

Comment Number	DSA Comment 6/13/22 Letter	Applicant Response
1	<p>a. Orientation of building in relation to parking areas, open space and on-site amenities</p> <p>The perimeter of the parking lots would benefit from increased planting to cut down on the heat island effect...additional buffering would be beneficial along the western borderer with the adjacent development (although this is difficult to determine without 3D imagery or a Landscape Plan)</p>	There is an approximately 50' existing vegetated buffer between Mill Creek Marshfield and the adjacent project.
2	However, the overall site plan would benefit from more breathing room between the buildings, as well as additional programmable outdoor space. Of particular concern is the spacing between the larger structures.	Revised design provides more space between the larger buildings. Additional outdoor space has been provided, including a tot lot and dog run.
3	Increase the size of the tot lot (it appears to be approximately the same size as the lot provided for the adjacent development which has considerably fewer units).	Tot lot size has been increased.
4	Consider active programming for a new open space to the west of building 9.	Tot lot moved to this area.
5	While not an open space issue, consider the creation of a double separated entry drive in and out of Commerce Way (may be preferred by fire department), or perhaps better, an independent second drive at the northwest corner of the site.	Secondary (fire access) entrance provided in accordance with feedback from Marshfield Fire.
6	The applicant should diagrammatically confirm that access to all on site common amenities are on accessible paths for all residents.	See accessible route plan (Attachment C).
7	<p>b. Function, use and adequacy of open space and landscaped areas.</p> <p>Particularly because it appears that virtually all of the site will be clear cut (with the possible exception of some of the existing landscaping along Commerce), a Landscape Plan should be provided that includes all proposed new plantings as well as existing landscaping that is proposed to be preserved.</p>	Landscape plan provided.
8	How are mail and packages distributed to the residents?	Mail is delivered to each flats building. Townhouse buildings will be served by an exterior mail kiosk. Packages will be delivered to the Clubhouse.

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9	An area should be developed for school children to gather and wait for buses.	An accessible sidewalk that leads to Commerce Way where the bus stops has been provided.
10	There appears to be only one area designated on the civil plans for trash collection. Is this actually the case?	The townhomes have individual trash cans for pickup. The flats buildings utilize the singular trash area. See trash plan in Attachment G .
11	Where are the snow storage areas on the site?	Snow will be stored on site as necessary in spaces between buildings, parking islands, at the end of parking rows and elsewhere as required. A snow storage plan will be provided in a subsequent submittal.
12	How wide are the proposed walkways and what are they constructed of?	The walkways are five feet wide; there will be combination of concrete and bituminous.
13	Is there any ground-mounted mechanical equipment, and if so, where is it?	There are ground-mounted condensing units located at grade. There are also gas meters provided at grade on hitching posts.
14	Is there an area on the site designated for outdoor grilling/picknicking (this could be part of the program for an expanded open space to the west of building 9)?	A grilling area is contemplated between the clubhouse and the pool.
15	The rendered site plan indicates what may be patios behind each of the townhouse units. Is that what is intended, and are they fenced in?	There are patios at the townhouses; they do not have fencing.
	c. Use and treatment of natural resources	No items to address
16	d. Building design, setbacks, massing and scale in relationship to the surrounding context and topography ...the decision to forego elevators is highly questionable. At a minimum, the applicant should request an Advisory Opinion from the MAAB to see if a variance from 9.4.2 would be required to construct the development with no elevators. A better solution, for numerous reasons, would be to include elevators in all of the large buildings.	Elevators will be provided at the flats buildings.

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17	<p>e. Viewsheds of the project visible from the public street, public areas and from the vantage point of nearby residential neighborhoods. Views from within the development that include the four-story facades would be useful. Those sections could be continued towards the west to include the closest buildings on the neighboring site, as well as to the north to understand the site and new buildings' relationship to the street.</p>	<p>Renderings will be provided in a subsequent submittal.</p>
18	<p>Shadow studies do not appear to have been included in the submitted materials. This is an important exhibit to assess if there is any impact to the neighbors on the west (which may be minimal), as well as within the development itself (which may be more significant).</p>	<p>There is a tree buffer at the West edge so the townhouse buildings will not have an effect on the neighbors.</p>
19	<p>f. Pedestrian and vehicular access and circulation, adequacy of accessibility provisions. Of particular interest are the implication of access and egress in terms of pedestrians, bicyclists and motorists. Adequacy of parking facilities. The applicant should provide evidence that all of the walkways are MAAB "accessible".</p>	<p>Accessible walkways are provided.</p>
20	<p>None of the site plans in the submitted materials include crosswalks, sidewalk ramps, etc. that will be necessary (particularly because of the large number of walkways that are interrupted by drives and parking spaces).</p>	<p>Refer to revised civil drawings.</p>
21	<p>There do not appear to be any accommodations made for bicycles in the drawings, including no reference to exterior bike racks at the clubhouse or any of the individual buildings. Nor do the schematic building plans indicate any secure interior bicycle storage for residents. This could be particularly challenging for upper floor residents with bicycles if the buildings remain un-elevated.</p>	<p>Bicycle racks have been added, refer to revised landscaping plans (Attachment D). The flats buildings will have elevators.</p>
22	<p>Given the scale of the proposed development, a significant number of EV parking stations should be provided. There is no information provided as to locations and quantities</p>	<p>EV and EV-ready spaces will be provided. Refer to the revised site plans (Attachment C).</p>

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23	In addition to what may be proposed for current (EV) spaces, infrastructure for expansion of the number of spaces should be built into the project, including the capacity of the project's transformer(s).	EV ready spaces will be provided (Attachment C). Refer to the revised site plans. The transformer shall be sized to accommodate the EV ready spaces.
24	g. Integration of building and site, including but not limited to preservation of existing tree cover, if any: The best case for integration of the project into the nearby existing neighborhood is through successful preservation of existing bordering vegetation, the provision of new screening vegetation at the western and northern borders, and generous landscaping within the development.	Refer to the landscaping plan (Attachment D). Existing vegetation will be preserved as much as practicable during construction.
25	However, because there are not individual building elevations provided, it is not possible to determine compliance with this goal (all submitted elevations depict a townhouse structure sitting on flat site).	Refer to additional townhouse elevations for stepped buildings.
26	h. Exterior materials Building elevations have not been annotated to indicate material selections. This must be provided by the applicant.	Elevations have been updated to reflect materiality.
27	i. Energy Efficiency Its not clear what mechanical systems are intended..More information should be provided by the applicant, particularly if there is ground-mounted equipment	There will be ground-mounted equipment, as stated above.
28	j. Exterior lighting The application materials do not include a site lighting plan. This should be provided.	Refer to revised civil drawings and landscape plans (Attachment D) for site lighting locations.
30	k. Proposed landscape elements, planting materials, and planting design. There is no Landscape Plan...this reviewer believes that it would be beneficial to provide more large scale landscaping within the parking lots. This could be accomplished by introducing some compact spaces.	Refer to landscape plan (Attachment D).
31	l. Feasibility of incorporating environmental and energy performance standards in the design, construction and operation of the buildings.	No comments to address

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	m. Any other design-related comments/questions/considerations identified by this peer reviewer, ZBA, or town staff. Car sharing spaces (ZIP Car, etc.) should be considered	The Applicant will explore car sharing opportunities (e.g. ZipCar).
32	Site plans should be improved to include drive aisle, and parking space dimensions, proposed curbing, pavement markings, accessible parking and ramps at sidewalks	Refer to revised civil plans (Attachment C).
33	...provide a preliminary construction management plan that minimizes impact to the community	This will be provided at building permit stage as part of the civil/construction review.
34	what is the status of review of the project by the Fire and Police Departments?	The team has met with the Marshfield Fire Department on two occasions to date (5/24/2022 and 7/11/2022). MFD has reviewed and approved the secondary access and provided input on the fire-road punch-through on the eastern side of the site.
35	Universal Design features should be integrated into the project plans	The project shall meet all applicable accessibility codes.
36	Provide drawings of the clubhouse building, including detail related to the programming of the interior common spaces	Refer to preliminary plans and elevations submitted.
37	Landscape Plan (when submitted) should include any proposed fencing within or on the perimeter of the site	Refer to landscape plan.
38	Applicant should provide a cut and fill analysis.	See Attachment G .
39	Provide a trash management plan. Vehicle Movement Plans should include the maneuvering of trash trucks at pick-up locations	Trash management plan is provided as Attachment E. The trash truck turning analysis is provided as an overlay to the emergency vehicle turning analysis presented in Attachment C .
40	Are the sidewalks within the development proposed to be asphaltic or cement concrete?	As noted above, there will be a combination of bituminous and concrete sidewalks.

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41	Where are the proposed transformer locations?	The electric company will provide locations during drawing development.
42	Has a geotechnical report been completed?	A geotechnical report will be completed during drawing development.
43	Is a radon mitigation system included in the design/pricing of the buildings?	Radon systems will be included as drawings are developed as necessary.
44	Has the Applicant considered the option of an improved connection to the existing fire protection trail running along the eastern and southern property line of the site?	A fire road connection will be provided on the eastern side of the site per the request of Marshfield Fire Department. Refer to civil plans.
45	m. Techniques to mitigate visual and other impacts.	No items to address