

TOWN OF MARSHFIELD

870 Moraine Street, Marshfield, MA 02050

Ph: 781-837-5557



COMPREHENSIVE PERMIT APPLICATION

Applicant / Contact Person:

Applicant's Name: Matlin LLC c/o Matthew Dacey & Kevin Sealund

Applicant's Address: 794 Washington St., Pembroke

Applicant's Phone Number: _____ E-mail: Kevin@sealundcorp.com
Mdacey@championbuilders.com

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

Contact Person's Phone Number: _____ E-mail: _____

Owner:

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

Owner's Name: Peter Armstrong

Owner's Address: P.O. Box 107, Marshfield, MA 02050

Owner's Phone Number: (781) 710-3046 E-mail: Paconstruction@verizon.net

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

Peter Armstrong 11/15/23
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.

Kevin Sealund 11/15/23
Applicant's Owner's Signature Date
Matthew S. Dacey

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Subsidy Program:

Preliminary Approval of the application has been obtained under the following subsidy program:

MassHousing (Project Eligibility letter dated May 19, 2016)

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

Title / Control of the Property:

The owner's title to the land that is the subject of this application is derived from (choose)
deed/will/certificate/other of Peter Armstrong, dated 11/3/2005,
And recorded in the Plymouth County Registry of Deeds, Book 31665, page 346-347.

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

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: _____.

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

Plan of Land:

Title of Plan: Site Plan - Bridle Crossing off Ferry Street

Drawn by: Darren Grady

P.E. / Surveyor's Name: Darren Grady Registration No. 40715

Date of Plan: November 9, 2023

Unit Plan(s):

Title of Plan(s) Bridle Path Village

Drawn by: 209 Design

Architect's Name: Kent Harrington Registration No. _____

Date of Plan(s): November 6, 2023

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Assessors' / Zoning Information:

The land shown on the plan is located on Map G12 Block 29 Lot 02 of the Assessors' records and has an address of Ferry Street Rear.

The land is located in the R-1, WRPD Zoning District, and in the Zone X Flood Zone.
The FEMA Flood Zone and Elevation is: n/a.

For this Zoning District, requirements are:

Minimum lot area: 43,560 sf Minimum Frontage: 125 ft Minimum lot width: 125 ft
Minimum Setback, Front: 40 ft Side: 20 ft Rear: 40 ft
Maximum Building Height: 35 ft Maximum Floor Area Ratio % n/a

Proposal:

(please answer all that apply)

1. Name of Proposal Bridle Path Village

2: The housing / ownership type is:

(check one) Fee Simple ☐ Condominium ☐ Rental ☒

(Check one or more) Detached ☐ Attached ☐ Single Unit ☐
Triplex ☐ Multi-family ☒

3. The plan shows land consisting of 10 acres.

4. a. The density of the proposal is 5.6 units per acre.

b. The total impervious surface proposed is 31 %.

c. The number of housing units proposed includes: 14 affordable 42 market rate.

d. # of 1-bedroom units: 32 # of 2-bedroom units: 16 # of 3-bedroom units 8

e. Price of the units will be: \$ for affordable \$ 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)

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 n/a acres of land into _____ 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: n/a, frontage for lot(s) _____

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:
150,000 cubic yards to be added / **removed** (circle one)

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

f. Attach documentation showing all wetland resources, waterbodies, bogs, vernal pools, NHESP mapped habitat or other hydrologic features.

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 attached waiver 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 n/a - subdivision of land is not proposed

Section: _____ Description _____

Section: _____ Description _____

Section: _____ Description _____

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

Section: _____ Description n/a - no wetlands exist on the site

Section: _____ Description _____

Section: _____ Description _____

Section: _____ Description _____

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

Section: _____ Description _____

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)

Section: _____ Description _____

Section:	Description
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Section:	Description
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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.

A copy of the application and plan(s) must be filed with the Town Clerk's Office

Received by Town Clerk:

Signature of Town Clerk

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 \$_____, on this _____ day of _____, 20_____.

Signature of applicant or owner's representative

Date _____

Received by the Zoning Board of Appeals Representative:

Signature of Representative

Date _____

LIST OF WAIVERS

May 8, 2017

Zoning Bylaws

Article 5

Applicant seeks waiver to allow use of one family, two family, and multi-family, dwellings and allow one family, two family, and multi-family, dwellings to be constructed on lot with frontage equal to 0, zero feet.

Article 6

Applicant seeks waiver to allow one family, two family, and multi-family, dwellings to be constructed on a lot with frontage equal to 0, zero feet.

Article 9 Nonconforming Uses, Structures, and Lots

Applicant seeks a waiver from this Article to allow the one family, two family, and multi-family, dwelling apartment use

Article 10 Administration and Enforcement

Applicant seeks a waiver from this Article to allow prior use

Article 11 Special Permit Conditions

Applicant seeks a waiver from this Article to allow removal of gravel

Article 12 Special Regulations –

Applicant seeks a waiver from this Article to allow removal of gravel

General Bylaws

Article 20 Earth Removal

Applicant seeks a waiver from this Article to allow removal of gravel.

Applicant seeks waiver from section 9b.to waive application fee and annual application renewal fees

Department of Public Works

Applicant seeks a waiver from the policy that dead ended water mains be less than 800 feet to allow the construction of the water main shown.

Planning Board's Regulations

Section 4.1.1 Protection of Natural Features

Applicant seeks a waiver to construct site plan as shown.

Section 4.1.2 Grading and Topography;

Applicant seeks waiver to construct site plan as shown.

Section 4.1.3.f; Roadway within a Right of Way

Applicant seeks a waiver, if necessary, to construct driveway shown on the Site Plan.

Section 4.1.4.a Roadway width

Applicant seeks a waiver, if necessary, to construct driveway shown on the Site Plan.

Section 4.1.4.c intersections to be at a 90 degree angle;

Applicant seeks a waiver to construct intersection as shown on the Site Plan.

Section 4.1.4.j and 4.4.1. Sidewalks

Applicant seeks waiver to construct site plan without sidewalks

Section 4.1.5; Length of roadway

Applicant seeks waiver to construct site plan as shown

Section 4.1.5.b and d; Cul de sac design standards

Applicant seeks waiver to construct site plan as shown

Section 4.2.2 Drainage system

Applicant seeks waiver to construct site plan as shown

Section 4.4.3; Street Trees

Applicant seeks waiver to construct site plan as shown

Section 4.4.7 slope stabilization requirements;

Applicant seeks waiver to construct site plan as shown

Section 4.4.9, of the Planning Board's Regulations (not more than one building per lot);

Applicant seeks waiver to construct site plan as shown