

November 15, 2023

Marshfield Zoning Board
870 Moraine St.
Marshfield, MA 02050

RE: Bridle Crossing off Ferry Street
Application for Site Plan Modification
Owner: Matlin, LLC c/o Sealund Corp.

Dear Board Members:

On behalf of the owner, we are hereby submitting plans for the purpose of a modification to the ZBA approval dated June 15, 2017 and to conform with the “Order on Joint Motion to Remand Matter to Board of Appeals and Order of Dismissal” from the Housing Appeals Committee dated October 11, 2023.

We believe that the intent of the modified plans agree with the intent of the decision except the plans reflect 56 units and an office with a gravel excavation amount of 150,000 cubic yards. The approved plans show a total gravel removal of 355,000 cubic yards with 20 units. We believe the trucking for the modified plan can be done, based on the 40 trucks per day limit, in 7 to 18 months. This can be accomplished solely based on the reduction in the amount of gravel removal.

The following modifications are being proposed:

Description	June 15, 2017 Approval	Proposed Modification
Earthwork		
Removal of excavated material	355,000 cy	150,000 cy
Truck trips per day	40 trucks per day	40 trucks per day
Estimated time of earthwork	22 to 45 months	7 to 18 months
Drainage	Open infiltration basin	Subsurface drywells
Buildings		
Quantity	10	8
Number of units	20	56
3-Bedroom	4	8
2-Bedroom	16	16
1-Bedroom	0	32
Minimum space between occupied buildings	14.6' (Buildings 6 & 7)	56.4' (Buildings 1 & 8)
Parking		
Regular spaces	64 (3.2 spaces/unit)	130 (2.3 spaces/unit)
Accessible spaces	2 (10 units/space)	17 (3.3 units/space)
Impervious Cover	18%	31%

Attached please find the following:

1. Form 2 – Application for Hearing
2. Form 2D – Requested Findings of Fact – Site Plan
3. Comprehensive Permit Application for the Modification
4. List of the Project Development Team
5. Site Plan for Modification dated November 9, 2023
6. Architectural Plans titled “Bridle Path Village” dated November 6, 2023
7. Stormwater Report dated November 10, 2023
8. Operation and Maintenance Plan revised on November 15, 2023.
9. Traffic assessment letter dated November 15, 2023
10. NHESP Status Report revised November 15, 2023
11. Previously submitted Comprehensive Permit Application dated September 9, 2016
12. ZBA document “Decision Upon Application of Matlin, LLC for a Comprehensive Permit” dated June 21, 2017
13. Project Eligibility/Site Approval letter from MassHousing dated May 19, 2016
14. Order on Joint Motion for Remand & Dismissal dated October 11, 2023.

If you have any questions, please do not hesitate to call.

Sincerely,
GRADY CONSULTING, L.L.C.



Darren Grady, P.E.
Principal

cc.
Matlin, LLC
c/o Kevin Sealund
& Matthew Dacey
794 Washington St.
Pembroke, MA 02359