

Porreca, Nanci

From: Contact form at Marshfield MA <cmsmailer@civicplus.com>
Sent: Wednesday, January 10, 2024 4:40 PM
To: Porreca, Nanci
Subject: [Marshfield MA] Ferry St/ water concern (Sent by Kathryn Gensheimer, Kathrynngensheimer@gmail.com)

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello nporreca,

Kathryn Gensheimer (Kathrynngensheimer@gmail.com) has sent you a message via your contact form (<https://www.marshfield-ma.gov/user/273/contact>) at Marshfield MA.

If you don't want to receive such e-mails, you can change your settings at <https://www.marshfield-ma.gov/user/273/edit>.

Message:

Dear Ms. Porreca,

I am a property owner at 16 Tupelo Road. I attended the meeting last night and I heard about the waste water systems proposed for the Bridle Path. I am curious about what waste system was approved for the Holly Road Development off Ferry? That street has drainage issues and has resulted in water flooding my neighborhood since it was developed. I have a French drain around my home which is constantly pumping water out. In addition I often have standing water in my yard.

With the excavation and waste water development in the new development I am concerned about the impact on the water as well as the drainage on Ferry Street at the curves. As it is there is always road flooding at the curves. Another concern about the impact on water is that in my neighborhood of approximately 23 homes we have a high Cancer rate. I no longer drink the town water as a result. I was diagnosed with non genetic breast Cancer, two types. A neighbor behind my house was diagnosed with stage 4 ovarion Cancer. She has since moved but the family that moved in has also had health issues. A neighbor diagonal from me died of Pancreatic Cancer she was in her 60's. My neighbor to the left, Breast Cancer, non genetic. Neighbor to the right, Leukemia/throat Cancer. Neighbor up the street died following a battle with ovarian cancer she was 30. Neighbor at the beginning of the neighborhood who shares a name with the street, Napier, also had ovarian Cancer. Another neighbor that moved breast cancer. Those are the cancers that I know in this area. I was diagnosed in my 40's, one person 30, the other 20's, the other 50's and the three others were in their 60's.

This is too blatant to ignore.

There are two wells on that property. And soccer fields were stopped due to the impact on water and the earth removal concerns.

So how on earth can an even bigger project have no negative impact on anything?

Engineer Patrick Brennan is life long friends with Mr. Armstrong and he should as well as anyone else with a connection to Mr Armstrong recused themselves from this project.

Have any studies been done recently on the health impact and increases on Cancers and other diseases in town.

Lastly, has the Audubon Society or other environmental firm been consulted on the impact on the hawk and owl population? We have several endangered species that reside in this part of town.

I will be in attendance at the feb 13th meeting but wanted to bring forward my concerns in advance.

Thank You,

Kathryn Gensheimer

16 Tupelo Road
Marshfield, MA 02050

Porreca, Nanci

From: Joan Appel <joanappel16@gmail.com>
Sent: Friday, January 12, 2024 9:21 AM
To: Porreca, Nanci
Cc: Mary Taylor
Subject: Little Creek Aquifer

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It has recently been brought to my attention that there is a plan to build multiple housing upon the property known as the Bridle Path., Marshfield. It is evident from the plans that this creates a serious danger to the Little Creek Aquifer which provides potable water for the Town of Marshfield. I am not convinced that the provisions for protection of this aquifer are adequate. The project needs to be scrapped or seriously revised.

Thank you for your consideration, and for having Marshfield's safety at heart.

Joan Nahigian Appel
81 King Phillips Pathe, Marshfield
781-799-3105

Porreca, Nanci

From: Beverly Bulkley-Herb <beverlyherb@gmail.com>
Sent: Saturday, January 13, 2024 9:03 PM
To: Porreca, Nanci
Subject: The Big Dig

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Good Evening!

I have four children in public schools which are already bursting at the seams. If a project like this passes, will a new school be built and new teachers hired as part of the project? Our schools need less students in classrooms and more teachers. We are not able to reach the students we have. Adding more students without adding to our teaching staff and school building space does our community a disservice.

Beverly Herb

Sent from my iPhone

Porreca, Nanci

From: crowleyjudy@aol.com
Sent: Sunday, January 14, 2024 1:18 PM
To: Porreca, Nanci
Cc: Bob Galvin Jr.
Subject: Bridle Crossing questions

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Hi Nanci,

My questions are

I,m still not clear on, or in disbelief - but where does the new road join up with the existing bridle trail , ie, the covered bridge area? Are all the vehicles of the renters going to converge at this point where people now walk or ride horses and go out onto Ferry St. at Pearl's Corner? That is the access and exit for the project when complete? Yes or no?

I guess the plan is for the earth removal be completed before any construction starts on the housing project? Yes or no?

The next scheduled zba meeting on this is February 13, 2024 when the public will be allowed to speak and the peer reviewer's experts and the BOPW's questions and experts will speak, yes or no?

It would be helpful if Brian Sullivan would keep his comments pertinent to the project and not to be commenting on a "big dig".

Respectfully,
Judy Crowley, Buttonwood Rd.

Porreca, Nanci

From: Contact form at Marshfield MA <cmsmailer@civicplus.com>
Sent: Sunday, January 14, 2024 5:02 PM
To: Porreca, Nanci
Subject: [Marshfield MA] Bridle Crossing Proposed Multi-Unit Development (Sent by Vincent Fallacara, vinpo@verizon.net)

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Hello nporreca,

Vincent Fallacara (vinpo@verizon.net) has sent you a message via your contact form (<https://www.marshfield-ma.gov/user/273/contact>) at Marshfield MA.

If you don't want to receive such e-mails, you can change your settings at <https://www.marshfield-ma.gov/user/273/edit>.

Message:

I write today to express my deep concern over the proposed construction of the 56-Unit, multi-family Bridle Crossing development to be located with access from Ferry St. The location of this proposed development will require our town's leadership to waive six specific Zoning Bylaws each created to protect the citizenry of the Town. Beyond the obvious assault on our well-established zoning practices, the proposed construction and operation of the facility represents a clear threat to both the Church St and Furnace Brook aquifers which serve the drinking water needs of thousands of Marshfield residents.

I have reviewed in detail, the documentation provided on the website. As a mechanical engineer (MSME, former Engineering Director and Senior Reactor Operator in the commercial nuclear power industry), I assess the Bridal Crossing proposed design in terms of its critical safety goals and the corresponding risk to the public of failing to meet those goals. Given that, I see several fatal flaws in the proposed design.

The critical safety goal for any housing unit built over public drinking water sources is that neither its construction nor operation can result in polluting the drinking water of the community. In performing a detailed review of the documentation provided, specifically the memorandum from Eduard Eichner (Principle Water Scientist – TMDL Solutions), Mr. Eichner notes that the complex will add almost 10,000 gallons per day of septic waste into the ground beneath the complex. At that rate, and based on the land area of the parcel, a typical Title 5 septic system (holding tank(s) and leaching field(s)) will not be sufficient to limit nitrogen loading to the aquifers. Mr. Eichner states that "appropriate wastewater treatment technology" will be required, thus making the septic components chosen a critical safety system of the complex. The designer has selected the Norweco Hydro-Kinetic Model 1500 FEU Wastewater Treatment System (Model 1500) to be constructed as one unit per building for a total of eight independent units.

Examining the design of the Model 1500, it requires several active components to properly function to meet its advertised nitrogen loading reduction, each of which becomes a single-point vulnerability (SPV) of the system. Specifically, each unit contains two electric, motor driven air pumps which serve to aerate the waste products and promote biodegradation. Both are required to support the unit's operation (ie: they are not redundant components). Additionally, an electric, motor driven recirculation pump is provided which maintains a constant flow back to the Anoxic Chamber to similarly aid in biodegradation prior to discharge to the leaching field. Finally, an electric-powered telemetry

system is provided to alert the operator of abnormal operation. Failure of any of these components either individually or collectively, will result in the unit not satisfying its critical safety function.

Of greater concern is the fact that the eight Model 1500 units are subject to a common mode failure – the loss of electric power. As the residents of the area are well aware, power outages along the Ferry Street distribution lines are frequent (sometimes several times each year), and in most cases, multiple days in duration. Most of my neighbors in the Chestnut Hill section of Holly Rd, installed large, natural gas powered bank-up generators because of the poor reliability of the Ferry Street lines. The most recent outage occurred in December 2023, lasting three days. Exact details of outage frequency are verifiable through Eversource. Hurricane Bob (1991) and the April Fools Blizzard (1997) resulted in over a week of power loss due to the utility's limited response resources. During a loss of power to the Bridle Crossing complex all eight Model 1500 units will fail. Residents will maintain the use of their bathrooms, resulting in almost 10,000 gallons per day of (essentially) raw sewerage being admitted to the ground water and polluting the two Marshfield aquifers, violating the critical safety goal of the complex. Such a design is clearly unacceptable.

I urge the Zoning Board of Appeals to reject this proposal and consider withdrawing the previous approval based on their responsibility to protect the drinking water for the residents of the town.

Sincerely,
Vincent Fallacara
655 Holly Road
Marshfield

Porreca, Nanci

From: Guimond, Greg
Sent: Wednesday, January 17, 2024 9:33 AM
To: Jessica Ponyrko; ML T
Cc: Horne, Karen; Porreca, Nanci; Sinnott, Anne Marie
Subject: RE: Bridle Path Development - Abutters
Attachments: AbuttersBridle Crossing.JPG

Good Morning Jessica,

I had a similar question from Mary Taylor yesterday, so I am adding her to the email.

I added a image to help with the text.

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.

I do not create the abutter's list but my read of the law would be as follows.

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.

I have also add Anne Marie Sinnott from the Assessor's Office.

I hope this helps.

Sincerely,
Greg Guimond

From: Jessica Ponyrko <jessica@anchorwatchmarketing.com>
Sent: Tuesday, January 16, 2024 5:38 PM
To: Guimond, Greg <GGuimond@townofmarshfield.org>
Subject: Bridle Path Development - Abutters

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Hi Greg,

My name is Jessica Ponyrko and I am the Vice Chair for the Marshfield Chamber of Commerce, as well as the owner of Anchor Watch Marketing here in town. I also live up in Silver Pines near the proposed Bridle Path housing development.

I am hoping you can help me and some of my fellow neighbors in identifying who precisely is considered an 'abutter' to this project. As we work to gather information on the development and its potential impact on our water, we just want to have a clear understanding of who falls into that category.

Thanks in advance for your assistance, and let me know if you have any questions.

Best regards,
Jessica Ponyrko

--
We're pretty firm believers in balance here at AWM, and we've fully adopted the 4 day work week. Any emails or requests sent on Fridays will be responded to the following Monday.



Jessica Ponyrko

Founder

Anchor Watch Marketing

Brand Strategy and Web Design



774-287-9385



jessica@anchorwatchmarketing.com



www.anchorwatchmarketing.com



Schedule a Free Consultation



Double Eagle Dr

Marshhawk Way

Stonybrook Rd

Grove St

Grove St

Grove St

Ferry St

Ferry St

Ferry St

Dover St

12th Ln

Medford St

Spring Ave

Medford St

5 Acres

10 Acres

Porreca, Nanci

From: Michael Kowaleski <mjkowaleski@verizon.net>
Sent: Friday, January 19, 2024 4:22 PM
To: Porreca, Nanci
Subject: Proposed 40B Development at Ferry/Grove/Clay Pit Site

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Greetings,

As a long time Marshfield resident and home owner, I have grave concerns about the proposed 40B development in the Ferry Street/Grove Street/Clay Pit Road area. I am very concerned about the potential negative effect on the town's wells in that area. I cannot understand how excavating a huge amount of sand and installing large septic systems in its place will not contaminate the water quality at these wells. There is also runoff from new paved roads that would yield additional contamination.

I am also concerned about the appearance of conflicts of interest with the contractors and some parties involved with oversight.

If in fact the town is under quota on 40B housing, it is my understanding that there are alternative sites that could be developed without compromising our precious water supply.

For these reasons, I am firmly against this development and request that your board deny the application.

Sincerely,
Michael Kowaleski
67 Stagecoach Drive
Marshfield, MA 02050



Virus-free www.avg.com

Porreca, Nanci

From: ROBERT PERRY <bobnjanperry@comcast.net>
Sent: Saturday, January 20, 2024 2:45 PM
To: Porreca, Nanci
Subject: Ferry Street 40B housing development proposal questions

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To Whom It May Concern,

Please acknowledge receiving and viewing of this email.

The electrical and communications systems distribution to the site appears not to be addressed. This means the current design has not accounted for internet and security of the site but most importantly no electricity to plug in a single device.

Electrical Distribution:

1. There are 56 apartments in design assuming full load 100A to each apartment would need 5600A at 120/240V single phase 3 wire (assumed distribution without demand factors applied and assumed maximum full load). Has a load analysis been coordinated with Eversource for their ability to provide the necessary power (KWH kilowatt hours) to the site?
2. Will Eversource need to build a substation local on site to transmit power to the site?
3. With the cost in the millions for a electrical substation for design, construction, and commissioning, Who pays the bill?
4. If Eversource cannot support the project, who will provide electrical distribution to the site?
5. With the issues/time delays that the 29 Clay Pit Road Solar (photovoltaic) Project, right up the street, are there electrical distribution issues that are not being addressed?
6. Where will the distribution transformer and switchgear for power distribution be located on site?
7. How will the distribution transformer and distribution electrical switchgear prevent intrusion and made safe?
8. What will be secondary containment system associated with the distribution transformer to prevent the oil from destroying the aquifer (water source and table) below?
9. Where will the emergency generator be placed on site?
10. What will be the emergency generators fuel source?
11. How will emergency generator prevent intrusion and made safe?

12. What is the sound in decibels (dB) associated with the emergency generator that is necessary to its operation with respect to the surrounding residential neighborhood?
13. Is there a need for a mobile plug generator receptacle for when the emergency generator is non-operational or is being repaired?
14. Where would the mobile plug in generator be placed?
15. What is the sound in decibels (dB) associated with the mobile plug in generator that is necessary to its operation with respect to the residential neighborhood?
16. Where will Electrical Vehicle Spaces be on site?
17. Where will the electrical distribution raceways to the Electric Vehicle Spaces be located?
18. Has there been any Electrical Load Analysis on future demand for mostly electric vehicles on site and if Eversource can support any future needs?
19. Is the project providing any renewable energy sources (PhotoVoltaic (PV) aka solar panels, battery storage, wind turbines, etc.) or will the project be reliant on the existing Eversource electrical distribution system?

Communications Distribution:

20. Who will be the communications broadband provider?
21. Has the broadband provider been notified of the proposed development and can they support it?
22. Where will the main distribution frame be located to be free from vandalism and unauthorized access?
23. Will there be CCTV cameras on site to monitor the site and its residents?
24. If there will be CCTV cameras will they need to be monitored by any town employees?

Development of the community, integration into the town, and future needs:

25. Will there be a community garden to feed and nurture the residents? If not, how will they eat if they cannot afford to?
26. Will street lights, traffic lights, sidewalks and an intersection be created to safely handle the Vehicle and Pedestrian Traffic around the entrance and exit to the proposed development?
27. Will there be speed bumps in the design to prevent speeding and drag racing on the entrance and exit road ?
28. Who will pay for the increased costs needed for the Police Department, Fire Department, and Emergency Medical Services to respond to this proposed site?
29. Who will pay for the increased Educational Costs to the town by the increase of all the new students to the Marshfield Public Schools from this proposed development?

Most importantly, will the costs of all of the above mentioned items be passed on to the Marshfield taxpayers or will the costs be the responsibility of the proposed developers?

Thankyou,

Robert, Janice, and Eric Perry
302 Grove Street
Marshfield, MA 02050

Porreca, Nanci

From: crowleyjudy@aol.com
Sent: Monday, January 22, 2024 10:32 AM
To: Bob Galvin Jr.
Cc: Porreca, Nanci
Subject: Bridle Crossing

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Good morning Attorney Galvin,

I don't understand how the petitioners can ask to have it both ways - in one instance asking for waivers on the remanded document and in another way saying that this is a new request, starting over. It doesn't make sense to me. They are asking for additional waivers on substantial chages on what was remanded to the zba.

Also, the latest hearing notice published last week shows the proposed property as G12-29-02 , the 10 acres owned by Peter Armstrong where the gravel pit is located, but the site plan has the housing on both parcels.

Yours truly,

Judy Crowley, Buttonwood Rd.

Porreca, Nanci

From: crowleyjudy@aol.com
Sent: Wednesday, January 24, 2024 9:52 AM
To: Bob Galvin Jr.; Porreca, Nanci
Cc: Brian Murphy; Maresco, Michael
Subject: Re: Bridle Crossing

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Good morning Nanci,

My question is: has the Applicant/Owners submitted A copy of evidence showing control of the property to be developed that must be provided with the Application as written on p 2 of 6 under Title/Control of the Property. Also has the Applicant shown the Date when control is expected?

Respectfully,
Judy Crowley, Buttonwood Rd.

On Monday, January 22, 2024 at 11:49:29 AM EST, Porreca, Nanci <nporreca@townofmarshfield.org> wrote:

Hello,

Yes, please submit your questions to me and I will forward to the Board, Peer Reviewers, etc.

Take care.

From: crowleyjudy@aol.com <crowleyjudy@aol.com>
Sent: Monday, January 22, 2024 10:55 AM
To: Bob Galvin Jr. <rwgalvin@galvin-legal.com>
Cc: Porreca, Nanci <nporreca@townofmarshfield.org>; Brian Murphy <bmurphymybl@aol.com>; Maresco, Michael <mmaresco@townofmarshfield.org>
Subject: Re: Bridle Crossing

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Hello,

I would agree that the latest reports on nitrogen loading and waste water submitted on 1/8/2024 show no adverse effect. I am glad that Mr. Pesce the peer reviewer caught that on his report.

We were told by Brian Murphy Chairperson, at the last meeting, to submit all of our questions to Nancy.

Thank you for taking the time to answer my latest query.

Sincerely,

Judy Crowley, Buttonwood Rd.

On Monday, January 22, 2024 at 10:43:27 AM EST, Bob Galvin Jr. <rwgalvin@galvin-legal.com> wrote:

Judy:

The Board agreed to a remand following a hearing on the matter at HAC because Mr. Armstrong indicated that he wanted to settle the matter by selling it (which the Board viewed as a positive) and the Board was willing to look at a different version of the same project.

I cannot continue to answer all of the public questions outside of a meeting - but what I will say is that there is a tremendous amount of false information out there or people claiming adverse impacts without any knowledge or opinions that support it. Money is apparently being raised under the pretense that there is an adverse impact to the wells; however, the science as of yet does not support any such conclusion and supports the opposite conclusion. The project appears to be designed apparently to exceed (and be more protective) than the WRPD local nitrogen standard.

Robert W. Galvin, Esq.
Marshfield Town Counsel
Galvin & Galvin, PC
10 Enterprise Street, Suite 3
Duxbury, MA 02332-3315
(781) 934-5678
(781) 837-1030 (FAX)
rwgalvin@galvin-legal.com

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From: crowleyjudy@aol.com <crowleyjudy@aol.com>
Sent: Monday, January 22, 2024 10:32 AM
To: Bob Galvin Jr. <rwgalvin@galvin-legal.com>
Cc: Nanci Porreca <nporreca@townofmarshfield.org>
Subject: Bridle Crossing

Good morning Attorney Galvin,

I don't understand how the petitioners can ask to have it both ways - in one instance asking for waivers on the remanded document and in another way saying that this is a new request, starting over. It doesn't make sense to me. They are asking for additional waivers on substantial changes on what was remanded to the zba.

Also, the latest hearing notice published last week shows the proposed property as G12-29-02, the 10 acres owned by Peter Armstrong where the gravel pit is located, but the site plan has the housing on both parcels.

Yours truly,

Judy Crowley, Buttonwood Rd.

Porreca, Nanci

From: Olson <olsonfam5@verizon.net>
Sent: Wednesday, January 24, 2024 3:39 PM
To: Porreca, Nanci
Subject: Fw: BRIAN MURPHY ZBA 40b Bridal Path
Attachments: ClosedLandfills.pdf

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----- Forwarded message -----

Good Evening Nancy,

I was asked to submit the attached list of closed landfills in Massachusetts to Brian Murphy, ZBA Chairperson for review prior to the next public ZBA meeting of February 13, 2024 for residents concerned about water protection in a Zone2 area off Ferry Street.

The list shows the Marshfield location(s) including on Clay Pit Road one of which abuts the proposed site of the 40b Bridal Crossing. On page 47 you will see the site for Sylvester Ray, 120 Clay Pit Road, Marshfield MA 02050 shows that the capped landfill is Not Lined. This site has been brought to the attention of the DEP as a possible source of contamination to the towns water supply.

The document was provided by the Mass.gov public reports site. Please forward to the board for review.

Thank you,

Laura Olson

Porreca, Nanci

From: Carolyn Gray <carvingbirdcg@gmail.com>
Sent: Friday, January 26, 2024 9:10 AM
To: Porreca, Nanci
Subject: Bridle Path Village Proposal Concerns

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Thank you in advance for addressing our concerns with this development and its impact to our aquifer.

Aquifer – There should not be any percentage of risk to Marshfield's source for drinking water at all! Because there is even just a small percentage of risk, then Peter Armstrong needs to find a new way to make money off this land. We feel like you, the board, should be protecting Marshfield residents instead we feel you are turning your back on us and "selling out" our main water source and in turn, our basic health needs. It's making Marshfield a less desirable town to live in. This land is included under the "Water Resources Protection District". Why have regulations if they can be totally disregarded? What does Marshfield owe to Peter Armstrong to be so open to putting our drinking water at risk? How does this benefit the tax paying Marshfield residents?

Traffic – This area has already been deemed a dangerous area for drivers and pedestrians. There are multiple streets, driveways and recreation that exists in the proposed development area. There are NO sidewalks on Ferry St. The road is narrow and winding. We all know that the road wear from the increase in dump trucks and other developers' equipment will increase this risk for danger. Who will pay for those repairs?

Septic system – How will the monitoring and maintenance be enforced to ensure the ground water won't be polluted? Septic system of 10 mg/l treatment level is not enough. 0 mg/l of pollution should be the only goal.

Landscaping – Lawn and an irrigation system is not necessary. Herbicide chemicals used in keeping the lawn green ends up in the water supply. This cannot be controlled. Who will ensure herbicide/fertilizer is not used? North South River Watershed Association (NSRWA) is working on educating the public about water pollution. We all should be working towards going "Green". Who will pay for landscape maintenance? Will the cost be part of the rental fee? Low-income renters will not be able to afford this.

Earth removal – The earth should remain in the area so the housing is as high as possible above the clean aquifer. Earth removal is not necessary for this project. It's our understanding that earth/gravel removal is not allowed in a residential zone. Plus, this area is in the "Water Resources Protection District". Again, why have regulations if they can be totally disregarded?

Affordable housing – Since the proposed Bridle Path Village is away from the shopping and school area, how will the residents manage to access those areas? Usually, families of low income have only one vehicle or no vehicle. Will public transportation be available specifically for this complex? For example, Marshfield has transportation for the senior center.

Wildlife – How will the existing wildlife be protected, now and in the future? The Eastern Box Turtles are a protected species and are considered endangered. This was one of the reasons the soccer fields were not approved. Why isn't this still being considered? Have you even considered the displacement of other wildlife and the direct impact this will have on the residents in the surrounding area?

I hope you seriously consider all of our concerns. Thank you for your time and consideration regarding these issues.

Sincerely,

Carolyn Gray & Karen Popp

9 Indian Rd, Marshfield