Town of Marshfield
870 Moraine Street
Marshfield, Massachusetts 02050-3498

Planning Board
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Paul Halkiotis, AICP
Town Planner

PROJECTS CURRENTLY ONGOING
Last updated on May 17, 2012

APPROVED AGE-RESTRICTED (55+) HOUSING PROPOSALS

Eames Brook Farm (off Summer Street)
Approved 12/8/04
14 units
Status: Under construction
Owner / Developer - The Valle Group, Joe Valle

Pudding Hill (off Mariner Hill Road)
Approved 10/3/03
66 units (including 7 affordable)
Status: Under construction
Owner / Developer – Sealund Corporation

The Seasons (Seth Sprague Drive)
Approved 2/21/04
55 Units (Including 6 affordable)
Status: Construction Completed
Owner / Developer: Bill Last

APPROVED OPEN SPACE RESIDENTIAL DEVELOPMENTS (OSRD)

Pine Oak Farm, Strawberry Farm Rd (Ferry St. & Clay Pit Rd.)
Approved 10/30/06
20 Units
Status: Under Construction
Owner / Developer – Spectrum Homes

Horseshoe Farm (Spring Street)
26 Units
Approved 9/30/08
Status: Construction has not started.
Owner / Developer - Casa Development & A.W. Perry
White Oak Farm, Wright’s Way (Off Ferry Street),
13 Lots
Approved 1/25/10
Status: construction has not started.
Owner/Developer: George & Rob Nerger

Cranberry Cove
13 Lots
Approved 1/11/11
Status: construction has not started
Owner/Developer: Michael Solimando

Marshhawk
13 Lots
Approved 1/11/11
Status: construction has not started
Owner/Developer – Double Eagle Drive Nominee Trust

**APPROVED STANDARD RESIDENTIAL SUBDIVISIONS**

Cushing Estates AKA Garden Gate Way
Off Webster Street
Approved 9/21/05
8 Lots
Status: Under construction
Owner / Developer – Stock Building Supply Co. & Gerrity Company, Champion Homes, Matthew Dacey

John Sherman Estates – Wright’s Way, (Rt. 3A & Proctor St.)
10 Lots
Approved 12/17/07
Status: Construction has not started.
Paris Realty Trust – Hugh France, Trustee

Mt. Skirgo Ridge (Seth Sprague Drive)
30 Lots
Approved: 4/16/03
Status: Under Construction
Owner/Developer – Bill Last

Pleasant Spring Pond Estates, Wind Chime Lane
Off Pleasant Street
4 Lots
Approved: 6/30/06
Status: Under Construction
Owner / Developer - Bill Last
White Holland Estates (off Ocean Street)  
8 lots  
Approved: 7/29/04  
Status: Under construction  
Owner / Developer - Turkey Realty Trust, Arnon Gerard

White’s Ferry Landing – Ferry Street  
10 Lots  
Approved 12/12/06  
Status: Under construction  
Owner/Developer – Insight Bridgwaye Inn  
Paul Armstrong/Lou Alvarado

**APPROVED COMMERCIAL / INDUSTRIAL / PLANNED MIXED-USE DEVELOPMENTS**

Enterprise Park – industrial subdivision (Enterprise Dr.& Proprietor’s Dr.)  
33± lots  
Approved 2/27/01  
Status: Under construction  
Owner / Developer - Verrochi Realty Trust

Commerce Green, Proprietor’s Marketplace (Proprietor’s Dr.)  
Phase II Approved 5/4/04  
5 Commercial Buildings totaling 34,000 SF  
Status: One building completed  
Owner / Developer - Water Street Trust – Bill Last

The Village at Proprietor’s Woods (Village Green Way)  
149 Unit senior continuing care facility  
Approved 9/8/08  
Status: Construction completed  
Owner / Developer – National Development & Welch Healthcare

Boys & Girls Club (Proprietor’s Drive)  
17,562 sq/ft clubhouse facility  
Approved 6/7/11  
Status: Under Construction  
Owner: Boys & Girls Club of Marshfield, Inc.

**WATER RESOURCE PROTECTION DISTRICT**

Atlantic Coast Baseball  
863 Plain Street  
Approved 6/7/11  
Status: project abandoned  
Owner/Developer: 139 Rock, LLC
Ferry Street Drainage  
Town of Marshfield, DPW  
Approved 11/2/10  
Status: construction has not started  
Owner/Developer: Town of Marshfield DPW

Pine Street Reconstruction  
Town of Marshfield, DPW  
Approved 11/2/10  
Status: project completed  
Owner/Developer: Town of Marshfield DPW

**STORM WATER MANAGEMENT SITE PLAN REVIEWS**

Indiana Street - Parcels I12-04-03, I12-04-02, I12-05-03 and I12-04-01  
Approved 9/11/07  
Status: Construction completed  
Owner/Developer – Bill Last

52 Parkway, 49 Hingham Street, and #75, 83 and 91 Norwell Street,  
Approved 10/30/09  
Status: under construction  
Owner/Developer: Dana Junior

101 Peregrine White Drive  
Approved 2/27/07  
Status: completed  
Owner/Developer – Bill Last Sr.

**APPROVED COMPREHENSIVE PERMITS - SEE THE ZBA FOR INFORMATION**

Beacon Marshfield (Ocean Street, next to Airport)  
95 Age-Restricted Affordable Apartments and two single family homes  
Status: Approved by the ZBA on 11/12/08 –Construction completed  
Owner / Developer - Beacon Properties

Metuxet Woods (off Ferry Street, near Silver Pines)  
31 units (including 9 affordable)  
Status: Purchased by Town for open space land  
Owner - Town of Marshfield

Webster Point (off Careswell Street on Duxbury line)  
37 units (including 10 affordable)  
Status: Refer to ZBA  
Owner / Developer - Delphic Associates/Paul Cusson

Active Project List Last Updated May 17, 2012