  |
| Students=15% Residents                       | 15%                 | 115                             | 225               |                    |  |
| <b>Density:</b>                              |                     |                                 |                   |                    |  |
| Units Per Acre                               | 11                  | 24                              |                   |                    | 11   |
| Traffic ( 500+ Additional Vehicles)          |                     |                                 |                   |                    |  |
| Water Usage=70 Gallons Water/Resident/Day*   | 70                  | 53,550                          | 105,280           | <b>38,427,200</b>  |  |
| Student Cost=\$14,715 Dollars/Student/Year** | \$14,715            | \$1,618,650                     |                   | <b>\$3,310,875</b> |  |

**Sources:**

\*US Geological Society Studies

\*\* Superintendents Office

# Milcreek II Proposed Development

Inbox



7:09 AM (4  
hours ago)

**Jack McCarthy**

to mmaresco, nporreca,  
gguimond, bgrafton, me,  
Kathryn

Dear Town of Marshfield Massachusetts Administrators and Government Boards,

My Name is Jack McCarthy and I , along with my wife Patricia McCarthy, currently reside at #45 Snowy Owl Ln., Marshfield. I write to you today to express my opposition to the massive Millcreek II proposed development on Commerce Way. As you are aware, contained in Millcreek proposal is the construction of 260 units of housing to be situated on approximately 12 acres of land. This is , in my opinion, a massive over development of the property in that it will present a major impact to not only the abutters but to the Town of Marshfield itself. Consider that this proposal aims to place a greater number of units ( 264 ) on this 12 acre site than it has built on it's "sister" site, Millcreek I , which sits on 22 acres of land. The impact and ramifications to the neighborhood as well as the town cannot be overstated ! When you consider the number of potential residents of this development, imagine all that comes with this dramatic increase in population squeezed into this 12 acre site. Think of the strain on the Mt. Skirgo Water Aquifer. This same aquifer that supplies water to approximately 25 % of the Town of Marshfield ! There is also tremendous potential for contamination to said aquifer due to the overdevelopment of residential units and the by-products those units generate. The strain of the system will create a significant public health hazard and a public safety hazard in the potential case of fire suppression.

Another area of concern is the negative impact on traffic in the immediate neighborhood but also Rt. 139. There are inherent dangers with adding an additional 500 or so motor vehicles entering in/out of the 139 commercial area. There is not currently sufficient infrastructure nor public transportation alternatives to support this substantial population increase and it's accompanying vehicular traffic. Between the High School, Middle school, and the Boys and Girls club , The Rockwood Soccer complex and not to mention the proposed new private school on Commerce way and the new daycare, the size and scope of the Millcreek II development as it's proposed, presents an existential threat to the health and safety of our immediate community as well as members of our entire town itself.

And lastly I would like to mention taxes. As we know, the current Millcreek ( Madison ) which was sold in less than 2 years for \$130million plus, I believe did not and does not pay it's fair share of taxes. The potential addition of over 220 students to our already over burdened school system at a cost of \$14,715 per student will be a shared cost in excess of \$3.25 million dollars. This figure does not include classroom expansion, additional hiring for teachers and aids, health care resources, public safety , police, fire and EMS additions. All of these will have a significant impact on our local taxes. These cost will be realized by ALL taxpayers of Marshfield and the ENTIRE town should be made aware of this additional tax burden.

For these above stated reasons I strongly urge you to insist on a MUCH scaled back development on of no more than 120 to 150 units. I also urge you to make the entire Town of Marshfield better aware of the entire scope of development in the Enterprise/ Commerce Way / Old Woodlot / area. The overdevelopment of our neighborhood has significant ramifications for ALL Marshfield residents

Respectfully,

John T. " Jack" McCarthy

45 Snowy Owl Ln.

Marshfield, MA 02050



781-857-8699



ReplyReply allForward

**From: Dennis P. Kelleher**

**19 Snowy Owl Lane**

**Marshfield, MA. 02050**

**Phone: 781-910-7227. prima.luce13@gmail.com**

**And Re: ZONING BOARD MEETING 07-26-22 Millcreek Properties Phase 2 Concerns**

**I attended The Zoning Board Meeting at the Marshfield Town Hall on July 26, 2022. There were several issues brought to the attention of the Board.**

**1. The size of the proposed development. Density was an obvious concern by many residents of the area and those concerns were brought to the attention of the Board.**

**2. My concerns with the proposed development and brought to the attention of the Board and expanded upon here:**

**a. Increased traffic on Commerce Way, Old Woodlot Ln. and Proprietors Way. 264 new Units in Millbrook Phase Two with an already increased traffic load on all the town streets, as mentioned, because of Millcreek One, which has 248 Units. This would more than double the traffic load on these streets.**

**b. Because of the increased traffic I brought to the attention of the Board that a private school for the Special Needs servicing children with Autism had been approved to be built across the street on Commerce Way from Millbrook Phase 2 . Further, it was brought to the attention of the Board that a Day Care Center for children was going to be built on Commerce Way across from Millbrook Phase 2. Both schools / care centers would seriously increase the numbers and children in this area, which are nonexistent at present. Further, some of the children attending the school for autism, would likely include disabled children. Then there would be drop off and pick up twice a**

day of the children in numbers neither accounted for nor addressed by the developers. Further down Proprietors Drive there is the existing Boys and Girls Club, which runs after school programs and other events during the school year, which also increases traffic in the area, especially during the summer where hundreds of children attend camps being dropped off by parents and others, traffic at the time is extremely heavy with cars entering the Club and waiting cars back up all the way from the Club's driveway and parking lot to nearly Route 139. The developers have not addressed this issue.

c. In view of Item b. above there are some serious concerns for the safety of all the children and families of those who will be attending these schools / care facilities because of traffic and other related issues that involve other schools and like facilities in Marshfield.

d. I asked the Board if they had considered the areas of the school for autism, the day care facility and the Boys and Girls Club would become a school zone, with certain legal restrictions (state and local) both for traffic and children's safety. They had no answer to this, other than to say that it would be up to the Town. I believe the Town should investigate the need for a school zone based on the numbers of children expected in the area. The safety and security for all children in the town is of paramount importance. None of this has been addressed by the developers of Millbrook Phase 2 but should be a concern for all of us and the Town.

e. I also had concerns about the quantity and quality water runoff from the parking areas and driveways in Millbrook Phase 2. This contaminated water is not captured by the developers proposed wastewater collection system at the site. I wonder if a groundwater study is in order, especially considering the amount of chemicals, including oil dripping from cars, maintenance vehicles, delivery vehicles, trash removal trucks, spillage from dumpsters, and insecticides and fertilizers used to treat and maintain lawns and gardens that washes away because of rain and or sprinkler water volumes. During the winter months, chemicals of one kind or

another are used to remove and treat snow and ice, intruding salt and other snow melting products. This runoff could affect the groundwater in the area and it was discussed at the meeting that there was serious concern about the aquifer in the area, especially at one of the Town's drinking water wells the Mt. Skirgo Well. It is very possible this same runoff of contaminated water for Millcreek One is already affecting the groundwater in that area and the combined runoff from Millbrook Phase 2, will seriously increase the risk to both the groundwater. the aquifer and the Mt Skirgo well.



**Mary Dupuis**

Mon, Aug 8, 2:13 PM  
(10 days ago)

to cole.angley, John, dougpamwiley, Bob, Suzanne, Phyllis, Maureen, Kathryn, me, Carolyn, Catherine

MR. Cole Angley, Staff Director for State Representative Josh Cutler  
Hi Cole,

Thank you for getting back to me about the proposed MILL CREEK DEVELOPMENT in Marshfield. As I stated to you on our phone call, none of our residents or neighbors are against the 40 B aspect of this proposal, but we are all definitely against the size and scope and density of this proposal. Adding 282 units , 510 bedrooms, 765 residents, 115 students, 250 cars, and using an additional 53,550 gallons of water per day is a huge concern for our entire neighborhood and could have a DETRIMENTAL IMPACT upon our entire town with water shortages and possible water pollution, low water volume and pressure, and fire safety issues.

On behalf of our entire neighborhood and especially the residents here at The Seasons Condominiums, I want to extend our grateful thanks for anything that either you or State Representative Josh Cutler can do to help dramatically reduce this development to a reasonable size to alleviate any future issues to our neighborhood and community.

With our most sincere thanks ,  
Bernie Dupuis, Chairman, Board of Trustees, The Seasons  
617-678-2642 (cell)

## Porreca, Nanci

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**From:** Priya Barkur <priyabarkur@yahoo.com>  
**Sent:** Wednesday, August 24, 2022 1:02 PM  
**To:** Maresco, Michael; Porreca, Nanci; bwiedeman@townofmarshfield.org; Guimond, Greg; Grafton, Bill  
**Subject:** The Millcreek Phase 2 Project

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Town Administrator and Town Boards,

The Millcreek Phase 2 project as proposed (264 units) should not be approved by the Zoning Board of Appeals. The project is on a much smaller parcel of land (12 acres). The density of the project is of great concern. We would like to see no more than 150 units. There are great concerns regarding the water usage from both Millcreek 1 and 2. Excessive use of water, diminished water pressure and possible contamination of Mt. Skirgo Water Acquifer. Traffic increase of 500 cars on Rt 139, safety hazard and dangerous crossing for cars and pedestrians (especially children) at Furnace Brook and Roche Bros and an economic impact of potential 225 students at the cost of \$14,715.00 per student, per year.

For the safety and well being of the surrounding neighborhoods, the ecosystems of the little ponds with turtles, the vegetation and the overall welfare of the Town of Marshfield, please do not approve the Millcreek Phase 2 project.

Sincerely,  
Priya Barkur  
18 Seth Sprague Dr.  
Marshfield MA 02050