

MARSHFIELD ZONING BOARD OF APPEALS

CASE NO:
NAME:
PROPERTY:
PHONE:
EMAIL:

FORM 2D - REQUESTED FINDINGS OF FACT - SITE PLAN

Now comes the applicant, Matlin, LLC c/o Kevin Sealund and Matthew Dacey, who applies to the Board of Appeals according to Section 12.02 of the Zoning By-law for property located at Bridle Crossing off Ferry Street and asks that the Board make the following findings of fact in accordance with the provisions of law:

1. That the plan ensures that adjoining premises are protected against detrimental or offensive uses on the site by the following means:

The site will contain a chain link fence and landscaping which will provide privacy and noise control.

2. That the plan ensures the convenience and safety of vehicular and pedestrian movement within the site, and in relation to adjacent streets, property and improvements by the following means:

Walkways are being provided from the parking areas to the buildings, the proposed driveway will provide access and circulations for emergency vehicles.

3. That the plan ensures the adequacy of the methods of disposal for sewage, refuse, and other wastes resulting from the uses permitted or permissible on the site, and the methods of drainage for surface water, including consideration of groundwater recharge by the following means:

The drainage system has been designed to provide proper treatment for rapid infiltration, groundwater recharge requirements have been exceeded. Each of the 8 buildings will have its own soil absorption system which will provide a reduced Nitrogen effluent for protection of the water resource protection area.

MARSHFIELD ZONING BOARD OF APPEALS

CASE NO:
NAME:
PROPERTY:

FORM 2D (page 2 of 2)

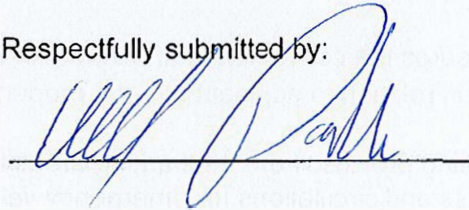
4. That the plan ensures the adequacy of space for the off-street loading and unloading of vehicles, goods, products, materials and equipment incidental to the normal operation of the establishment by the following means:

All buildings will have its own dedicated parking lot. The proposed buildings will be multi-family dwellings, any goods, materials, or equipment will be of residential in nature.

5. That the plan ensures that all lighting and other sources of illumination, whether interior or exterior, and all intense light emanating from operations or equipment are shielded from direct view at normal eye level from adjacent properties by the following means:

The considered lighting is minimal and conforms to residential use. The proposed locations of the buildings and surrounding landscaping/vegetation will provide screening to prevent intense lighting into adjacent properties.

Respectfully submitted by:



Date: November 15, 2023