



July 18, 2022

VIA EMAIL

Zoning Board of Appeals (the "Board")
Town of Marshfield
870 Moraine Street
Marshfield, MA 02050

RE: Mill Creek Marshfield (the "Project") located at Lot 6R in Enterprise Park, Marshfield, MA (the "Project Site")

Dear Members of the Board,

In response to Board comments and public comments received during the past few hearings; and in response to the Davis Square Architect comment letter dated June 13, 2022, Mill Creek Residential, on behalf of Marshfield Commerce Way LLC (the "Applicant"), is providing this update on the Project and comment responses.

We have made several significant changes to the Project in an effort to reduce perceived impacts and respond to concerns raised by the Board, the public, and the Board's peer reviewers. These changes are outlined below. We appreciate the Board's effort in coordinating and providing this commentary over the past several hearings and look forward to discussing further on July 26th.

1. Density Reduction

MassHousing's Project Eligibility Letter for the Project dated January 25, 2022 noted that the Project "is acceptable given the proposed housing type." In the context of a 40B, the impacts of density and their associated mitigations are important, not the unit or bedroom count. We have and will continue to work the Board and its peer reviewers to appropriately mitigate the impacts from the Project as proposed—for example, through improvements to traffic signal timing/phasing to help mitigate traffic impacts—or through permit conditions that mitigate other impacts.

Nevertheless, in response to the Town's initial comment letter, public comments, and Board member comments, we are proposing a significant density reduction in both unit and bedroom count, removing eighteen (18) residential units and forty (40) bedrooms from the original proposal.

This reduction is accomplished by removing two entire townhome structures (totaling ten units) and a partial floor of a flats building (totaling eight units). The updated unit matrix is provided below. See ***Attachments C and D*** for updated architectural and civil plans, respectively, reflecting this change.

Unit Type	Comprehensive Permit Submission	July 2022 Revision	Change
1BR	117	110	-7
2BR	116	116	0
3BR	27	26	-1
TH 3BR	40	30	-10
Total Units	300	282	-18
Total Bedrooms	550	510	-40

Combined with the site plan adjustment as outlined below, this significant reduction in density results in meaningful additional open space throughout the project for the enjoyment of residents and their guests.

2. Elevators

Elevators are not required by code for the project as proposed. However, in response to the Town's initial comment letter, public commenters, Board members, and Davis Square's comment letter, we have incorporated elevators into the garden flats buildings. This is a significant and costly change, but we believe it will improve accessibility throughout the Project and we are pleased to provide this amenity. Revised architectural plans are provided in ***Attachment B***.

3. Secondary Access

In response to the Town's initial comment letter and a Marshfield Fire Department request, we have incorporated a secondary access road to Commerce Way into the site layout. The Marshfield Fire Department has reviewed and approved the revised plan from an access and safety perspective. Civil plans are provided in ***Attachment C***.

4. Fire Road Access

In response to the Town's initial comment letter and a Marshfield Fire Department request, we have incorporated a punch-through access to the fire trail on the eastern side of the site suitable for the Marshfield Fire Department's off-road vehicles.

5. Increased Open Space

Davis Square's comment letter suggested a number of adjustments to help improve open space across the project, including increasing the amount of space between the flats buildings, realigning the western road, and eliminating one townhome building. We have taken this suggestion even further with the elimination of two townhome buildings and an additional density reduction (see updated site plan in **Attachment C**). With the increased spacing between the flats buildings, we are pleased to provide significant additional open space for residents and their guests. Open space has been landscaped appropriately as shown in **Attachment D**.

In addition to the above, we are providing the following items which have been requested as part of the peer reviews:

- Draft Trash Management Plan (**Attachment E**). A trash truck turning analysis is included as an overlay to the emergency vehicle turning analysis presented in **Attachment C**.
- Draft Stormwater Operations and Maintenance Plan (**Attachment F**)
- Cut and fill analysis and proposed truck routing (**Attachment G**)

We believe these changes are responsive to commentary provided by the Board, its peer reviewers, and the public. We look forward to discussing further at the July 26, 2022 hearing.

Thank you for your time in reviewing these items. Please feel free to contact me if I can be helpful in any manner.

Respectfully submitted,



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