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TO: Zoning Board of Appeals

FROM: Select Board

DATE: August 22, 2022

RE: PROPOSED MILL CREEK 40B DEVELOPMENT

The Select Board would like to submit our comments and concerns regarding the proposed 40B development known as Mill Creek. The Town of Marshfield and the Select Board are great supporters of affordable housing. The Marshfield Housing Partnership works very hard to create and identify affordable housing opportunities in Marshfield. The Select Board hopes that we continue to work together as a Town to address the need for affordable housing opportunities for our children, our residents, our workforce and our college graduates.

At this particular time the Select Board is very concerned about the density of this project. This site is much smaller than the previous 40B site located adjacent to this property. Mill Creek is proposing to build 300 units of housing on 12.6 acres, which constitutes a density of 23.6 units/acre. The Select Board would request that the total number of units be lowered to 186, bringing the density to 14.6 units/acre. For comparison purposes, the Modera development (now known as Madison) has 248 units on 21.1 acres for a density of 12.6 units/acre.

As far as design, the Select Board would recommend that each building be limited to a maximum of three floors. We also request that the number of apartment buildings be reduced and replaced with more family-oriented town homes that would allow for more open green space. In preparing the site, the entire site will be cleared of trees and there is likely to be significant earth removal. In order to maintain a beautiful country setting, we would request that a far greater emphasis be put on future plantings of non-fruit bearing flowering trees and evergreens in order to restore the visual landscape to its natural setting.

Additionally, the Board would request that trail access and fire access to Town owned property adjacent to the development be protected with fencing and improved access, the cost to be borne by the developer. Currently, the property has an old fire trail running along its east and south borders. The proposed site plan for Mill Creek removes the portion of the fire trail on the property itself, but also closes off access to the Town forest by re-grading the existing entrance from Commerce Way. We are very concerned that there is no other fire protection access to over 100 acres of steep sloping forest. We would also request that a second access for internal fire protection be added to Commerce Way.

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The Select Board feels that Mill Creek, as with other developments, should be required to make a payment into the traffic improvement fund based on fair share trips, which calculates to \$96,428. We also have concerns about water usage and water pressure with all of the recent development that has taken place in this area. Therefore, it is important that the developer be required to get approval from the DPW on the water pressure needed to maintain sufficient service for this new development, without adversely affecting other homes and businesses in this area.

The Board would strongly suggest that the developer provide some type of transportation opportunities that include bus service for the residents of Mill Creek and Madison to the Greenbush train station and other locations around Town. Marshfield has its challenges for residents who either do not drive or do not have the financial means to own their own vehicle, therefore it is important when trying to attract residents to Town that there be some sort of transportation provided. In order to facilitate this transportation service, a bus shelter would need to be installed somewhere on the property to be shared by both developments and allow sufficient access for the buses.

Additionally it was brought to the Board's attention that the Madison development does not have elevators in their buildings. The Select Board would request that some of the buildings in the proposed Mill Creek development have elevators to allow ADA residents to occupy more than just the first floor.

In closing, the Select Board thanks the ZBA for the opportunity to comment on this 40B project. Furthermore, thank you for your due diligence in managing the thorough and open process for review of the Mill Creek 40B project. In summation the Board would like to see the density and number of units reduced to 186 units, and we want to make sure that water pressure is maintained with the additional development. Additionally, we want to ensure that fire safety issues are addressed and some type of transportation services will be provided, and any ADA issues need to be addressed in the Comprehensive Permit issued for Mill Creek by the ZBA.

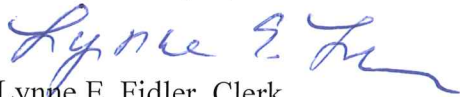
Sincerely,
SELECT BOARD



Stephen R. Darcy, Chair



James J. Kilcoyne, Vice Chair



Lynne E. Fidler, Clerk