

Porreca, Nanci

From: Guimond, Greg
Sent: Tuesday, February 13, 2024 2:26 PM
To: Bob Galvin Jr.; Porreca, Nanci; Brian Murphy; Heidi Conway; Stephen Feeney; Larry Keane; Grover Hensley; brian sullivan; Jean Lee
Cc: James Kilcoyne; Stewart, Andrew; Maresco, Michael; Fidler, Lynne; Steve Darcy AccuRisk; Horne, Karen
Subject: RE: Comments, Questions, and Concerns regarding Bridle Crossing off Ferry Street 40B Project.

Bob,
A couple of additional thoughts:

K Gensheimer/Tupelo Road: The high point of Holly Hill is to the west of Tupelo Road. The watershed divide is just to the east of the #347 to #493 section of Holly Hill Road. Stormwater flowing in the Tupelo Road area is coming from a large wetland located in a 30 acre wooded parcel next to #603 Holly Hill Road heading east going past Brook Road, Tupelo Road and Napier Road towards the South River. Groundwater in the Tupelo Road area under pumping conditions will likely in the Church Street/Latch Pit well. The Church Street/Latch Pit well is 3,313 ft (.68 of a mile) from the site. Ferry Street/Bridle Path well is 2,156 feet (.46 of a mile) from the site.

J Appel: The project will have less impact (Nitrogen loading) than existing houses due to the denitrifying systems being installed. The amount of earth to be removed is 200, 000 CY less the what the previously approved project was allowed. The previously approved Armstrong project provide 6 feet between surface of the detention basin and the highest know elevation of ground water. The current proposal provides between 27 and 39 feet between the surface of the ground and the highest know elevation of ground water.

B Herbs: Marshfield Schools have 600 fewer students today than 5 years ago.

2015-2016					
0171	Marshfield	01710005	Eames Way School	Plymouth	252
0171	Marshfield	01710010	South River	Plymouth	358
0171	Marshfield	01710015	Daniel Webster	Plymouth	402
0171	Marshfield	01710020	Gov Edward Winslow	Plymouth	420
0171	Marshfield	01710025	Martinson Elementary	Plymouth	473
0171	Marshfield	01710310	Furnace Brook Middle	Plymouth	1,031
0171	Marshfield	01710505	Marshfield High	Plymouth	1,341
Total Enrollment					4,277
2023 -2024					
0171	Marshfield	01710001	Marshfield Public Schools Early Childhood Center	Plymouth	120
0171	Marshfield	01710005	Eames Way School	Plymouth	228
0171	Marshfield	01710010	South River	Plymouth	249

0171	Marshfield	01710015	Daniel Webster	Plymouth	271
0171	Marshfield	01710020	Gov Edward Winslow	Plymouth	353
0171	Marshfield	01710025	Martinson Elementary	Plymouth	453
0171	Marshfield	01710310	Furnace Brook Middle	Plymouth	849
0171	Marshfield	01710505	Marshfield High	Plymouth	1149
Total Enrollment					3,672

J Crowley: While this may be handled by the ZBA like a new application. It is important to remind people that the owner of the property appealed the original ZBA Approval to the Housing Appeals Committee (HAC) and the HAC has remanded it back to the Town and applicant.

J Ponykro:

Under the State Law (Section 11 of the State Zoning Act Chapter 40A) for notice purposes/ parties of interest, an abutter is considered;

- Properties directly abutting the parcel (G12-29-02 the 10 acres site with the proposed units on it and H12-01-09B the 5 acre site just to the north).
- Properties adjacent or abutting these two properties within 300 feet, and
- Properties directly across a public or private street or Right of Way.

Looking at the assessor map there seems to be only three direct abutters Town of Marshfield, Sylvester A. Ray INC., and 325 Grove Street.

Abutters to abutters within 300 feet would add the following properties 492 Ferry, 376 Ferry, 356 Ferry, 342 Ferry and 345 Grove Street.

Applicants get the abutters list from the Assessor's Office, the Assessor's Office for notice purposes often included everybody within 300 feet but the law MGL 40A, Section 11 is very specific regarding parties of interest.

C Gray: State Standard for nitrogen Loading is 10 parts per million (ppm), Planning Board's WRPD is 5 ppm. The applicant is using both the 10 acre site and the adjacent 5 acre site for it's waste water calculations. ZBA should condition that the 5 acre parcel (H12-01-09B) be turned over to the care and custody of the Conservation Commission for Open Space and Habitat purposes. Note: The State GLAM calculations for meeting the 40B land area requirement does not allow the land area of a 40B project that is not covered by buildings, parking and common areas to be counted.

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From: Bob Galvin Jr. <rwgalvin@galvin-legal.com>

Sent: Saturday, February 10, 2024 12:08 PM

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