

# TOWN OF PEMBROKE

PHONE - 781-293-3844

FAX - 781-293-4650

OFFICE OF  
BOARD OF SELECTMEN  
100 CENTER STREET  
PEMBROKE, MASSACHUSETTS  
02359

August 21, 2017

Michael Busby, 40B Specialist  
Comprehensive Permit Program  
Mass Housing  
One Beacon Street, 26<sup>th</sup> Floor  
Boston, MA 02108

RE: Amended Application for Determination of Site Eligibility (MH# 916)

Dear Mr. Busby:

Thank you for the opportunity to comment on the amended proposal by River Marsh, LLC to develop 56 townhouse condominium style housing units at 274 Water Street in Pembroke. This reduction in units from 68 units to 56 is a slightly smaller, less obtrusive proposal but remains significantly harmful to the area in which it proposes to be situated.

The Town of Pembroke has a long history of embracing "friendly" projects and looks forward to future opportunities to demonstrate the underlying Chapter 40B goal of ensuring a diversity of affordable housing options within the Town. Pembroke has enjoyed an inventory of affordable housing stock in excess of 10% for many years, and continued to promote projects that would add more opportunities to the Town and its residents. Since the 2010 census increase of new building stock was produced, the Town has encouraged and solicited new projects. In the fall, we were proud to welcome a project on Birch Street that will add many more affordable units to Pembroke. We have had preliminary discussion regarding two other sites, and at no time was this location, Assessor's Parcel E15-17, considered a viable site for any type of project in Pembroke.

Every one of the Town's objections is reasonable and unique to this specific site and in no way should be considered opposition to the shared goals of supporting the creation of more affordable housing units in Pembroke. According to the most recent Subsidized Housing Inventory from DHCD, the Town is within .35% of the goal of 10% affordable housing stock; further, we believe that we exceed the secondary goal, as 1.5% of Pembroke's land area is covered with affordable housing units. The report detailing these complex calculations is in production right now by the Pembroke Chief Assessor. These statistics do not include the recently approved 40B project on Birch Street entitled "Copperwood Estates" which will add another 9 units of affordable housing. Pembroke is one of the few suburban communities to reach these goals in the Commonwealth of Massachusetts.

While the Town of Pembroke has a longstanding policy to support the creation of affordable housing for rental and sale, the Board of Selectmen adamantly opposes this River Marsh Village (MH Id No. 916) amended proposal as questionably re-presented, for the reasons illustrated below. We would like to specifically highlight the following concerns:

#### Unverifiable and Incomplete Information Submitted in This Amended Application

**While the applicant had begun the process of seeking Abbreviated Notice of Resource Area Delineation (ANDRAD) from the Town through its Conservation Commission, the applicant chose not to participate further in the process, leading the Commission to close the hearing and vote to Deny this ANRAD.** The applicant has submitted incomplete or stale dated, inaccurate information to the Town and to MassHousing, initially through the use of 14 year old, unsubstantiated wetland delineated maps (EX-1) as “existing conditions” and most recently through incomplete renderings of the site. Not only is current and relevant information available through MassGIS and other approved mapping programs, the federally produced FEMA maps accepted by the Town two years ago at Town Meeting are also widely available, yet were intentionally omitted. There is no reference in the 2002 map offered by the applicant as “current” of the conditions of the site as they are today. The entire application is predicated on this erroneous information, and as such, cannot be properly evaluated by MassHousing or any other entity for Site Eligibility. (Exhibit 1, Maps) The proposed development deviates from the Town’s preferences from the Pembroke Housing Production Plan in that it does not protect classified area wetlands as shown on the map of affordable Development Constraints; the Town has extensive wetlands and Rivers Protection Act 100’, 200’ and 300’ Buffer areas (Exhibit 2, “Pembroke Housing Production Plan”). The applicant has chosen not to provide relevant information to the Conservation Commission as earnestly and repeatedly requested, and the result of this action has led to a denial of the ANRAD.

#### Irresponsible Adverse Effects to the North River & Watershed

The amended proposal does not address construction and chronic stormwater runoff waterway degradation to the North River via the marsh channel contained within the parcel (Exhibit 3, North River Commission Representatives Statement, Scenic & Recreational Protective Order for the North River, NSRWA Letter and Petition, legislator’s letters). Portions of the amended, proposed project feed directly into the North River Protected Corridor and would cover more than 30 acres of identified wetlands that have been classified as unbuildable for decades by both the Town and the applicant. Just outside of the 300’ buffer zone, the parcel’s wetlands feed the watershed directly and are sensitive to the negative impacts of this project’s construction. Stormwater and wastewater runoff will directly impact wetland, vernal pools and the North River itself, effecting residents in Scituate, Marshfield, Pembroke, Norwell, Hanover, Hanson and beyond. Millions of the Commonwealth’s tax dollars have already been invested to prevent exactly the type of ecological damage proposed within this application. Sewerage pipes from the proposed Waste Treatment Plant are **still** proposed to be run through the wetlands and watershed.

#### Irreversible Harm to Threatened and Endangered Species

The amended, proposed plan does not minimize disturbance to the Zone II recharge areas surrounding the water supply wells, Bio Map areas, Priority Habitats and Estimated Habitats (Exhibit 4 “Massachusetts Division of Wildlife Findings”, “MassGIS Online Mapping Tool of Designated Resources for Endangered Species”, “Pembroke Herring Fisheries”). The application continues to specifically depict two (2) layouts of the development, entirely within the confines of the Natural Heritage and Endangered Special Priority Habitat located and classified on parcel E15-17, resulting in the destruction of this undisturbed, upland habitat of the state-listed turtle species (Eastern Box Turtle). To replicate the habitat in an attempt to preserve the species’ existence, more uplands than are available through this application must be converted, making this project impossible to execute on its face.

Over the last two years, Pembroke has been commended by the Commonwealth for its work to increase the dwindling population of the river herring in our great ponds and streams as they



migrate to Pembroke to spawn before returning to the sea. The residents of the Town and the State have invested a significant amount of time caring for these waterways and tax dollars in annual treatments of each pond. We have seen steady increases to the population of older and juvenile herring; state counters documented an increase of eight times the amount of herring just within the last year. This project, even as amended, will permanently reverse the progress that has been made, endangering the spawning areas and adversely affecting future generations of the ocean's fish, as this herring fish plays a critical role in the marine food chain.

#### Irreparable Public Safety Concerns

The amended proposal still fails to address the overwhelming impact to the Town's resources and roadways with the saturation resulting from doubling the population in this small, rural area. The sum total of residences in this district of town contained between Water Street Extension, Old Landing Road, Cross Street and Packet Landing is 62 residences. This amended application proposes to **add 56** townhouse condominiums in the center of this bucolic setting, exponentially increasing traffic and demands for water and other localized utilities. Completely overlooked is the increased demand in this area from Pembroke's approval of the 48 unit Bridges by Epoch's Memory Care Assisted Living Facility; they are near completion on Cross Street and the impact to the limited resources in that area is as yet undetermined, but already a cause for concern. **The saturation impact of these two facilities on the current infrastructure and existing population is an increase of 167% in this one half (1/2) of a square mile of Pembroke.**

Water Street Extension has a width of only 19 feet and is a narrow, residential, countryside street whose width and road condition make it impossible to support this amended project and an inappropriate thoroughfare to sustain the heavy traffic generated by either the construction or ultimate occupation of twice the number of homes currently situated on them. As shown in the Pembroke Department of Public Works Pavement Management Program (Exhibit 5), the streets involved are narrow (16' and 19' wide), have a poor Road Surface Rating (RSR) between 60 and 82 (in need of mill and overlay) and currently require reconstruction repairs in excess of \$100,000. And these ratings are based on their surface and construction as they function to serve the current residents.

This amended proposal courts danger and would create significant traffic and safety risks at the intersection of Route 139 at Water Street and Cross Street. In the Route 139 Corridor Study prepared by the Old Colony Planning Council with the Massachusetts Department of Transportation (52455, page 85), it is determined that these two narrow side streets are the only points of egress converging on this intersection and cannot safely handle the increased traffic loads that this proposed and amended project would require. Some issues noted in the report classify this intersection "roadway curvature, a skewed geometric layout" where "roadside vegetation and fencing significantly obstruct site lines at this intersection". The study further reports a Level of Service (LOS) for afternoon traffic at the Water Street intersection as Category F, the lowest rating possible. An analysis of three years of crash data at the two intersections compromised by this project (Water Street at Route 139 and Cross Street at Route 139) shows crash data for 43 automobile accidents at this location. These figures reflect current conditions with the existing number of vehicles on the roadway today, and will become perilous to travel with double the volume. (Exhibit 6, OCPC "Route 139 Corridor Study", Pembroke Police and Fire Chief's letters). **The traffic study that is required as a result of this amended application will show the need for a traffic signal at the intersection of Water Street and Route 139, the funding of which is simply cost prohibitive; however, without serious infrastructure modifications, a severe and imminent danger exists for who travel there.**



Further, the proposed, amended plan does not attempt to protect historic resources in this predominantly historic area consisting of 17<sup>th</sup> and 18<sup>th</sup> century farmhouses and postwar suburban homes situated on a timeworn, rural and narrow set of roadways adjacent to a poorly engineered intersection at state road Route 139. Homes constructed from 1666 to 1720 have interment facilities (cemeteries) on property, in danger from stormwater runoff resulting from this proposed development. Among many others, Ephraim Randall, historical figure and shipbuilder who constructed "The Beaver" (notable for its role in the Boston Tea Party, precursor to the American Revolutionary War) is interred on the parcel at 300 Water Street.

In summary, this proposed project even as amended cannot be located on this site as stated previously in this document and supported by the addendum. It is clear that:

- No legitimate evaluation of this site can be performed using the application's incomplete information submitted
- It would be an irresponsible gamble to the stability of the North River, the watershed, the feeding wetlands and all of the species who depend upon this ecosystem, including the residents of Pembroke, Scituate, Marshfield, Norwell, Hanover and Hanson
- There is no ability to ameliorate the damage to the threatened and endangered species referenced within the layout or effect of this parcel
- None of the current infrastructure would support this project, even as amended, from the roadways to the waterlines; the costs to the developer to widen these roadways, install water lines and address the recommendation of re-engineering the intersection is cost prohibitive
- Public safety would be endangered beyond any reasonable or conscionable standard and as a result the proposed project, even as amended, has no support from anyone solicited to date


The Pembroke Board of Selectmen cannot and will not support this site for the development of this project; we issue this letter of non-support of this project as amended to MassHousing.


For the vast array of reasons cited above, and others expressed by State Representative Josh Cutler of the 6<sup>th</sup> Plymouth District, State Representative James Cantwell of the 4<sup>th</sup> Plymouth District, State Representative Joan Meschino of the 3<sup>rd</sup> Plymouth District, State Representative David DeCoste of the 5<sup>th</sup> Plymouth District, State Senator Vinny deMacedo of Plymouth and Barnstable, State Senator Patrick O'Connor of Plymouth and Norfolk, the North River Commission, the North & South Rivers Watershed Association, every Pembroke Town Department solicited for feedback on this site, and overwhelmingly numerous residents, neighbors and other stakeholders (Exhibit 7 and 8) via letters and petition(s), we respectfully request that MassHousing not issue a Project Eligibility Letter for the River Marsh Development.

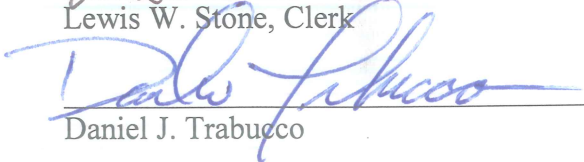
We urge MassHousing to take the Town's concerns into consideration when reviewing River Marsh, LLC's application as amended. We are aware that technical assistance is available to the ZBA for review of the permit application, and we expect to apply for that assistance.



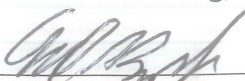
Sincerely,  
The Pembroke Board of Selectmen

  
Willard J. Boulter, Jr., Chairman

  
Lewis W. Stone, Clerk

  
Daniel J. Trabucco

  
Matthew J. Furlong, Vice-Chairman

  
Arthur P. Boyle, Jr.

Enclosures: Exhibits 1 - 8

cc: State Representative Josh Cutler of the 6<sup>th</sup> Plymouth District  
State Representative James Cantwell of the 4<sup>th</sup> Plymouth District  
State Representative Joan Meschino of the 3<sup>rd</sup> Plymouth District  
State Representative David DeCoste of the 5<sup>th</sup> Plymouth District  
State Senator Vinny deMacedo of Plymouth and Barnstable  
State Senator Patrick O'Connor of Plymouth and Norfolk  
The North River Commission  
The North & South Rivers Watershed Association

## **EXHIBIT 1**

Pembroke Assessor's Maps

MassGIS Maps

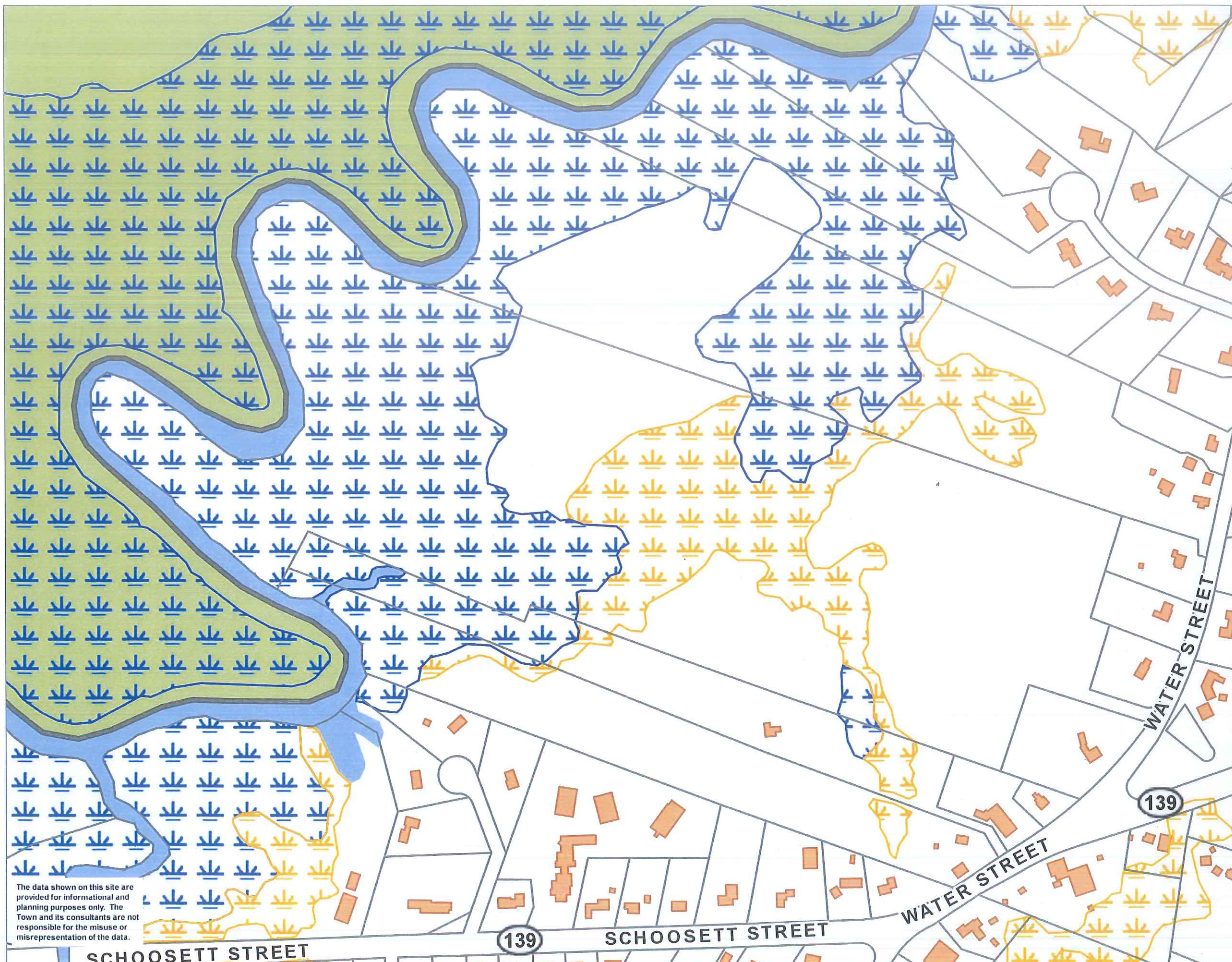
FEMA Maps

Applicant's Map "EX-1"





- Places
- Fire Station
  - Police Station
  - Town Hall
  - Public Library
  - School
  - Ice Rink
- Parcels
- MA DEP Wetlands
    - Marsh
    - Wooded Swamp
    - Salt Marsh
  - Buildings
  - Town Boundary
- MA Highways
- Interstate
  - US Highway
  - Numbered Routes
- Abutting Towns Labels
- Abutting Towns
- Bathymetry
- 0-5 ft
  - 5-10 ft
  - 10-15 ft
  - 15-20 ft
  - 20-30 ft
  - 30-40 ft
  - 40-50 ft
  - 50-60 ft
  - 60-70 ft
  - 70+ ft
- Streets
- Town Mask



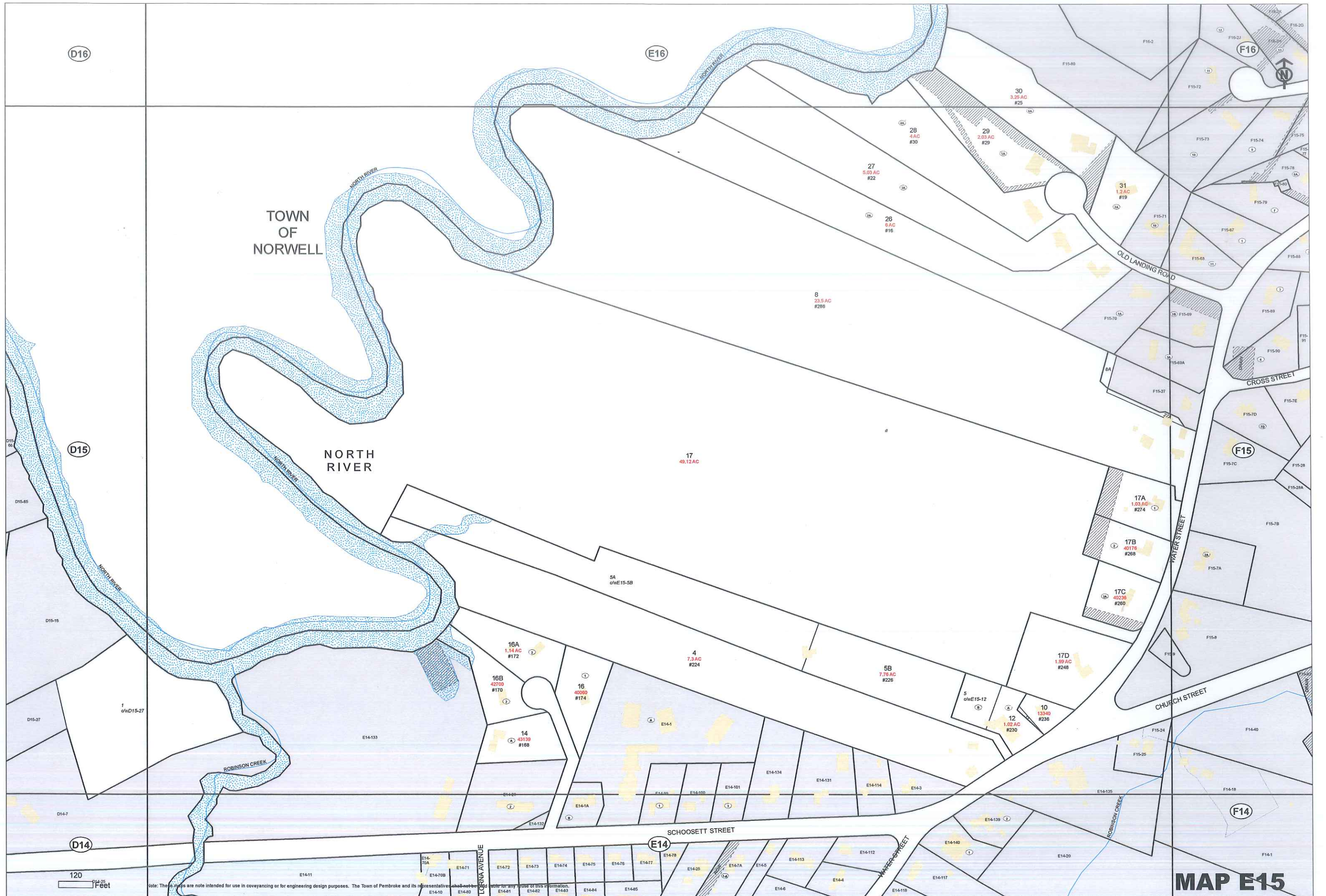
The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.

0 530 1060 ft

Printed on 02/13/2017 at 02:13 PM

Pembroke MapsOnline

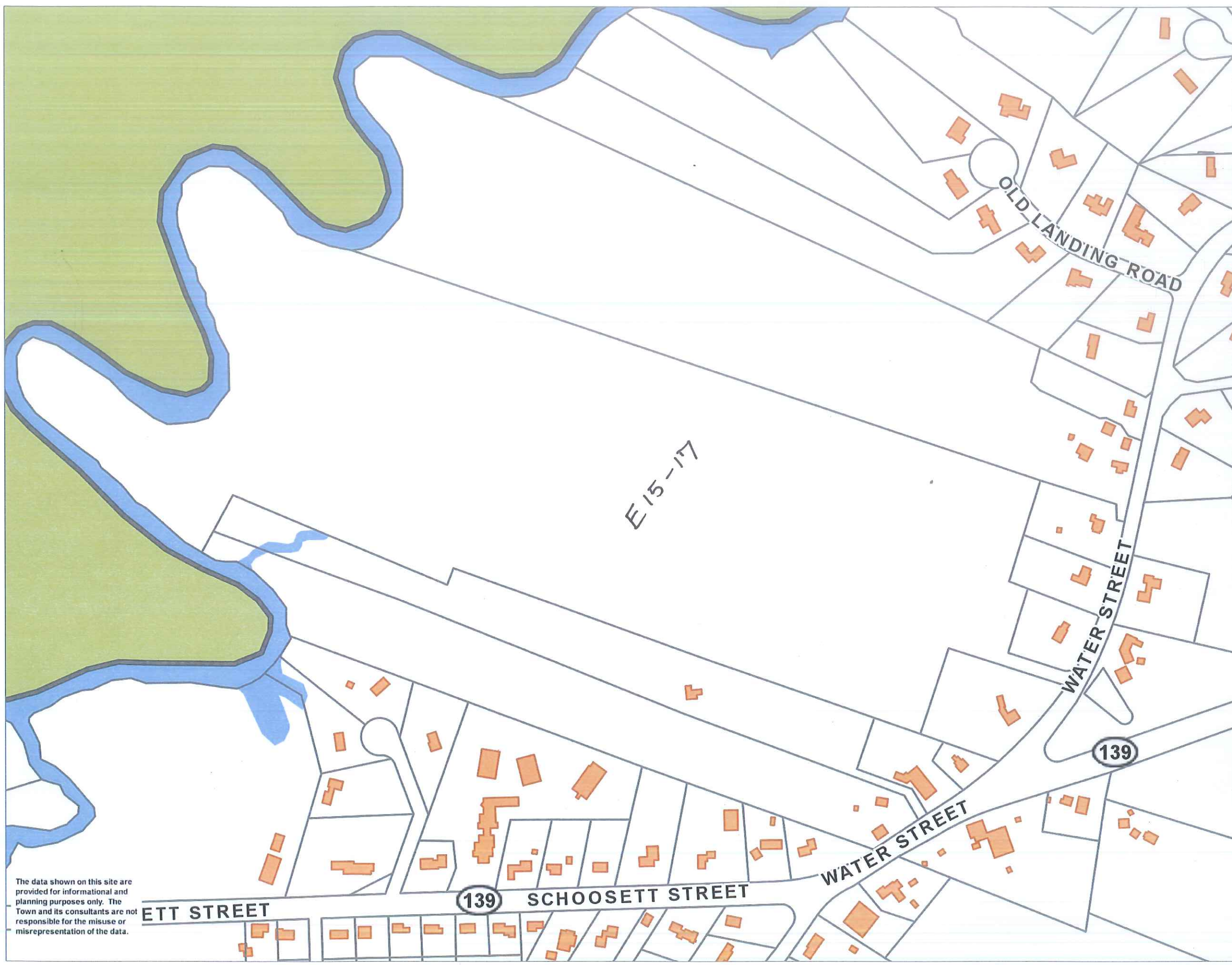








- Parcels
- Buildings
- Town Boundary
- MA Highways
  - Interstate
  - US Highway
  - Numbered Routes
- Abutting Towns Labels
- Abutting Towns
- Bathymetry
  - 0-5 ft
  - 5-10 ft
  - 10-15 ft
  - 15-20 ft
  - 20-30 ft
  - 30-40 ft
  - 40-50 ft
  - 50-60 ft
  - 60-70 ft
  - 70+ ft
- Streets
- Town Mask



The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.

0 530 1060 ft

Printed on 02/13/2017 at 01:42 PM

Pembroke MapsOnline





- Places
- Fire Station
  - Police Station
  - Town Hall
  - Public Library
  - School
  - Ice Rink
- Parcels w/ Orthos
- Town Boundary
- MA Highways
- Interstate
  - US Highway
  - Numbered Routes
- Abutting Towns Labels
- Abutting Towns
- Bathymetry
- 0-5 ft
  - 5-10 ft
  - 10-15 ft
  - 15-20 ft
  - 20-30 ft
  - 30-40 ft
  - 40-50 ft
  - 50-60 ft
  - 60-70 ft
  - 70+ ft



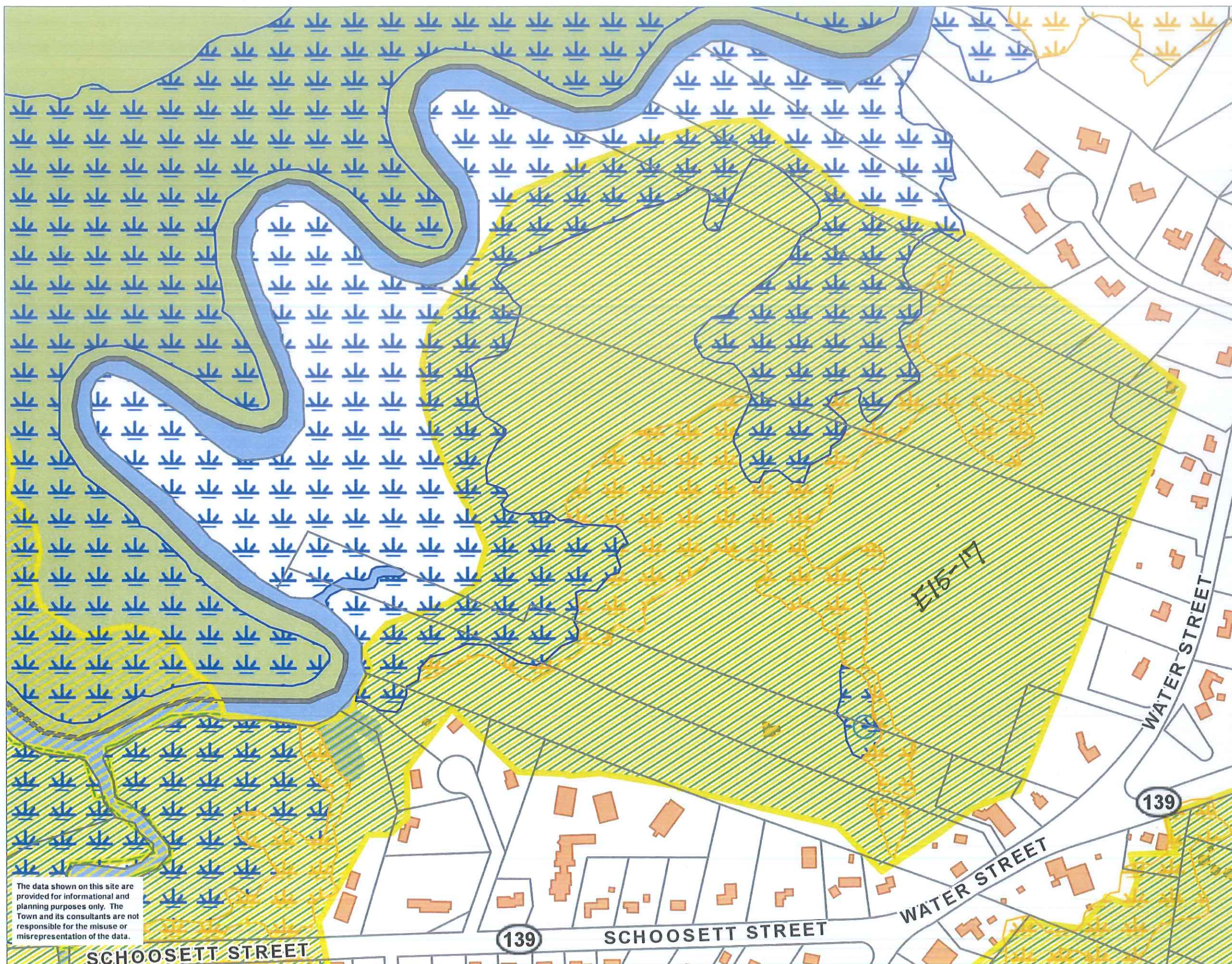
The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.

0 530 1060 ft

Printed on 02/13/2017 at 01:40 PM

Pembroke MapsOnline

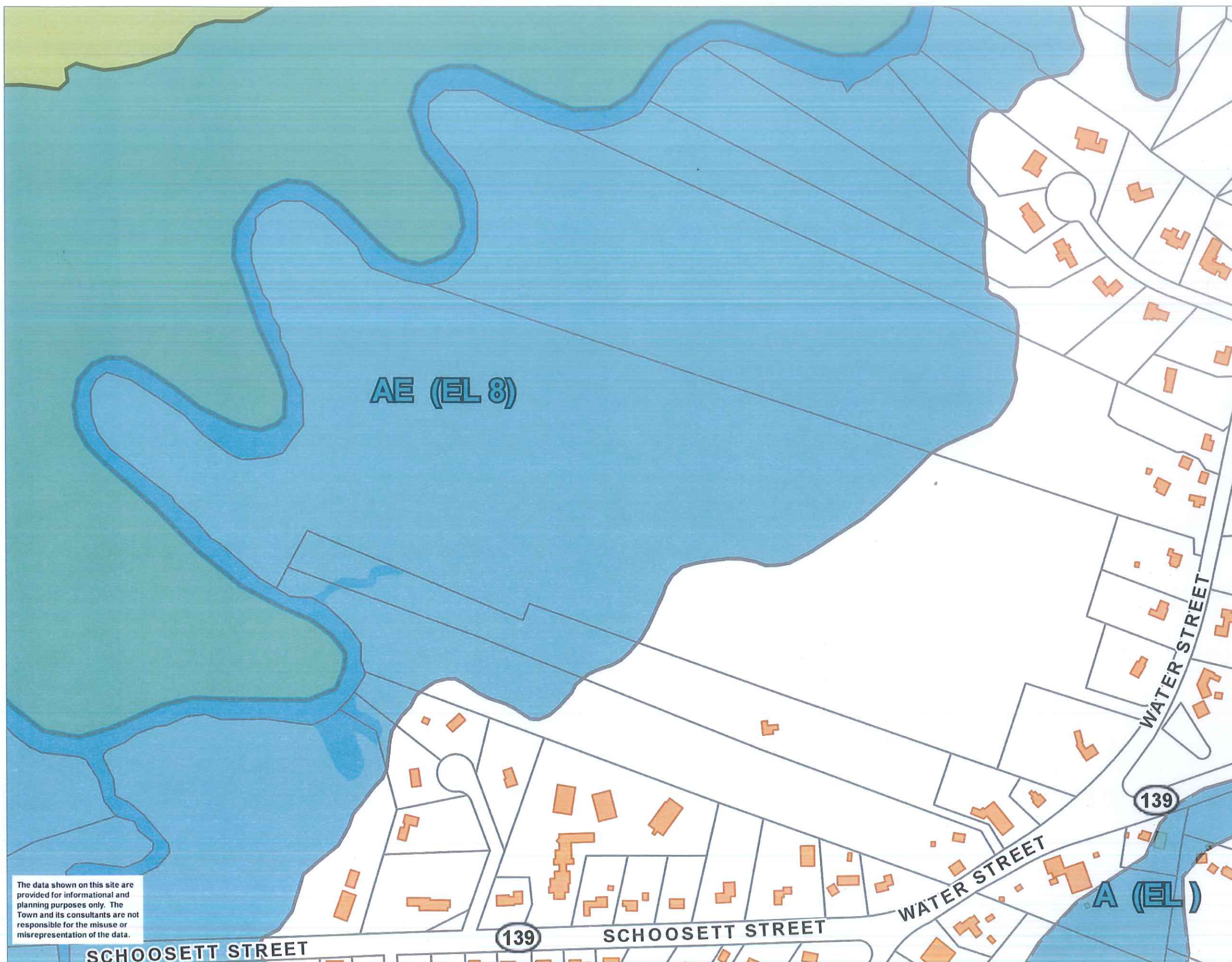








- Places
- Fire Station
  - Police Station
  - Town Hall
  - Public Library
  - School
  - Ice Rink
- Parcels
- MA FEMA National Flood Hazard
  - Flood Zones
  - X - Areas of Minimal Flood
- Buildings
- Town Boundary
  - MA Highways
    - Interstate
    - US Highway
    - Numbered Routes
  - Abutting Towns Labels
- Abutting Towns
- Bathymetry
- 0-5 ft
  - 5-10 ft
  - 10-15 ft
  - 15-20 ft
  - 20-30 ft
  - 30-40 ft
  - 40-50 ft
  - 50-60 ft
  - 60-70 ft
  - 70+ ft
- Streets
- Town Mask



0 530 1060 ft

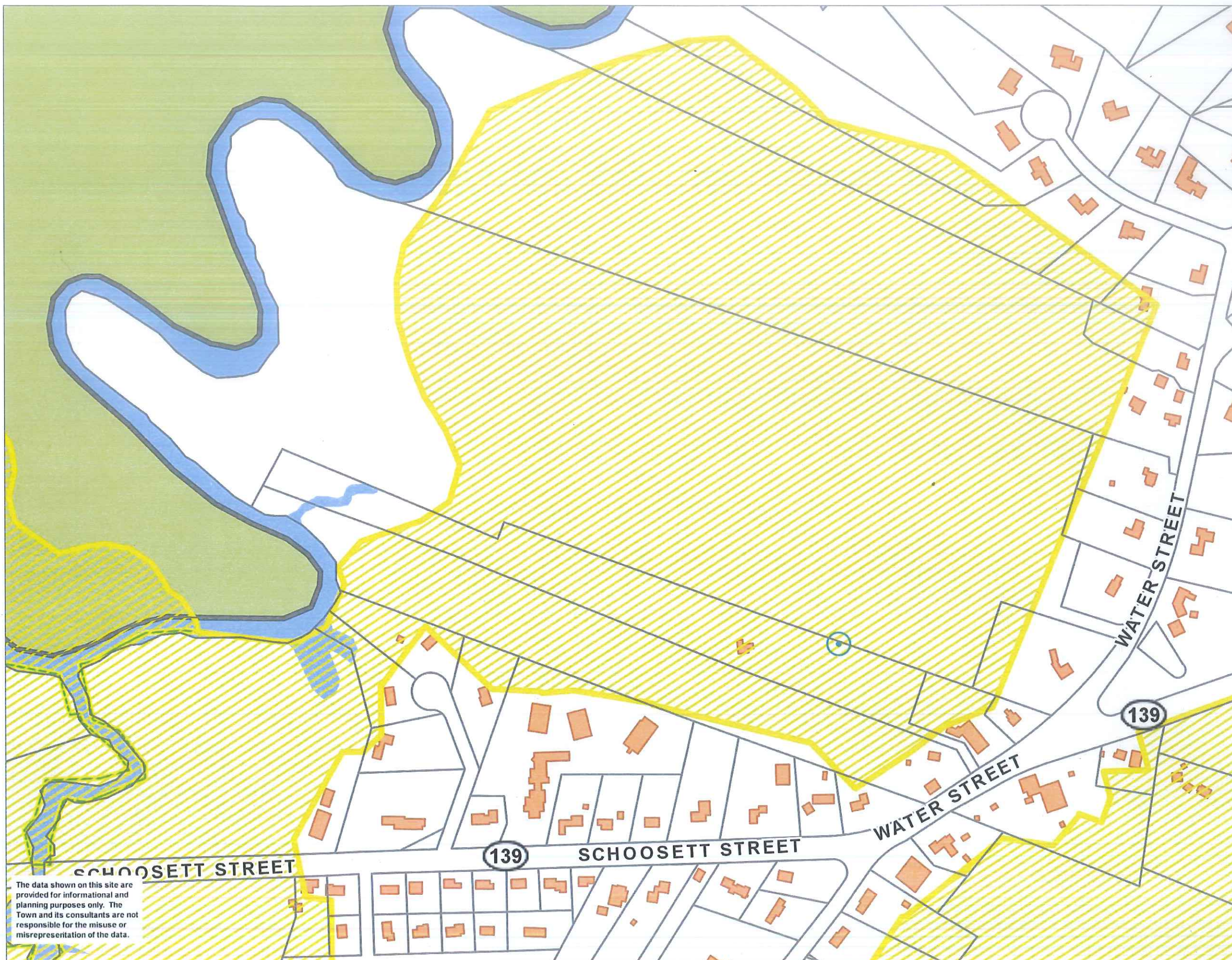
Printed on 02/13/2017 at 01:53 PM

Pembroke MapsOnline





- Parcels
- MA NHESP Certified Vernal P
- MA NHESP Potential Vernal P
- MA NHESP Priority Habitats o
- MA NHESP Estimated Habitat
- Buildings
- Town Boundary
- MA Highways
  - Interstate
  - US Highway
  - Numbered Routes
- Abutting Towns Labels
- Abutting Towns
- Bathymetry
  - 0-5 ft
  - 5-10 ft
  - 10-15 ft
  - 15-20 ft
  - 20-30 ft
  - 30-40 ft
  - 40-50 ft
  - 50-60 ft
  - 60-70 ft
  - 70+ ft
- Streets
- Town Mask



0 530 1060 ft

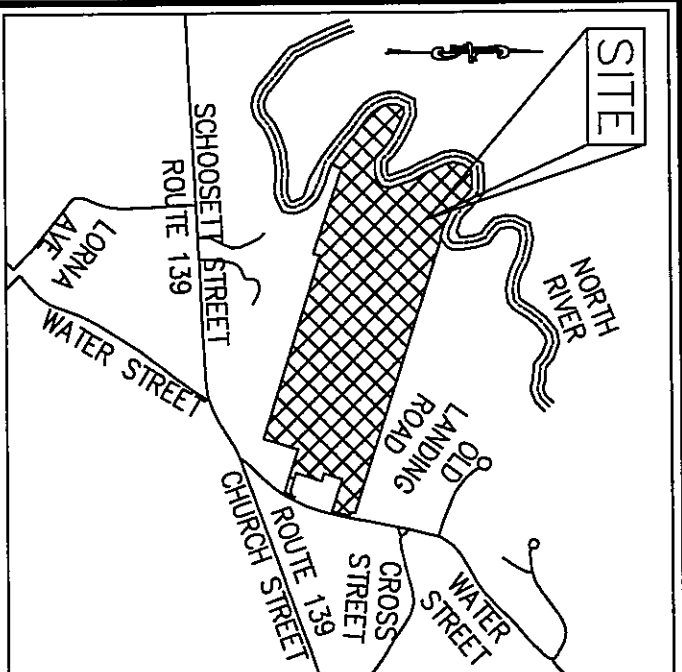
Printed on 02/13/2017 at 02:15 PM

Pembroke MapsOnline

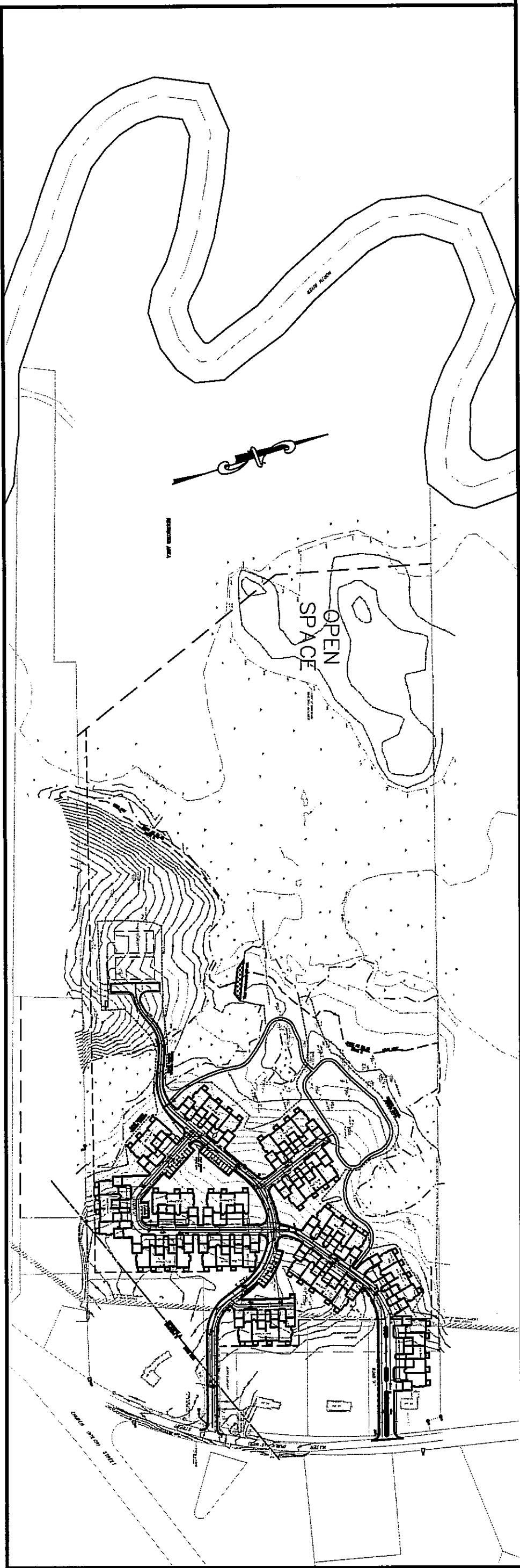








LOCUST MAP  
Not to Scale

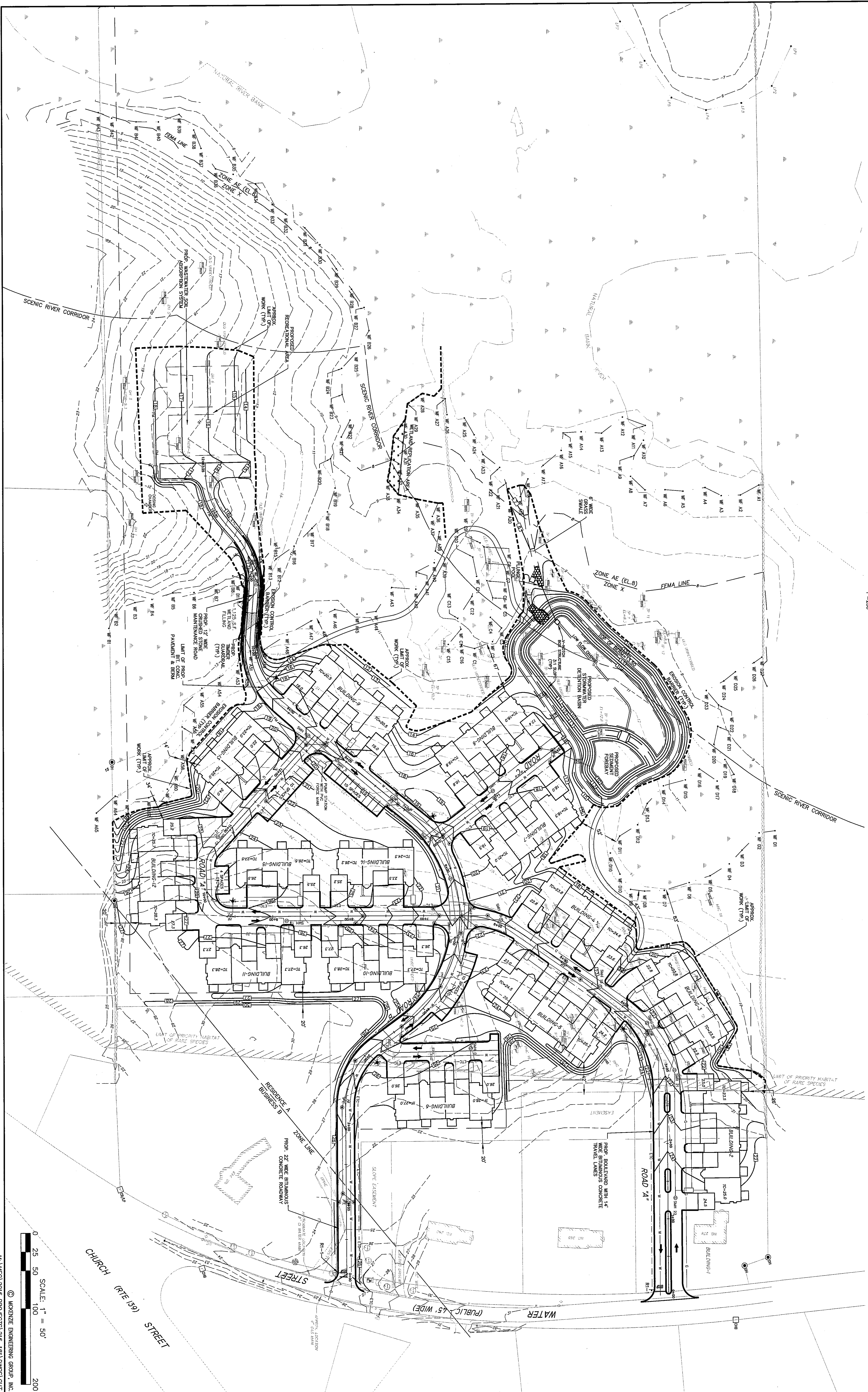


OVERALL MAP  
1"=250'

BUILDING INDEX	
(1) P1-UNIT BUILDING	
(3) 3-UNIT BUILDINGS	
(9) 4-UNIT BUILDINGS	
(2) 5-UNIT BUILDINGS	
PARKING SUMMARY:	
56 UNITS X 4 SPACES	= 224 SPACES
VISITOR SPACES	= 30 SPACES
PARKING PROVIDED	= 254 SPACES

ROAD INDEX	
ROAD A	=1,267 LF
ROAD B	=948 LF
ROAD C	=207 LF
2,422 LF TOTAL LENGTH OF ROAD	

OPEN SPACE AND DENSITY CALCULATIONS	
TOTAL LAND AREA	= 49.94 AC.
UPLAND LAND AREA	= 22.53 AC.
ROAD/PARKING AREA	= 2.52 AC.
BUILDING AREA	= 2.20 AC./81 AC.
UPLAND OPEN SPACE	= 17.81 AC.
UNIT DENSITY	= 3.14 UNITS/UPLAND AC.



# RIVER MARSH VILLAGE COMPREHENSIVE PERMIT PLAN

(ASSESSOR'S MAP E-17, LOT 0 AND E-17A, LOT 274)  
WATER STREET  
PEMBROKE, MASSACHUSETTS

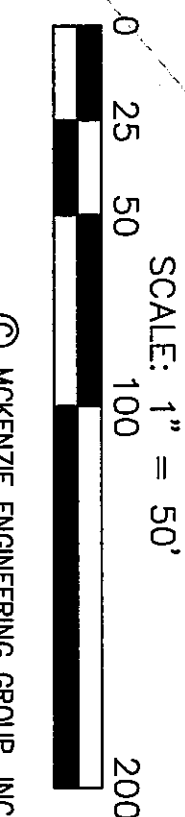
**MEG**  
McKenzie Engineering Group  
Civil Engineers & Land Surveyors  
150 LONGWATER DRIVE SUITE 101  
PEMBROKE, MASSACHUSETTS 01968  
PHONE: (508) 732-3000 FAX: (508) 732-3333  
www.megeng.com

REV	DATE	DESCRIPTION	BY	APP
1	5/12/2017	COMMENTS PER MASSHOUSING	SBS	BOB
2	7/14/2017	COMMENTS PER MASSHOUSING	SBS	BOB

PROFESSIONAL ENGINEER  
SEAL  
NO. 10000  
EXPIRATION DATE 12/31/2018  
STATE OF MASSACHUSETTS

OWNER:  
River Marsh, LLC  
293R Washington Street  
Norwell, Massachusetts 02061

DESIGNED BY: SSS  
CHECKED BY: SSS  
APPROVED BY: BOM  
DATE: 9/22/2016  
PROJECT NO.: 215-18  
DWS TITLE:  
PRELIMINARY  
SITE PLAN



SCALE: 1" = 50'

C-2







## **EXHIBIT 2**

### **Town of Pembroke Housing Production Plan**



**Few Prospects for Residential Conversion** Compared with many communities, Pembroke has few older industrial or institutional buildings (closed schools, churches) suitable for conversion to affordable and mixed income housing.

**Institutional Constraints** Given the town's Subsidized Housing Inventory (SHI) figure of well over 9 %, there is little local pressure to create housing to meet the 10% threshold for limiting developers' effective access to the Housing Appeals Committee.

**Lack of neighborhood support in some otherwise permissible and suitable areas** Such support can be rare, even in areas actually zoned for multi-unit and/or affordable housing uses such as the Residential-Commercial District.

### Map of Major Development Constraints

The following map shows the major physical constraints on development. These are:

- Present Development
- Protected Public Open Space Note: Some land mapped as town open space is reportedly town-owned but not officially protected open space, while some listed municipal vacant land contains presumably protected parks and playgrounds.
- Wetlands Note 80% of a lot must be uplands so 20% may be made up of wetlands which be built on.
- Surface Water Features, Lakes, Ponds, others .
- Land within the Rivers Protection Act 100' to 200' Buffers

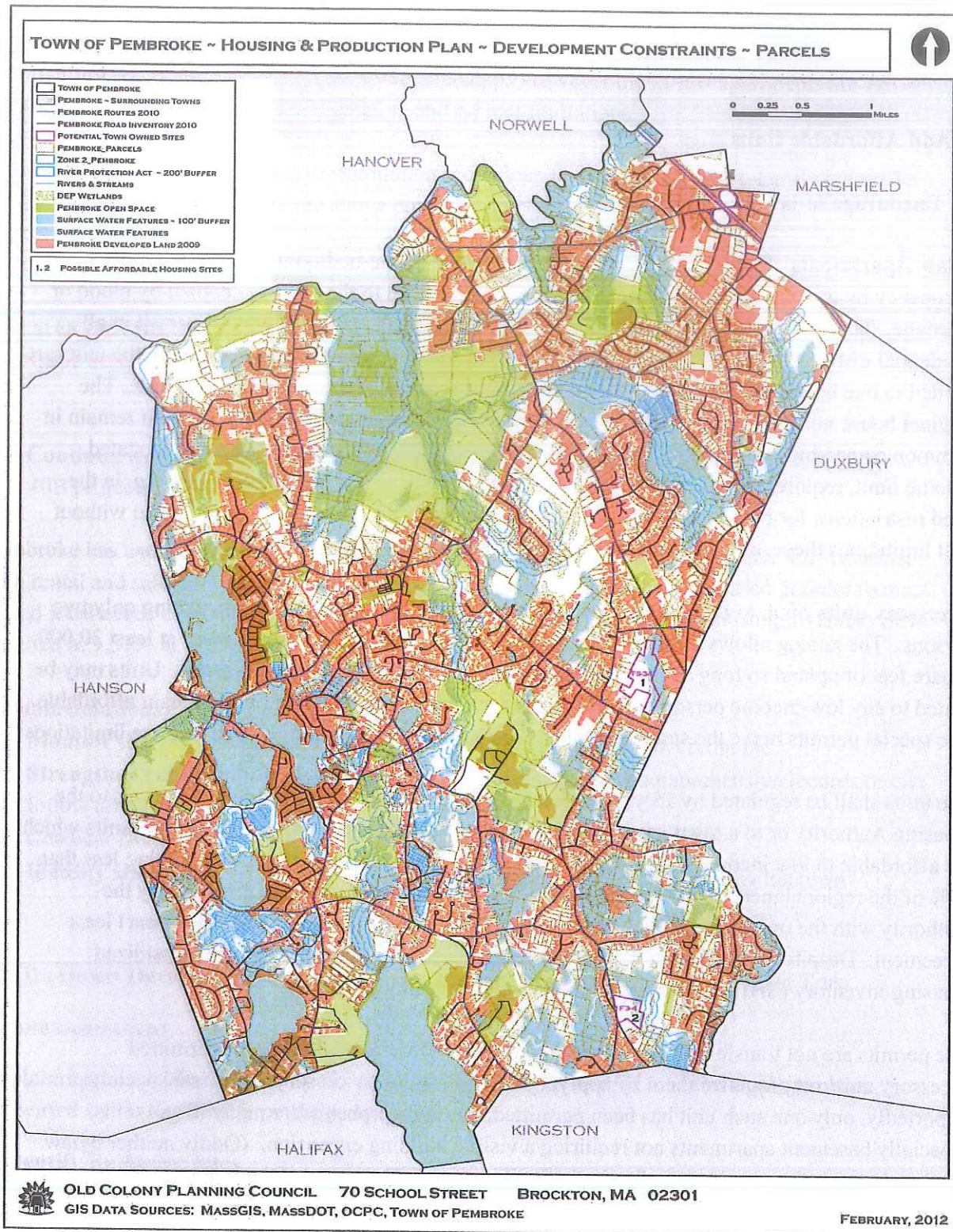
In addition there are Zone II aquifer protection areas and areas important for wildlife such as the previously mentioned Bio Map areas. Priority Habitats, and Estimated Habitats, along with lands with limitations for septic systems. These do not flatly prohibit development but they require careful, sensitive design to respect and protect the underlying values and water resources, and to deal with soil limitations.

On the map, the white areas have no absolute constraints (except for un-mapped severe septic limitations). However, they are not the only developable areas. Some of the land indicated as developed may offer opportunities for infill projects, or for higher densities through rezoning or use of Chapter 40B. In addition, some of the (un-mapped) Estimated and Priority Habitat areas can be suitable for sensitive small scale development, as noted below. Further, given the map's



imprecision, some of the smaller constrained areas may have pockets of buildable land suitable for very small projects like an individual Habitat house.







## **EXHIBIT 3**

Conservation Commission: Report of Critical Natural Landscape

North River Commission Representatives Statement

Scenic & Recreational Protective Order for the North River

NSRWA Letter and Petition

State Representative's Statement

Letter from the Legislative Coalition for:  
Scituate, Marshfield, Pembroke, Norwell, Hanover and Hanson

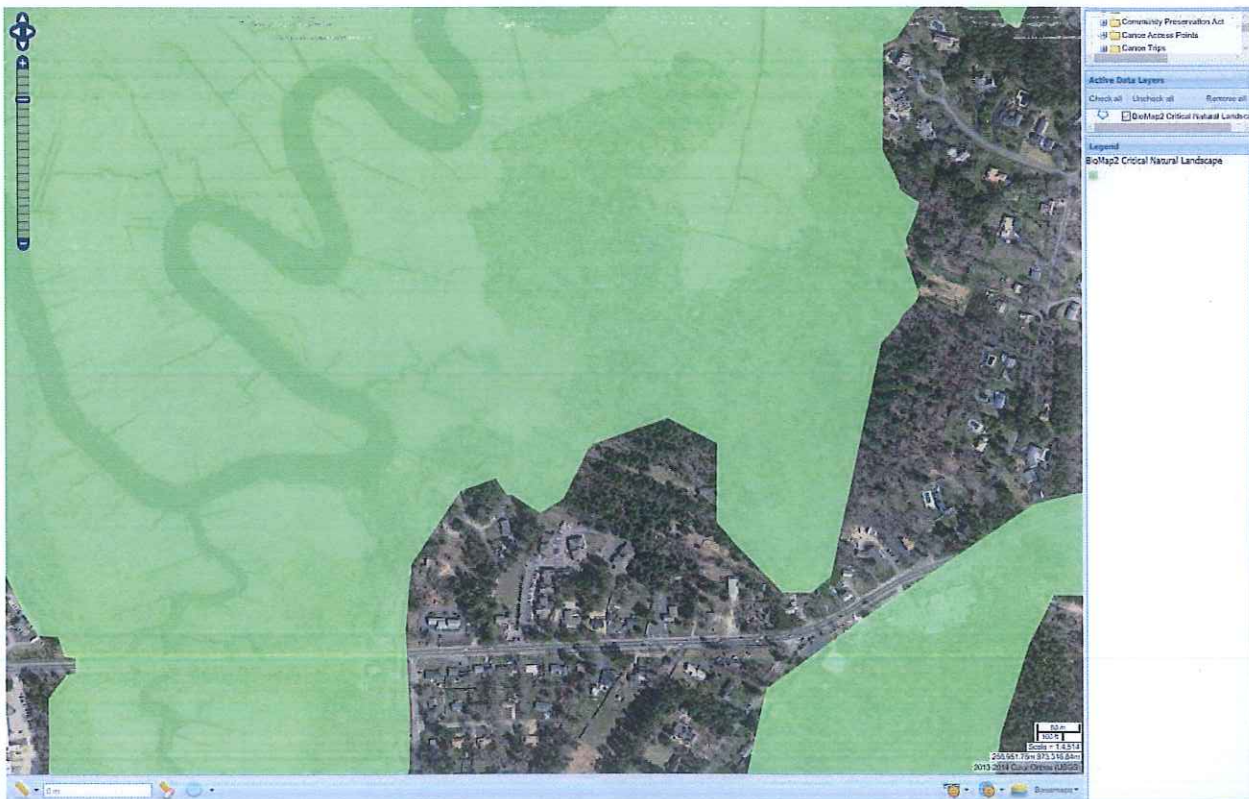




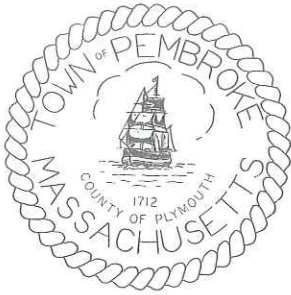
## TOWN OF PEMBROKE CONSERVATION COMMISSION

RE: River Marsh, LLC – Water Street 40B

Parcels 17 and 17A are comprised of mature, vegetated forested lands and represent one of the largest open space parcels along the North River. A bordering vegetated wetland bisects the parcels and provides habitat for various species of wildlife. These wetland areas have been identified as Outstanding Resource Waters by MA DEP. Outstanding Resource Waters are the most stringently protected wetlands in the state of Massachusetts in large part because of their overall importance to the interests of the MA Wetlands Protection Act. These wetlands are significant to the interests of public and private water supply, ground water supply, flood control, storm damage prevention, wildlife habitat, and the prevention of pollution. The wetland abuts a perennial stream, which flows into the North River. A potential vernal pool has been identified by the MA Natural Heritage and Endangered Species Program within the headwaters of the stream. The North River is one of only two scenic rivers in Massachusetts and provides an unmatched aesthetic quality to the site. MA Division of Fisheries and Wildlife has also reviewed the unique qualities of the site and has identified the site as containing Biomap core habitats for wetlands and priority natural communities. Moreover, the entire site is part of the critical natural landscape associated with the North River. The extent of the critical natural landscape is shown on the figure below.







# TOWN OF PEMBROKE

PHONE - 781-293-3844

FAX - 781-293-4650

OFFICE OF  
BOARD OF SELECTMEN  
100 CENTER STREET  
PEMBROKE, MASSACHUSETTS  
02359

Mr. Michael Busby, 40B Specialist  
MassHousing  
One Beacon Street  
Boston, MA 02108

RE: Comments concerning Project# MH-916 River Marsh Village, Pembroke - 40B Proposed Project

Dear Mr. Busby:

My current involvement with the Town of Pembroke is as follows. I am a member of the current Board of Selectman; I am the current representative to the North River Commission, I serve as a Commissioner on the Pembroke Fisheries Commission, I am a member of the Pembroke Watershed Assoc, the North South River Watershed Assoc, and several other boards. I am a retired member of the Pembroke Police Department and served for more than 40 years. I started the Boys and Girls Club in Pembroke and have served without compensation as President for over 40 years. My thoughts and concerns are for the residents of Pembroke and the good of the community.

On Monday Jan 30, 2017 the Pembroke Board of Selectman held a Public Meeting on the 40B Project off Water Street (River Marsh Village). I heard resident after resident give testimony about why and how they would be affected by a decision to allow such a project. From land valuations dropping the value of their homes, traffic concerns both on Water Street and Cross Street entering Rt. 139, environmental concerns with endangered species, water and sewerage concerns, The North River Protection Act which was approved under the Acts of 1978 by the Massachusetts Legislature. "This Act was put in place for the purpose of promoting Public Safety, health and welfare, and protecting public and private property, wildlife, fresh water fisheries, and irreplaceable wild, and recreational river resources."

One of the biggest concerns being this land has been registered as "wetlands" and the owner has been paying taxes at a reduced rate for a number of years. People have purchased their property under the knowledge that this was a protected area and unbuildable because of the wetlands. I attended a scheduled walk through of the property on Jan 25th and was denied by the owner because there were more people than expected showed up to observe the property. The tide was high at the time and there were several days of rain before the walk through date. Unknown if this had anything to do with the cancellation.

During my time as a police officer I responded to a number of very bad accidents which some being fatal and others being very serious injuries. Rt. 139 Water St & Intersecting ways is a very fast road and concerns me that there may be even more traffic and people injured.

I cannot comment on the River Protection Act as I have not been given any plans to go by to make a decision. I was given copies of three maps marked C-1, C-2, and EX-1 to observe and found them to be outdated from 2002. From information provided, 14years ago plan EX-1 was denied because of flagging



of the wetlands. If it was wrong then the new maps proposed C-1 and C-2 will also be wrong. It is hard to make a proper decision on wrong information.

I am sure you will receive and read everyone's concerns as the Public Hearing was recorded and residents will forward their concerns in writing.

The Town of Pembroke has been a good partner with 40B proposals and building units throughout Pembroke to stay within the law. This project of 68 units on this site to obtain 6-7 affordable units is not in the best interest of the residents and the Town of Pembroke.

In closing, at the Public Hearing the Board of Selectman voted a moratorium on 40B proposals for one year to give the Pembroke Board of Assessors the time to evaluate the Towns position with the state. Thank you for your anticipated assistance on this matter.

Sincerely,

Willard J Boulter Jr.  
Pembroke Board of Selectman



COMMONWEALTH OF MASSACHUSETTS  
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
LEVERETT SALTONSTALL BUILDING  
100 CAMBRIDGE STREET, BOSTON, MA. 02202

Scenic and Recreational River Protective Order  
For the North River

SECTION 1. AUTHORITY AND DEFINITIONS

The Commissioner of Environmental Management, acting pursuant to G.L. c. 21, s. 17B and c. 367, s. 62, of the Acts of 1978, for the purposes of promoting the public safety, health and welfare, and protecting public and private property, wildlife, freshwater fisheries, and irreplaceable wild, scenic and recreational river resources, hereby adopts this Order establishing the North River Commission (hereinafter "the Commission") and regulating, restricting or prohibiting uses and activities in the Scenic and Recreational River Corridor along both the North River and parts of associated tributaries in the towns of Scituate, Marshfield, Pembroke, Norwell, Hanover and Hanson in the County of Plymouth. The Scenic and recreational River Corridor (hereinafter "the Corridor") is delineated on a plan entitled "Commonwealth of Massachusetts, Department of Environmental Management, Scenic and Recreational River Corridor, North River". The plan and list of assessed owners of the land so affected are recorded herewith and incorporated herein.

Unless the context otherwise requires, in this Order the Following Words shall have the following meaning:

- (A) Abutting shall mean any two lot's with a contiguous Boundary line. Where the river forms the boundary line of the property, abutting lots, for the notice requirement of Special Permits, shall include lots directly across the river determined as follows: A line shall be extended from each corner boundary which abuts on the river across the river in a direction perpendicular to the center line of the river. The points at which these two lines intersect the lot boundaries on the opposite side of the river shall form the two ends of a projected boundary along the opposite side of the river. Abutting shall include any lot with boundaries contiguous with this projected boundary.
- (B) Accessory Use or Structure shall mean a use or structure Of a nature customarily incidental and subordinate to a Principal use or structure.
- (C) Acts shall mean the Scenic and Recreational Rivers Act, G.L. c. 21, s. 17b and the North River Commission Act, c. 367, s. 62 of the Acts of 1978.



- (D) Commission shall mean the North River commission as established by this Order pursuant to c. 367, s. 62 of the Acts of 1978.
- (E) Commissioner shall mean the Commissioner of the Massachusetts Department of Environmental Management
- (F) Corridor shall mean the river, marsh and land up to 300 horizontal feet from the natural bank of the river as delineated on the plan entitled "Commonwealth of Massachusetts, Department of Environmental Management, Scenic and Recreational River Corridor, North River".
- (G) Distances shall mean distances measured in horizontal feet.
- (H) Management Plan shall mean that final North River Management Plan prepared by the Massachusetts Department of Environmental Management, Scenic Rivers Program with the assistance of the local advisory committees. Draft, March 1978, Final, 1979.
- (I) Natural Bank shall mean:
  - a) In wetland areas, it means the landward edge of the salt or freshwater marsh, as defined in G.L. c. 131, s. 40;
  - b) In tidal rivers or streams, it means the landward edge of the mean annual high tide. Where emergent wetland vegetation is present, this boundary shall be identified as the landward edge of specific vegetative species which require periodic flushing and input of salt, brackish or fresh water to survive;
  - c) Where there is a natural or man-made structure containing the river or stream, it means the aquatic side of the structure which contains the river or stream at the mean annual high tide. Where there are beaches, rock shores or mud Banks, the natural bank shall be the point at which the Water's edge meets the land during the mean annual high tide;
  - d) In freshwater rivers, it means the landward edge of The mean annual high water which usually occurs in the early spring. Where emergent wetland vegetation is present, this boundary shall be as defined in G.L. c. 131 s. 40.
- (J) Order shall mean the Scenic and Recreations River Protective Order for the North River.
- (K) Person shall include any individual, group or individuals, association, partnership, corporation, company, business organization, trust, estate, the Commonwealth or political subdivision thereof, administrative agency, public or quasi-public corporation or body, or any other legal entity, or its legal representative, agents or assigns.



- (L) Principal Structure shall mean the structure on a lot in which the principal use of that lot is carried out.
- (M) Structure shall mean any object of a significant nature Constructed or erected with a fixed location on or in the ground, or attached to something having a fixed location on or in the ground, which may include but is not limited to, buildings, walls, fences, towers, poles, docks, floats and impoundments.

## SECTION 2. TRESPASS, ACCESS AND OVERLAPPING JURISDICTIONS

This Order does not grant property rights; it does not authorize any person to trespass or injure the property of another; it does not grant any person access to the river over another's property; it does not excuse any person from complying with any applicable laws, regulations, by-laws or ordinances and it does not supersede any more restrictive statutes or regulations which are applicable to the property.

## SECTION 3. THE NORTH RIVER COMMISSION

The North River Commission shall consist of a representative and alternate residing in each of the following towns: Scituate, Marshfield, Norwell, Pembroke, Hanover and Hanson. The Board of Selectmen of each town shall designate the town's member and alternate. The term of each representative shall be determined by lot, with one-third of the initial members and alternates selected respectively for one, two and three year terms. The members and alternates from each town shall serve the same term.

The Commission shall meet regularly. A majority of the designated members shall constitute a quorum. When a representative is absent, the alternate may vote in his/her stead. A two-thirds vote of members present and constituting a quorum shall be necessary for actions by the Commission with respect to a Special Permit. All other actions of the Commission shall require a majority vote. It shall be the responsibility of the Commission to:

- (A) Adopt by-laws consistent with this Order, and the Acts, which shall set forth the Commission's operating procedure.
- (B) Manage and carry out all sections of this Order, including the authority to answer, in accordance with the provisions of the Acts, questions concerning this Order;
- (C) Issue a determination of whether a proposed activity is an allowed, special permit, prohibited or omitted use under this Order. Any person may request such a determination by submitting a written request to the Commission together with an adequate plan showing the extent of the activity to be performed. Within thirty days



of receipt of said request, the Commission shall issue a written determination in recordable form stating whether or not the proposed activity is an allowed, special permit, prohibited or omitted use under this Order. Failure of the Commission to issue said determination within thirty days, shall be deemed a determination that the proposed activity is an allowed use;

- (D) Review applications and grant, deny or condition Special Permits in accordance with Section 6, "Special Permit Uses", the By-laws, and the Acts;
- (E) Collect filing fees for applications and public notices and expend such funds as may be appropriated;
- (F) Grant certificates of compliance certifying that the activity described in the Special Permit has been completed in accordance with the Special Permit;
- (G) Investigate any alleged violations of the Order and issue cease and desist order where appropriate;
- (H) Implement the Management Plan;
- (I) Answer questions about the Scenic and Recreations Program on the North River and explain the program to residents and governmental boards in the Corridor.

#### SECTION 4. EXISTING USES

Any existing building or structure or use of such building or structure lawful at the effective date of this Order. Any existing building or structure may be repaired and maintained but any existing building, structure or nonconforming used may be extended, enlarged or expanded only by Special Permit from the Commission, unless otherwise allowed by this Order.

Any nonconforming use, other than a single family residential use, which is abandoned for a period of two years or more may not be resumed thereafter except in compliance with the requirements of this order.

Any nonconforming use which is destroyed, may be rebuilt on the same location but no larger than the original overall dimensions. If the reconstruction exceeds the original dimensions, a Special Permit shall be required.

If two or more contiguous lots or portions thereof are in a single ownership at the effective date of this Order, or if a building thereon could not meet the aggregate requirements established by this Order, the lots involved must be combined to form one parcel before any appeal shall be heard on the basis of hardship.



To avoid undue hardship, nothing in this Order shall be deemed to require a change in the design, construction or intended use of any building or structure with respect to which a building permit was legally granted prior to the effective date of this Order. Such construction must be substantially completed within a period of two years from the date of this Order, or such construction shall be required to conform to this Order.

#### SECTION 5. ALLOWED USES

The following uses are allowed on land affected by this Order provided that the proposed use has received approval required by all other applicable local, state, and federal statutes and regulation at the time the proposed work is to be undertaken; and provided that it meets the site design requirements described in Section 8 and chemical application requirements in Section 9:

- (A) Existing structures and uses subject to the provisions of Section 4;
- (B) Subdivisions of land within the Corridor which meet the site design requirements for structures specified in Section (8) (A);
- (C) Residential structures, including single family residences and multi-family residences with open space provisions including planned unit residential development and cluster zoning, as well as associated accessory uses, provided that the requirements of Sections 8 and 9 are met;
- (D) Professional offices in residential homes, provided that the requirements of Section 8 and 9 are met;
- (E) The maintenance of roadways which exist on the effective date of this Order, provided that the requirements of Sections 8 and 9 are met;
- (F) Construction and maintenance of driveways in conjunction with allowed structures, provided that the requirements of Section 8 and 9 are met;
- (G) Forest management and timber harvesting, provided that the vegetative cutting standards of Section 8 are met;
- (H) Cultivation and harvesting of agricultural or horticultural products; grazing and haying; provided that the requirements in Sections 8 and 9 are met;
- (I) Harvesting of shell fish and worms for bait, including such reasonable excavation of the flats as is necessary in accordance with the Rules and Regulations for Shell-fishing promulgated by the Boards of Selectmen of Scituate and Marshfield in accordance with G.L. c. 130, s. 52;



- (J) Aquaculture in accordance with G.L. c. 130, ss. 57-68A which does not involve dredging, filling or construction of racks rafts or floats;
- (K) Raising, breeding and keeping of animals, provided the requirements in Sections 8 and 9 are met;
- (L) Routing maintenance of drainage easements, ditches, watercourses and artificial water conveyances to ensure water flowage; provided that such maintenance shall not increase the drainage way existing on the effective date of this Order;
- (M) Clearing of land for recreational purposes including, but not limited to, golf courses and playing fields; provided that the requirements of Sections 8 and 9 are met;
- (N) Construction of catwalks, wharves, docks, piers, foot bridges and wildlife management shelters, provided that such structures are either floating or constructed on pilings so as to permit the reasonable unobstructed flow of the tide and preserve the contour of the marsh, if present, and provided further that their design meets the design requirements of Section 8. One boat launching ramp not exceeding twelve feet in width may be constructed Per way or parking lot, provided that there is negligible destruction or alteration of the marsh.
- (O) Non-commercial land-based outdoor recreation activities including, but not limited to, hiking, trapping, hunting, fishing, golf, horseback riding, shooting preserves, tent camping, picnicking, and cross-country skiing on public land where such uses are permitted and on private land only by permission of the owner; provided that the layout of any trails and camp areas meet the requirements of Section 8 (F) and ten camping is conducted as follows:
  - (1) Tent campers must obtain prior permission from the owner of the property.
  - (2) All campsites must be left in a clean condition.
  - (3) The owner of the property shall assume the responsibility for ensuring that the provisions of Sections 5 (0) (1) and (2) and 8 (F) are met.
- (P) Commercial and non-commercial water-based outdoor recreation activities including swimming, fishing, motorized and non-motorized boating. Motorized boating shall be subject to the following limitations;



- (1) Boat speeds shall be limited above the Route 3A bridge to a maximum of 6 mph or "no wake" headway speed, whichever is lower, and below the Route 3A bridge a maximum of 6 mph or "no wake" headway speed, whichever is lower. No boats shall be operated in a negligent or reckless manner.
  - (2) Waterskiing shall not be permitted on the River.
  - (3) Racing between motorized power watercraft shall be prohibited, whether such racing is friendly or otherwise.
  - (4) Passing speeds shall be reduced to a safe maximum of 6 mph when meeting other motorized watercraft, and 5 mph above the speed of the watercraft being overtaken. Furthermore, there shall also be no wake when meeting non-motorized watercraft.
- (Q) Parking lots of up to twenty cars as long as both the access road to the lot and the lot itself are made of permeable materials and the requirements of Section 8 are met;
- (R) Installation and maintenance of underground utilities including, but not limited to, electricity, communications, sewer, potable water, and residential gas lines, provided that the surface of the ground is restored substantially to its original condition and the requirements of Section 9 are met. Installation and maintenance of overhead utility lines serving a single residence when such lines are screened by vegetation from view from the river. Installation and maintenance of utility distribution lines of highway bridges, provided that the height of the lines does not exceed the height of the bridge structure;
- (S) Upgrading and expansion of existing wastewater treatment facilities.

#### SECTION 6. SPECIAL PERMIT USES

The following uses shall be permitted with a Special Permit from the Commission on land affected by this Order, provided that the proposed use shall be in compliance with all applicable performance standards and requirements established in this Order, including but not limited to, Sections 8 and 9, and provided that the applicant demonstrates to the Commission that the proposed use will not involve substantial:

- (1) degradation of water and air quality;
- (2) harmful alteration of wetland;
- (3) increase in erosion or sedimentation;
- (4) danger of increased flood damage or obstruction of flood flow;



- (5) overcrowding;
- (6) noise;
- (7) obstructions to navigation;
- (8) damage to fish and wildlife habitat;
- (9) despoliation of the Corridor's irreplaceable wild, scenic and recreational river resources;
- (10) impairment of the natural visual quality of the Corridor; or
- (11) damage to private and public property.

The burden of proof shall be upon the applicant to show entitlement to a permit under this section, but if the applicant makes the requisite showing, a Special Permit shall be issued by the Commission.

An application for a Special Permit to conduct any of the activities described below in 6(A) through 6(I) shall be submitted to the Commission. No such application shall be sent before all permits, variances, and approvals required by local by-law with respect to the proposed activity, which are obtainable at the time of such application for said permits, variances and approvals, provided that such applications shall include any information submitted in connection with such permits, variances, and approvals which is necessary to describe the effect of the proposed activity on the environment.

Within thirty days of the receipt of an application for a Special Permit, the Commission shall hold a public hearing on the application. notice of the time and place of said hearing shall be given by the Commission at the expense of the applicant not less than five days prior to the hearing by publication in a newspaper of general circulation in the town where the land of the applicant is located. within thirty days after said hearing, the Commission shall grant, deny or condition a Special Permit consistent with this Order.

A Certificate of Compliance shall, upon written request by the applicant, be granted by the Commission, or in the case of an appeal, by the Commissioner, if the activity described in the Special Permit has been completed in accordance with the conditions specified in said Special Permit. After receiving said request the issuer of the Special Permit shall conduct an on-site inspection with the applicant. After review and inspection, the issuer of the Special Permit shall grant or deny the issuance of a Certificate of Compliance. Where a project has been completed in accordance with a plan stamped by a Registered Professional Engineer, Architect, Landscape Architect or Land Surveyor, a written statement by said professional person, certifying compliance with the plans shall accompany the said request for a Certificate of Compliance. The Certificate of Compliance shall be filed in the appropriate Registry of Deeds.



The following uses shall be allowed if a Special Permit is issued by the Scenic River Commission for the North River:

- (A) Expansion, enlargement, extension or reconstruction of existing non-conforming uses which increase the dimensions of the structure subject to Section 4;
- (B) The construction and maintenance of a roadway or driveway of minimum legal and practical width within the 75 foot minimum setback as defined in Section 8 (B) (1) where alternative means of access from a public way to land of the same owner, whether owned in fee or a lesser interest is not available, provided that said roadway or driveway is made of permeable materials, does not exceed 15 feet in width, and the requirements of Section 9 are met;
- (C) Construction, expansion, enlargement or improvement of private, public or commercial marinas and boat mooring areas, channel maintenance in the immediate vicinity of the marina, and navigational aids;
- (D) Maintenance dredging of existing channels and marine facilities provided that such maintenance dredging shall not increase the scope of the initial dredge project;
- (E) The excavation of wildlife impoundments and other excavations including but not limited to, farm ponds, ponds for livestock, and ponds for fire protection provided that any flowage, either directly or indirectly, from the pond to the North River meets the requirement for discharges described in 7 (V) below;
- (F) The excavation and construction of areas for the cultivation of shell fish and other marine foods, in accordance with G.L. c. 130, ss. 57-68A;
- (G) The construction, expansion and maintenance of beaches, Including beach nourishment;
- (H) The construction of structures for temporary educational and/or scientific projects;
- (I) The construction of a residential unit when the site design standards of Section 8 cannot be met by an owner of record on the effective date of this Order.

#### SECTION 7. PROHIBITED USES

Except where otherwise authorized as an allowed use or by a Special Permit, the following uses or structures shall be prohibited:



- (A) Industrial and manufacturing uses or structures;
- (B) Airports or airport landing strips;
- (C) Electrical generating units, nuclear generating facilities, Wastewater treatment plants, communication towers;
- (D) Refineries, commercial oil storage tanks, gas stations;
- (E) Extractive industry;
- (F) Landfills, junkyards and auto graveyards;
- (G) Mobile home parks;
- (H) Hospitals and clinics;
- (I) Restaurants, cafeterias or other commercial establishments involved in the preparation or sale of food other beverages;
- (J) Indoor rinks, pools and gymnasiums;
- (K) Placement or construction of structures, subsurface sanitary facilities, roadways and driveways on any wet-land (as define in G. L. c. 131, s. 40),
- (L) Dams, impoundments, and any structure or improvement which impedes the natural flow of water;
- (M) Streets and bridges except as allowed in Section (5) (E) and (F);
- (N) Overhead utilities except as allowed in Section (5) (R);
- (O) Signs including any outdoor sign, display, notice, placard, poster, billboard or any other device intended or used to advertise or inform, except Commission signs, official historic markers, official land use, traffic and boat traffic signs, trespass signs, or any signs less than 3 ½'X 3 ½' which are not visible from the river or any bridge crossing the river;
- (P) Use of off-road vehicles including,, but not limited to, trail bikes, all-terrain vehicles and snowmobiles. This prohibition does not apply to the lawful use of such vehicles on public roads and public street, or where otherwise authorized as an allowed use or as a Special Permit, or on a private road or driveway with permission of the owner;



- (Q) Amphibious craft, jet ski and similar craft as may be prohibited by the commission;
- (R) Storage or disposal of hazardous waste, as defined by the Hazardous Waste Regulations promulgated by the Hazardous Waste Board, the Water Resources Commission, and the Division of Water Pollution Control under G.L. c. 21, ss. 27(8), 52, 57 and 58:
- (S) Storage of materials used for snow and ice control for other than normal residential use including sand, salt and sand/salt mixtures;
- (T) Dumping of snow from snow removal operations other than from those operations conducted within the Corridor;
- (U) Discharge of any pollutants, whether they be from point, nonpoint sources, or water craft, into the Corridor unless in compliance with federal and state law, subject to the jurisdictions of the appropriate state and federal agencies;
- (V) Draining or excavation or dredging of the Corridor between the natural banks, or the removal from the Corridor of loam, peat, sand, gravel, soil, or other mineral Substance, except as is necessary for the construction of any allowed or approved special permit use;
- (W) Filling, placing or dumping in the Corridor of any soil, loam, peat, sand, gravel, rock or any other mineral substance, refuse, solid waste, trash, rubbish, debris or dredged spoil except as is necessary for the construction of any allowed or approved special permit use.

#### SECTION 8. SITE DESIGN STANDARDS

Where a lot has frontage on the natural bank, frontage shall be measured along the natural bank and set back shall be measured from a line perpendicular to the nearest point (s) of the natural bank.

Where there is a public roadway within the Corridor as of an effective date of this Order, with different ownership on either side of the road, the landowner on the far side of the road shall measure frontage along the far side of the road and setback from the nearest point (s) of the natural bank.

Where a lot does not have frontage on the natural bank and does not have frontage on a public roadway, frontage shall be measured by extended each side lot boundary to a point perpendicular to the natural bank and measuring the distance between those two points. Setback shall be measured from the nearest point (s) of the natural Bank.



## (A) Structural Placement Standards

In order to allow flexibility in the placement of Structures within the Corridor which are in accordance With local land use regulations, as well as protecting The purposes set for tin G.L. c. 21, s. 17B, the Following standards shall apply to the location and Distribution of new structures built within the Corridor:

## (1) Principal Structures

- (a) Each allowed principal structure on a lot shall have a height of 35 feet above grade or less and a length of 60 feet or less, measured parallel to the river and:
  - (i) shall have a minimum frontage on the natural bank of 100 feet;
  - (ii) shall have a minimum setback from the natural bank of 100 feet; and
  - (iii) shall have a combined natural bank frontage and setback of not less than 300 feet.
- (b) For every additional 10 feet of length beyond 60 feet measured parallel to the river;
  - (i) the minimum frontage shall be increased by 20 feet;
  - (ii) the minimum setback shall be increased by 20 feet; and
  - (iii) the sum of setback and attributable frontage shall be increased by 40 feet.
- (c) Principal structures shall be distributed freely on the lot as long as they are in accordance with local land use regulations and meet the minimum requirements per structure, set forth above. For the purposes of aggregating several structures on the lot, the only requirements of these regulation are that there must be sufficient river frontage within the boundaries of the lot to allow each principal structure to meet the combined setback and frontage figure and that minimum aggregate frontage applicable to a single grouping structures shall be 1000 feet.



## (2) Accessory Structures

Accessory structures including, but not limited to, Garages and sheds, which are less than or equal to 15 feet in height and 20 feet in length parallel to the river, shall have a minimum setback of 100 feet from the natural bank. Accessory structures with dimensions great than those above shall be regulated by the provisions for the placement of principal structures.

## (3) River Structures

- (a) Any structure allowed under Section 5(N) which is built within the bounds of the natural bank of the river shall not exceed a height of 5 ½ feet above mean high water, excluding handrails, and shall not protrude more than 10 feet into the open water channel of the river.
- (b) Where possible wood shall be used as the principal building material and either left in its natural color or painted in a subdued color compatible with surrounding naturally occurring color. When another material is used, it shall be of a subdued color compatible with the surrounding naturally occurring color.

## (B) Driveway and Parking Lot Standards

- (1) Driveways for allowed uses, except those necessary for boat launching and docking facilities, shall have a minimum setback of 75 feet upland from the natural bank.
- (2) Those driveways needing access to boat launching facilities (i.e. within the 75 feet of upland) shall be constructed of permeable materials and shall not exceed 15 feet in width.
- (3) Parking lots shall be constructed of permeable materials and have a minimum setback of 75 feet from the natural bank of the river. The minimum setback shall apply to the first 10 parking spaces. Each additional 5 parking spaces contained in the lot shall be set back an additional 25 feet from the natural bank. All parking lots shall be totally screened from view from the river using evergreen materials.



## (C) Vegetative Cutting Standards

- (1) Between the natural banks of the river or within 300 Feet of the natural banks of the river, no trees or Other vegetation shall be harvested, cut, culled, re-Moved, thinned or otherwise disturbed other than:
  - (a) the cutting and removal of diseased vegetation, rotten or damaged trees or of other vegetation that present safety or health hazards;
  - (b) the cutting and removal of fallen trees or trees which pose a threat of bank erosion of bank under-cutting;
  - (c) the selected and dispersed cutting of vegetation within the 100 foot buffer for wildlife management or to the extent necessary to create a view of the river for any new principal structure or any lawfully existing principal structure of any conservation or recreation land lacking such a view provided such cutting will cause negligible adverse environmental impact, particularly with respect to the stability of the river bank and the aesthetic character of the river shoreline;
  - (d) the selective cutting and harvesting of trees subject to the following conditions;
    - (i) A buffer strip shall be left 100 feet from the natural bank of the river and which the only cutting allowed will be that stated above in 9 (C) (1) (a), (b) and (c).
    - (ii) A buffer strip 40 feet in width shall be left along any river, stream ditch, or other channel, whether natural or man-made, which carries water into the river.
    - (iii) Cutting shall be carried out in such a manner that a well-distributed stand of trees is retained and shall conform to forest cutting practices in G.L. c. 132, ss.44-46 and regulations promulgated thereunder.
    - (vi) In any stand, not more than 35% of the number of trees, 6 inches DBH (i.e., the diameter 4 ½ feet above the ground) or larger shall be cut in any 10 year period.



- (iv) Adequate provisions shall be made after timber harvesting to stabilize soil on all landings, skid trails and wood roads in the Corridor.
  - (e) the mowing of lawns and normal maintenance of grounds;
  - (f) the cutting and removal of trees and other vegetation for the construction of allowed structures and driveways and subject to the following limitations:
    - (i) Within 75 feet of the natural bank a cleared opening not greater than 15 feet in width may be created for any allowed use, which requires access to the shore, limited to one per lot.
    - (ii) Where natural vegetation is removed, it shall Be replace with other vegetation or ground Cover which will prevent erosion.
  - (g) the cutting and removal of trees and other vegetations for agricultural and horticultural (excluding forest products) purposes or for the construction of other allowed uses such as golf courses, wildlife management areas and playing fields subject to the following conditions:
    - (i) A buffer strip shall be left 100 feet from the natural bank of the river in which the only cutting allowed will be that stated above in 8 (C) (1) (a) and (b).
    - (ii) A buffer strip 40 feet in width shall be left along any river, stream ditch, or other channel, whether natural or man-made, which carries water into the river, in which the only cutting allowed will be that stated above in 8 (C) (1) (a) and (b).
- (D) No trees shall be felled into or across the river where avoidable. Logging debris between the natural bank or within 100 feet of the natural bank shall be removed.
- (E) No heavy agricultural, horticultural or construction equipment, including but not limited to tractors, plows, harvesters, manure spreaders trucks, lawn movers, skidders, bulldozers or cranes shall be stored or abandoned within 100 feet of the natural bank. This provision shall not apply to the storing or boat-handling equipment.



## (F) Tent Campsite Standards:

No new campsites shall be developed within 25' of the natural bank. The cutting of trees of campsite development should be carried out only where no other alternative is available. Such tree cutting shall be governed by the standards of Section 8(C). Campsite ground cover shall be the naturally occurring ground cover, loose aggregate, or other permeable material. Campsites may be developed vegetation indigenous to the area. Roadways and parking areas accessory to developed camping areas shall be designed in accordance with Section 8(B). Campsite facilities, including but not limited to picnic tables, trash cans, sanitary facilities and drinking water facilities, shall be set back 100 feet from the natural bank and totally screened.

SECTION 9. PESTICIDES, FERTILIZERS, SEPTIC TANK AND EROSION CONTROL

## (A) Use of Pesticides

- (1) Any use of pesticides within the Corridor must comply with rules and regulations of the State Pesticide board relating to the application and use of pesticides, and with the Federal Insecticide, Fungicide and Rodenticide Act (FIFRA), (7 USC 135 et seq.) and with regulations promulgated by the EPA Administrator pursuant to that Act.
- (2) No pesticide application shall be made to any surface waters within the Corridor, or within 100' of the natural bank, and all necessary precautions shall be made to prevent hazardous concentrations of pesticides in surface waters within the Corridor as a result of the application of pesticides on land areas within the Corridor. Such precautions against the deposit of pesticides in surface water include, but are not limited to, erosion control techniques, the control of runoff water (or the use of pesticides having low solubility in water), the prevention of volatilization and redeposition of pesticides and the lateral displacement (i.e. wind drift) of pesticides.

## (B) Use of Fertilizers

- (1) The use of fertilizers is prohibited within 100 feet of the natural bank of the river except for normal residential use.



- (2) The application of fertilizers in the Corridor shall be made in such a manner as to minimize adverse impacts on surface and groundwater due to nutrient transport and deposition and sedimentation. Runoff from croplands, animal feedlots, and pastures shall be minimized through the use of appropriate runoff control techniques, including, but not limited to: the construction of water retention structures; contour plantings and tillage; and terracing. Excessive use of fertilizer shall be avoided. (For guidelines see tables on amounts of fertilizer necessary for vegetable crops in Nutrition of Vegetable Crops in Massachusetts, Publication 63 Cooperative Extension Service).

#### (C) Septic Tanks

- (1) The locations and construction of septic tanks shall, at a minimum, fully comply with the provisions of Title 5 of the State Environmental Code.
- (2) No leaching facility shall be constructed within 100 feet of the natural bank of the river or any other watercourses within the Corridor.

#### (D) Erosion Control

- (1) The following measures shall be complied with for any development of land areas in the Corridor whether it is an allowed use or a use requiring a Special Permit (additional conditions may be required by the terms of the Special Permit):
  - (a) Stripping of vegetation, regarding or other development shall be done in such a way that will minimize soil erosion.
  - (b) Whenever practical, natural vegetation shall be retained, protected, and supplemented.
  - (c) The disturbed area shall be kept to a minimum.
  - (d) Provisions shall be made to accommodate the increased runoff caused by changed soil and surface conditions during and after development.
  - (e) Where necessary, temporary vegetation and/or mulching shall be used to protect areas exposed during development.
  - (f) Sediment basins (debris basins, de-silting basins or silt traps) shall be installed and maintained when necessary to remove sediment from runoff waters.



from land undergoing development.

18

- (g) The angle of graded slopes and fills shall be no greater than the angle which can be retained by vegetative cover or other adequate erosion control devices or structures. In any event, slopes left exposed must immediately be planted, or otherwise provided with permanent ground cover, devices, or structures sufficient to retain erosion.
- (h) Whenever land-disturbing activity is undertaken on tract comprising more than one acre, if more than one contiguous acre is uncovered, a ground cover sufficient to retain erosion must be planted or otherwise provided within 30 working days on that portion of the tract upon which further active construction is not being undertaken.
- (i) The development plan or land-disturbing activity shall be fitted to the topography and soils so as to create the least erosion potential.

#### SECTION 10. EXEMPTIONS

No action by the Commissioner or the department under this Order shall prohibit, restrict or impair the exercise or performance of the powers and duties conferred or imposed by law on the Department of Public Works, the State Reclamation Board or any Mosquito Control or other project operating under or authorized by G.L. c. 242, nor shall it be deemed to invalidate any order imposed prior thereto by the Department of Natural Resources, the Department of Environmental Management or the Department of Environmental Quality Engineering pursuant to G.L. c. 131, ss. 40 and 40 A, and G.L. c. 130, s. 105.

#### SECTION 11. OMITTED USES

Uses not specifically mentioned or covered by any general category in the enumeration of allowed and prohibited uses shall be deemed prohibited unless allowed by a Special Permit upon a showing by the Applicant that it will not involve substantial:

- (1) degradation of air and water quality;
- (2) harmful alteration of wetland;
- (3) increase in erosion or sedimentation
- (4) danger of increased flood damage or obstruction of flood flow;
- (5) overcrowding;
- (6) excessive noise;
- (7) obstructions to navigation
- (8) damage to fish and wildlife habitat;
- (9) despoliation of the corridor's irreplaceable wild, scenic and recreational river resources;
- (10) impairment of the natural visual quality of the Corridor; or



SECTION 12. APPEALS

(A) Special Permit Application Appeal

The applicant, the Commissioner, any person aggrieved, any owner of land abutting the applicant's land, or any ten residents of the town subject to this Order may, by certified mail and within thirty days from the Commission's action or failure to act on a Special Permit application, appeal to the Commissioner. The person filing said appeal shall send a copy thereof within thirty days of the determination to the applicant and the Commission, and cause notice of said appeal to be published within forty-five days of the determination in a newspaper of general distributions in the town where the applicant's land is located. The Commissioner shall hold a hearing within thirty days of receipt of the appeal and issue a decisions approving, modifying or reversing the Commission's action within thirty days of the hearing. Failure of the Commissioner to issue a grant of the appeal. Unless the time is extended by the mutual agreement of both parties.

Any party to the Department's proceeding may appeal the commissioner's determination under the provisions of The State Administrative Procedure Act, G.L. c. 30A s. 14, by filing a petitions for judicial review in Superior Court within thirty days of receipt of the Commissioner's Decision.

(B) Appeals of this Order

Any person who has a recorded interest in land so affected by this Order may, within ninety days after receiving notice thereof, petition the Superior Court to determine whether this Order so unreasonably restricts the use of his property as to deprive him of the practical uses thereof and which constitutes an unreasonable exercise of the police power so as to become the equivalent of a taking without compensation.





February 15, 2017

Michael Busby  
Mass Housing Financing Agency  
One Beacon Street  
Boston, MA 02108  
Via email: [mbubsy@masshousing.com](mailto:mbubsy@masshousing.com)

Re: River Marsh Village MH#916

Dear Mr. Busby:

The North and South Rivers Watershed Association (NSRWA) is a nonprofit grassroots environmental organization that has been protecting the North and South Rivers and their watershed since 1970. With over 1,100 members we are a strong voice for the protection of these irreplaceable natural and recreational resources on the South Shore and we strongly object to the proposed 68 unit River Marsh Village development at 274 Water Street in Pembroke.

We realize that affordable housing is a priority for our Commonwealth, but this kind of intensive dense development should not be placed on lands that are environmentally sensitive and unique.

This parcel is of regional importance because of its proximity to the North River which has exceptional recreational values and special designation as an environmentally sensitive area. More specifically:

#### **The North River is the Only State Scenic Protected River**

In 1978 the North River Protective Order was passed making the North River the only Scenic Protected River in the state of Massachusetts. The aim of the state [Protective Order](#) is to protect public and private property, wildlife, fresh and saltwater fisheries, and irreplaceable wild, scenic and recreational river resources. The Order protects the North River, as well as parts of associated tributaries in the towns of Scituate, Marshfield, Pembroke, Norwell, Hanover, and Hanson within 300 feet of the banks of the North River and is the only one of its kind. A portion of the proposed 68 unit development lies within the Protected Corridor and all of it directly abuts the Protected Corridor.

#### **The North River is a Federal National Natural Landmark**

In 1977 the North and South Rivers were designated as a National Natural Landmark by the Department of the Interior, as "possessing national significance in illustrating the natural character of the United States." The National Natural Landmarks Program recognizes and encourages the conservation of sites that contain outstanding biological and geological resources. Sites are designated by the Secretary of

**The North & South Rivers Watershed Association Inc.**  
P.O. Box 43, Norwell, Massachusetts 02061  
(781) 659-8168 Fax (781) 659-7915  
[www.nsrwa.org](http://www.nsrwa.org)





the Interior for their condition, illustrative character, rarity, diversity, and value to science and education. The National Park Service administers the program and works cooperatively with landowners, managers and partners to promote conservation and appreciation of our nation's natural heritage.

#### **Significant State and Local Investments Have Been Made to Save Land Along the North River**

The North and South Rivers Watershed Association, in partnership with the 5 towns that abut the river, local land trust and with state funding support, have worked to protect significant tracts of land along the North River either through purchase of open space or through conservation restrictions on private lands. In the past decade alone over 250 acres of lands abutting the North River have been saved, much of it up and downstream of this proposed development, to create a permanent regional greenway along the North River for the public to enjoy and to protect its unique natural and historic resources. Millions of public tax dollars have been invested to acquire as much property to protect the North River as possible to prevent the kind of ecological damage that this kind of intense development would have.

#### **The Property Lies Within Priority Habitat for Endangered Species**

An examination using Massachusetts GIS online mapping of natural resources shows that the majority of property, including the proposed development, lies within mapped Natural Heritage and Endangered Species Priority Habitat (PH 1353 – See attached map).

#### **Stormwater and Wastewater Will Directly Impact Wetlands and the North River**

The significant stormwater and wastewater generated from this proposed development will impact the health of the North River and potentially damage its water quality. The proposal, as conceptualized, indicates no effort to decrease the footprint of the development in order to minimize impacts to the sensitive wetland resources on the site. In fact, it maximizes pavement and buildings on every piece of available upland on the site and some wetlands.

Both the wastewater and stormwater treatment systems directly abut sensitive wetland areas adjacent to the North River and FEMA mapped AE Flood Zones. The wastewater treatment system that will treat approximately 15,000 gallons of wastewater per day, requires crossing and filling a wetland and a USGS delineated stream that drains directly into the North River. Sixty-two percent of the site is wetland that directly drains into the North River. It is likely, given the wetlands on site, that the groundwater elevations are high. This will make it potentially challenging to safely infiltrate the high volumes of wastewater and stormwater that this dense development will create without contaminating the water that drains into the North River. The development is also located in the headwaters of the North River, so contributions from the site could impact the entire North River corridor.





For these reasons and more we believe this is a completely inappropriate site for this dense development. The North River is a unique national, state and regional natural, scenic, cultural and recreational resource enjoyed by thousands of citizens on the South Shore and is worthy of protection. This is truly a special place with unique character and sensitive resources, and is a highly treasured regional asset. The density of the development proposed threatens to undermine the scenic quality, wildlife habitat, water quality, and environmental health of this unique natural resource.

On behalf of the many people on the South Shore who care for this resource and have worked tirelessly to protect it for decades we ask you to deny this proposed project and find it ineligible for development under Chapter 40b.

Sincerely,

Samantha Woods

Executive Director, North and South Rivers Watershed Association

CC:

Josh Cutler, State Representative

Judy Grecco, North River Commission

Ed Thorne, Town Administrator Pembroke

Paul Jahnige, Mass Dept of Conservation and Recreation

NSRWA Board of Directors

**The North & South Rivers Watershed Association Inc.**

P.O. Box 43, Norwell, Massachusetts 02061

(781) 659-8168 Fax (781) 659-7915

[www.nsrwa.org](http://www.nsrwa.org)





Map of Natural Resources at 274 Water Street, Pembroke Proposed 40b



The North & South Rivers Watershed Association Inc.  
P.O. Box 43, Norwell, Massachusetts 02061  
(781) 659-8168 Fax (781) 659-7915  
[www.nsrwa.org](http://www.nsrwa.org)



**From:** Samantha Woods <samantha@nsrwa.org>  
**Sent:** Wednesday, February 15, 2017 01:46 PM  
**To:** mbubsy@masshousing.com  
**Cc:** Jahnige, Paul (DCR); North River Commission; Thorne, Ed; Sabrina chilcott; Rep.Josh Josh Cutler  
**Subject:** Comment Letter on MH#916 Proposed River Marsh Village  
**Attachments:** Water St\_40b Comment Letter to Mass Housing\_NSRWA.pdf; Petition to Protect North River 2.15.17.xlsx

Dear Mr. Busby-

Please find attached the North and South Rivers Watershed Association's comment letter on the proposed River Marsh Village development (MH#916).

We have also had 572 individuals who have signed in support of our letter in opposition to allowing this site eligibility. We have attached the names and towns of those who signed. We believe this site is regionally important as it abuts a regionally significant environmental resource - the North River. The number of people who have signed in support and their varied geography supports that this site is a valuable resource for the region and beyond.

Thank you for your consideration. Please let me know if you have further questions.

Is there a hearing of this project at the state housing board that we can attend and provide comment?

Regards,  
Samantha Woods

Samantha Woods  
Executive Director  
North and South Rivers Watershed Association  
P.O. Box 43  
Norwell MA 02061  
p: 781-659-8168  
Web: [nsrwa.org](http://nsrwa.org)  
Facebook: [@nsrwa.org](https://www.facebook.com/nsrwa.org)



NSRWA...inspiring a community of stewards dedicated to a healthy and vibrant watershed.  
NSRWA is the Mass Bays South Shore Regional Partner [massbays.org](http://massbays.org)  
Learn how to save your water resources at [watersmartsouthshore.org](http://watersmartsouthshore.org)



**Petition in Opposition to MH#916 - The following have signed on to the letter being submitted by the I**

<b>First Name</b>	<b>Last Name</b>	<b>City</b>	<b>State</b>
Barbara	Digan	Abington	MA
Kimberly	Goode	Abington	MA
Warren	Winders	Abington	MA
Roderick	Ambrose	Abington	MA
Mary	LaMarre	Bakersville	North Carolina
Jennifer	Kundrot	Belmont	MA
Steven	Kundrot	Belmont	MA
Andrew	Kundrot	Beverly	MA
Katherine	Kundrot	Beverly	MA
GERALD	GRAZIOSO	Braintree	MA
Michael	Arsenault	Brant Rock	Ma
Carole	Smudin	Bridgewater	Mass
Patricia	Lake	Carver	MA
Virginia	LeClair	Cohasset	MA
VICKY	Williams	Cohasset	MA
Mildred S.	Chapell	Cohasset	MA
Lisa	DiTullio	Cohasset	MA
John P	MacDonald Jr	Crestview	FL
Frederick	Robinson	Dartmouth	MA
Jeanne	MacLellan	Dorchester	MA
Holly	Morris	Duxbury	MA
Kathy	Cross	Duxbury	MA
Lawrence	Cook	Duxbury	MA
Elizabeth	Campbell	Duxbury	MA
John	Rutkowski	Duxbury	MA
Kathleen	Oliver	Duxbury	Ma
Helen	Keeler	Duxbury	MA
David	Bohl	Duxbury	MA
Patricia	Rutkowski	Duxbury	Massachusetts
Cynthia	Ladd Fiorini	Duxbury	MA
Melissa	rosenblatt	Duxbury	MA
James	Johansen	East Bridgewater	MA
Michael	Cook	East Bridgewater	Ma
James	Augenti	East Bridgewater	Massachusetts
Jessie	Cook	East Bridgewater	Massachusetts
Jessie	Cook	East Bridgewater	Massachusetts
Ken	Shallcross	East Greenwich	RI
Jennifer	Rubin	East Weymouth	Massachusetts
Roger	Hanlon	Falmouth	MA
John	Marrone	Foxboro	MA
Kathy	Marrone	Foxboro	MA
Carol	Yaroschuk	Green Harbor	Massachusetts
Gwen	Frazier	Green Harbor	Ma.
Janet	Fairbanks	Greenbush	Ma
Claire	Hughes	Halifax	Ma



Joan	Doucette	Halifax	MA
Steven	Kmito	Hankver	MA
Karen	Baker	Hanove	MA
Jennifer	Sprague	Hanover	MA
Leah	Miller	Hanover	MA
Mary	Coogan	Hanover	MA
Anne	Lorge	Hanover	Massachusetts
David	Thomas	Hanover	MA
Douglas	Thomson	Hanover	MA
Christian	Torres	Hanover	MA
Denise	Torres	Hanover	MA
Susan	Karsch	Hanover	MA
Colleen	Mulligan	Hanover	Massachusetts
James	Milley	Hanover	MA
Richard	Hopkinson	Hanover	MA
Sandra	Moll	Hanover	MA
Peter	Moll	Hanover	MA
STEVEN	LANZILLOTTA	HANOVER	MA
Martin	Pitkow	Hanover	MA
Amy	MacAlpine	Hanover	MA
Stephen & Emily	Blampied	Hanover	Massachusetts
Anne	Lorge	Hanover	Massachusetts
Jo-Ellen	Wood*	Hanover	MA
Caleb	Estabrooks	Hanover	MA
Dawn	Feinstein	Hanover	MA
Prudence	Miller	Hanover	MA
james	sargent	hanover	ma
Patricia	Geagan	Hanover	MA
Jane	Estabrooks	Hanover	MA
Judy	Higginbottom	Hanover	MA
Kathleen	L avallee	Hanover	MA
Wallace	Kemp	Hanover	MA
Mike	Moyer	Hanover	Ma
Irene	Coleman	Hanover	MA
Mary	Dunn	Hanover	MA
Laura	Horky	Hanover	MA
John	Thomson	Hanover	MA
Christine	Moran	Hanover	Ma
Elizabeth	Johansen	Hanover	MA
Clark	Josselyn	Hanover	Ma
Steven	Rusko	Hanover	MA
Maryann	Malekpour	Hanover	Ma
Susan	Joseph	Hanover	MA
Jennifer	Heine	Hanson	MA
Frank	Schellenger	Hanson	MA
Ryan	Yetton	Hanson	Ma
Peter	Travaline	Hanson	MA



Leslee	McGovern	Hanson	Massachusetts
Greg	Rein	Hanson	Massachusetts
Carrie	Muench	Hanson	MA
Robert	MacDonald	Hanson	MA
Dan	Cavicchi	Hanson	MA
Howard	Dillon	Hanson	Massachusetts
Lynne	Adler	Hanson	MA
Jeff	Cronin	Hanson	Ma
Shara	Mooney	Harwich	Ma
Dave	Sibor	Hingham	Massachusetts
Eileen	Gay	Hingham	MA
Joan	Iovino	Hingham	MA
Barbara	Eisenhaure	Hingham	MA
Thomas	Hall	Hingham	MA
Craig	Robinson	Hingham	MA
Eleanor	Kilham	Hingham	MA
Gillian	Menzies Cohan	Hingham	MA
Caitlin	Gibson	Hingham	MA
Adrienne	Albrecht	Holbrook	MA
Toni	McCarthy	Holbrook	Ma
Adrienne	Albrecht	Holbrook	Ma
Judith	Azanow	Holbrook	MA
Judy	Dorner	Hull	Ma
Cari	Resnick	hull	MA
Nancy	Swirka	Hull	MA
George	Fisher	Hull	MA
Paul	Paquin	Hull	MA
Sheila	Connor	Hull	Massachusetts
David	MacDougall	Hull	MA
Eva	Das	Hull	MA
Sara	Butterfield	Humarock	MA
Ab	Barnard	Humarock	Ma
Robert	Skolnick	Humarock	Ma.
Doug	Mathews	Ithaca	NY
Tracey	King	Kingston	MA
Marilyn	Kozodoy	Kingston	MA
Pine	duBois	Kingston	MA
Kenneth	Dumas	Kingston	Ma
Elaine	Vantangoli	kingston	ma
Donna	denicola	Kingston	Massachusetts
Paul F.	McCarthy	Marhsfield	Massachusetts
John	Salemi	Marlboro	MA
John	Salemi	Marlboro	MA
Paula	Broome	Marshfield	Massachusetts
Nicole	Graf Ussher	Marshfield	MA
Richard	Phinney	Marshfield	Massachusetts
Peter	Dimitri Spiliakos	Marshfield	MA



John	Shaw	Marshfield	MA
Michael	Waddell	Marshfield	Massachusetts
Keith	Demers	Marshfield	MA
Lisa	Hughes	Marshfield	Ma
Philip	Sherman	Marshfield	Ma.
Jeanne	Ryer	marshfield	MA
Dale	O'Reilly	Marshfield	MA
Mike	Rice	Marshfield	MA
Sally	Jenkins	Marshfield	MA
Bob	Matthews	Marshfield	MA
Annie	Massed	Marshfield	MA
anne	kelly	marshfield	ma
eileen	cawley	Marshfield	MA
Thomas	McManus	Marshfield	MA
Karen	Vieira	Marshfield	ma
David	Caron	Marshfield	MA
Sue	Mcdonald	Marshfield	Ma
Robert	Dunn	MARSHFIELD	MA
Doug	Lipman	Marshfield	MA
Gail	Wills	Marshfield	MA
Raymond F Paula M	Cashman	Marshfield	MA.
Diane	Zanetti	Marshfield	MA
Steve	Goodhue	Marshfield	MA
Richard	Murphy	Marshfield	Massachusetts
Peter	Rider	Marshfield	MA
Jennifer	Fielding	Marshfield	MA
Susan	McCarthy	Marshfield	MA
H Deborah	Clancy	Marshfield	MA
carol	brown	marshfield	ma.
Hurley	Mark	Marshfield	Massachusetts
James	carroll	Marshfield	MA
roger	crawford	marshfield	ma
Elizabeth	Stacey	Marshfield	MA
Edward	Shanley	Marshfield	MA
Judith	Crowley	Marshfield	MA
Leo	Boudreau	Marshfield	MA
Kezia	Bacon	Marshfield	MA
Janice	Dayton	Marshfield	Ma.
Camille	Madden	Marshfield	MA
robert	keogh	marshfield	ma
Susan	Cooper Cronyn	Marshfield	MA
Matthew	Finn	Marshfield	MA
Eva	Gilarde	Marshfield	MA
Ellen	Callahan	marshfield	ma
john	martell	marshfield	mna.
William	Shanley	Marshfield	MA
michael	bilas	marshfield	ma



Kathleen	Staples	Marshfield	MA
Karen	Stone	Marshfield	MA
Patricia	DeYoung	Marshfield	MA
Lynne	McCarty	Marshfield	MA
Michael	Dean	Marshfield	MA
Dave	Fielding	Marshfield	Ma
Thomas	Kraska	Marshfield	Massachusetts
Susan	Caron	Marshfield	MA
Jane	Eggerstedt MD	Marshfield	MA
James	Foster	Marshfield	MA
Lou	Bitz	Marshfield	Ma
Christie	Stout	Marshfield	MA
Deborah	Comeau	Marshfield Hills	Massachusetts
Brad	White	Marshfield Hills	Massachusetts
Celeste	Fossel	Marshfield Hills	MA
BARRY	CORNWALL	MARSHFIELD HILLS	MA
Tom and Elizabeth	Welch	Marshfield hills	Ma
Gloria and Edward	Braun	Middleboro	MA
Richard	Dumais	Milton	MA
Dan	Shafro	Minneapolis	MN
Craig	Hannafin	N Marshfield	MA
Janis	Laios-Stevenson	N. Marshfield	Massachusetts
Leslie	Puth	New York	NY
I. Michael	Wolfe	No. Marshfield	MA
John	Dirico	No.marshfield	MA.
Mike	Fox	North Andover	Massachusetts
Karen	Malloy	North Marshfield	MA
Linda	Lintz	North Marshfield	Ma
Holly	Whelan	North Marshfield	Massachusetts
Donald	Ussher	North Marshfield	Ma
Catriona	Case	North Marshfield	Ma
Peter	Fairbanks	North Marshfield	MA
Maryellen	Hanchay	North Pembroke	MA
John	Blomberg	North Pembroke	MA
Danielle	Watson	North Scituate	Massachusetts
Ashley	Davies	Northborough	MA
C	Carr	Norton	MA
Patrick	Carr	Norton	MA
Mary Beth	McGillicuddy	Norwell	MA
Elizabeth and Ralph	Gordon	Norwell	MA
Alison	Demong	Norwell	MA
Jefferson	Detwiler	Norwell	MA
Paul	Le Bel III	Norwell	MA
Lily	Le Bel	Norwell	MA
Thomas	Graefe	Norwell	MA
Timothy	Buckley	Norwell	Massachusetts
Yvonne	Ainslie	Norwell	Ma



Erin	LeBel	Norwell	MA
Anna	D'Entremont	Norwell	Ma
Kristyn	Therrien	Norwell	Ma
Kerri	O'Dette	Norwell	MA
Timothy	Simpson	Norwell	MA
Jonathan	Bond	Norwell	MA
Gregory	Cogan	Norwell	MA
Peg	Carpenter	Norwell	MA
Deborah	Sarno	Norwell	MA
Forrest	Detwiler	Norwell	MA
Ann	Buchanan	Norwell	MA
Laurie	Detwiler	Norwell	Massachusetts
danielle	wood	norwell	ma
Andrew	White	Norwell	ma
Bruce	Graham	Norwell	MA
Martha	Twigg	Norwell	MA
Eric	Vining	Norwell	MA
Tracey	Cooke	Norwell	MA
Steve	Ivas	Norwell	MA
Douglas	Scheller	Norwell	Ma
Katie	Lydon	Norwell	MA
Patricia	Conway	Norwell	MA
Mary Beth	Burke*	Norwell	MA
John	Cataudella	Norwell	MA
Amy	Oc	Norwell	Ma
Kathleen	Lynch	Norwell	Massachusetts
Cynthia	Bayley	Norwell	MA
Caroline	Nowak	Norwell	Massachusetts
michael	hnatkovich	norwell	ma
melissa	frattasio	norwell	ma
Mairlynn	Raineri	Norwell	MA
Robert	Frattasio	Norwell	MA
Dr. Dana	Pantano	Norwell	MA
Patricia	Hainer	Norwell	MA
James	Donovan	Norwell	MA
Bruce F.	Meacham	Norwell	Massachusetts
Richard	McMullan	Norwell	MA
Deirdre	Tobias	Norwell	Massachusetts
Cathleen	Gilman	Norwell	Ma
Andrew	MacLellan	Norwell	MA
Sarah	Cassidy	Norwell	MA
Ryan	Coughlin	Norwell	MA
Marybeth	Shea	Norwell	Ma
Russell	Haskell	Norwell	MA
Holly	Mayfield	Norwell	MA
Bernard	Perry	Norwell	MA
Elinor	Deininger	Norwell	MA



Alexis	Dorn	Norwell	MA
Kevin	Cassidy	Norwell	MA
Samantha	Woods	Norwell	MA
Lori	Wolfe	Norwell	MA
David	Deegan	Norwell	MA
Paul	LeBel	Norwell	MA
Tyler	Amon	norwell	Ma
Douglas	MacLellan	Oakland	California
Linda	Osborne	Ocean bluff	Ma
Pat	Cassidy	Orleans	MA
Jessica	Farrell	Pembroke	Ma
Annmarie	Raleigj	Pembroke	MA
Patty	Cuozzi	Pembroke	MA
James	Thompson	Pembroke	Mass
Christina	Brown	Pembroke	MA
Lucyanne	Murphy	Pembroke	Ma
andrew	sullivan	pembroke	ma
Andrew	Shea	Pembroke	MA
Maureen	Canavan	Pembroke	MA
Kathleen	Aicardi	Pembroke	MA
Dennis	Winders	Pembroke	MA
Danielle	Tom	Pembroke	Massachusetts
chad	johnson	pembroke	massachusetts
Daniel	Kelly	Pembroke	Ma
Jennifer	Johnson	Pembroke	MA
Charles	Crossley	Pembroke	MA
Carolyn	Crossley	Pembroke	MA
ELIZABETH	Dwyer	Pembroke	Ma
Jace	Wilson	Pembroke	MA
Charles	McCarthy	Pembroke	MA
Ryan	Redican	Pembroke	Massachusetts
Kimberley	Estabrooks	Pembroke	MA
Jackie	Fitzpatrick	Pembroke	MA
Adam	Estabrooks	Pembroke	Ma
Julie	Abban	Pembroke	MA
Patty	Cuozzi	Pembroke	MA
CHRISTINE	KAN	PEMBROKE	MA
kelley	everett	Pembroke	MA
LeeAnn	Tombros	Pembroke	Ma
LeeAnn	Tombros	Pembroke	Ma
Roger	Futrell	Pembroke	Massachusetts
Susan	Guthro	Pembroke	MA
ELIZABETH	Dwyer	Pembroke	Massachusetts
Kim	Kane	Pembroke	Mass
Stephen	Hoff	Pembroke	MA
Jean	Pillard	Pembroke	Ma
Suzanne	Crossman	Pembroke	MA



teresa	sheedy	pembroke	Massachusetts
Richard J. McHugh	McHugh	Pembroke	Mass.
Phyllis	Hitchins	Pembroke	Ma
Matthew	Hitchins	Pembroke	Ma
Lynne	Rogers	Pembroke	Ma
Christine	Hitchins	Pembroke	Ma
chris	Sawtelle	Pembroke	Massachusetts
Linda	Craven	Pembroke	MA
Maura	Galligan	Pembroke	ma
Renae	Tuffy	Pembroke	Ma
Elaine	Boidi	Pembroke	Ma
Patricia	Foster	Pembroke	Ma
Scott	Chapman	Pembroke	MA
Priscilla	McMahon	Pembroke	MA
Carol	DeFranca	Pembroke	MA
jane	cournan	Pembroke	MA
Kristen	Yarranton	Pembroke	Ma
Anne	Prall	Pembroke	Massachusetts
judith	forbes	pembroke	ma
Dianne	Edson	Pembroke	Massachusetts
Olivia	Rogers	Pembroke	Ma
Sharon	Spadorcia	Pembroke	MA
Alan	Holbrook	Pembroke	Ma
Linda	Curtis-Harris	Pembroke	Ma
Nicole	Murphy	Pembroke	MA
Jeff	Ambrose	Pembroke	Ma
Louise	Salvatore	Pembroke	MA
Michael	McCormack	Pembroke	MA
Karen	McCormack	Pembroke	MA
Don	Salvato5re	PEmbroke	MA
Susan	Bollinger	Pembroke	MA
Cara	Littlefield	Pembroke	MA
Peter	Lynch	Pembroke	Ma
BEVERLY	WIGGIN	PEMBROKE	Massachusetts
Donald	Kernan	Pembroke	Ma
Patrick	Chilcott	Pembroke	Ma
Kathleen	Sullivan	Pembroke	Ma
Earl	Littlefield	Pembroke	MA
Tanis	Howe	Pembroke	MA
Mike	Tropeano	Pembroke	MA
Suzanne	Hayden	Pembroke	MA
Robert &	Beatson	Pembroke	Massachusetts
Bob	Sullivan	Pembroke	Ma
Dennis	Mikkola	Pembroke	ma
Andrea	Mikkola	Pembroke	MA
Josh	Steele	Pembroke	Ma
Larry	Jenkins	Pembroke	Ma



Dana	Forbes	Pembroke	Massachusetts
Stephen	Block	Pembroke	MA
William	Dunleavy	Pembroke	MA
Sheila	Sullivan-Landy	Pembroke	Ma
Sandra	Dunleavy	Pembroke	MA
Sandra	Dunleavy	Pembroke	MA
Sandra	Dunleavy	Pembroke	MA
Chris	Newton	Pembroke	MA
Stephanie	Burridge	Pembroke	Ma
Cristina	Amatucci	Pembroke	Ma
James	Stallings	Pembroke	Massachusetts
Laura	Stallings	Pembroke	Massachusetts
Leisa	Norton	Pembroke	Massachusetts
Willard	Boulter	Pembroke	Ma
George	Howe	Pembroke	MA
Kathryn	Teeter	Pembroke	Ma.
Alison	Gilmore	Pembroke	Ma
John	Kan	Pembroke	Massachusetts
CHRISTINE	KAN	PEMBROKE	MA
Stephen	LeBlanc	Pembroke	MA
Anne	Prall	Pembroke	Massachusetts
Richard	Burridge	Pembroke	Massachusetts
Phyllis	Hitchins	Pembroke	Ma
Matthew	Hitchins	Pembroke	Ma
Paul	Kernan	Pembroke	MA
Patricia	Watts	Pembroke	MA
Tracy	Wagner	pembroke	Massachusetts
Robin	Channell	Pembroke	Ma
Kenneth	Channell	Pembroke	Ma
Jeannie	Puddister	Pembroke	Ma
Kathleen	Feerick	Pembroke	Ma
Peter	Brown	Pembroke	Ma
Edward	Dunn	Pembroke	Ma
Beth	McQuaid	Pembroke	MA
Michelle	McMillan	Pembroke	MA
Ann	walker	Pembroke	Massachusetts
Michael	Murphy	Pembroke	MA
Audrey	Considine	Pembroke	Ma
Jay	LaRocca	Pembroke	Ma
Amy	Kelly	Pembroke	Ma
Jeff	Federspiel	Pembroke	Ma
Shannon Frances Lamb	Wilson	Pembroke	MA
Danielle	Morgan	Pembroke	MA
Christine	shortall	Pembroke	ms
Doug	Obey	Pembroke	MA
Donna	Wentzel	Pembroke	MA
Jaime	Dwyer	Pembroke	Ma



Karen	Mccabe	Pembroke	Ma
Donna	Foster	Pembroke	Ma
Jennifer	Jenkins	Pembroke	Ma
Kristen	Mcneil	Pembroke	Mass
Scott	St john	Pembroke	Massachusetts
Daniel	Silva	Pembroke	Ma
Jason	Federico	Pembroke	MA
Elizabeth	Hoyt	Pembroke	Ma
Cheryl	Otoole	Pembroke	Mass
Annie	Nolan	Pembroke	Mass
William	Arscott	Pembroke	Massachusetts
Shannon Frances Lamb	Wilson	Pembroke	MA
Jeff	Ripley	Pembroke	Mass
MaryLou	Ripley	Pembroke	Mass
Ted	Costello	Pembroke	Ma
Carolyn	Cleary-sullivan	Pembroke	Ma
William	Swanson	Pembroke	MA
Daniel	Sheehan	Pembroke	Ma
Deirdre	Couchon	Pembroke	MA
Kelly	Tamborella	Pembroke	MA
Kelly	OKeefe	Pembroke	MA
Curtis	Ludlow	Pembroke	Ma
Martin	Cournan	Pembroke	Ma
Robert	Schmitz	Pembroke	MA
Stephanie	Falvey	Pembroke	Ma
Gordon	Noseworthy	Pembroke	Massachusetts
Christine	Hitchins	Pembroke	Ma
Dana	Barunas	Pembroke	MA
Matthew	Hoagland	Plymouth	Massachusetts
Diane	Sanford	Plymouth	MA
Peter	Motyka	Plymouth	MA
Dorie	Stolley	Plymouth	MA
Dax	Martin	Plymouth	Ma
Alan	Selden	Plymouth	MA
Stephen	Connelly	Plymouth	Ma
Rachel	Calderara	Plymouth	MA
Ronald	Laramée	Plymouth	MA
Tim	Stanton	Plymouth	Massachusetts
Frances	Alger	Plymouth	MA
Karen	Edwards	Plymouth	MA
Carolyn	Fontaine	Plympton	Ma
Elizabeth	Christmann	Plympton	MA02367
Matt	Frazier	Plympton	MA
Justin	Fleming	Pocasset	Massachusetts
LINDA	DELLA CROCE	QUINCY	MASS
Robbie	Vogel	quincy	Massachusetts
Robert	Dinsmore	Quincy	MA



Jeanne	Owens	Quincy	Massachusetts
elizabeth	curran	randolph	ma
Jordan	Jacobs	Randolph	MA
Jana	Matthei	Randolph	MA
Cora	Leonardi	Rockland	Ma
Renee	Reilly Gambell	Rockland	MA
Joe	Ambrose	Rockland	Ma
Stephen	Cronin	Rockland	Massachusetts
Karen	Haffner	Rockland	Massachusetts
Liz	Landry	Rockland	Massachusetts
Jabet	Cann	Rocklanx	MA
Allyan	Rivera	Salem	MA
Paul	Schrader	Sandwich	MA
Season	Houghton	Scitate	Ma
Maribara	Cunningham	Scituate	MA
Carolyn	Compton	Scituate	MA
Matthew	Mitchell	Scituate	Massachusetts
Brian	Fardink	Scituate	Ma
Sharon	Ghiloni	Scituate	MA
Scott	White	Scituate	Ma
Joanne	Kaczowka	Scituate	MA
Jennifer	Kihn	Scituate	Ma
Shane	Perl	Scituate	MA
Peter	Kelly-Detwiler	Scituate	MA
Lisa	Bertola	Scituate	MA
Andy	Detwiler	Scituate	Massachusetts
Preston	Hoffman	Scituate	MA
Jim	Paskell	Scituate	MA
Lauren	Allansmith	Scituate	MA
Robert	Vogel	Scituate	MA
Ronald and Marjory	Himmer	Scituate	MA
Donna	Bangert	Scituate	MA
Elisabeth	Jones	Scituate	Ma
Jenny	Laughlin	Scituate	MA
Dr. James Patrick	Kelly	Scituate	MA
William	Krusell	Scituate	Ma
James	Duffey	Scituate	MA
James	Glinski	Scituate	MA
Lois	Rice	Scituate	Ma
Ken	Pinkham	Scituate	MA
kevin	norton	scituate	ma
mary	norton	scituate	ma
edward	hanafin	Scituate	ma
Leslie	Malerbi	Scituate	Mass
Kathryn	Chase	Scituate	MA
Patricia	Hess	Scituate	Ma
beverly	westerveld	scituate	MA

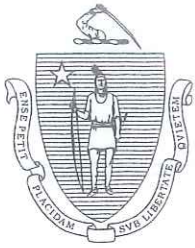


Douglas	Berg	Scituate	Ma
Michael	Kwiecien	Scituate	MA
Dawn	Croll	Scituate	MA
Gail	Jardim	Scituate	MA
Allan	Greenberg	Scituate	MA
Andrew	Culbert	Scituate	MA
Ralph	Butler	Scituate	MA
Kathleen	Donahue	Scituate	Ma
Richard	Leach	Scituate	MA
Eleanor	Harrington	Scituate	MA
Elizabeth	Foster	Scituate	MA
Richard	Garvey	Scituate	MA
Marilyn	MacLellan	Scituate	MA
henry	yeh	Scituate	Massachusetts
Nancy	Robertson	Scituate	MA
elaine	hanafin	scituate	ma
Albert	Needham	Scituate	MA
Donald	MacLellan	Scituate	MA
NANCY	FAY	SCITUATE	MA
Charlene	Richard	Scituate	MA
Christine	Harris	Scituate	Massachusetts
Alexander	Thomson	Scituate	Ma
laurie	schneider	Scituate	MA
Cynthia	Fusco	Scituate	MA
PEGGY	MAJOR	SCITUATE	MA
Glenn	Behmer	Scituate	Ma
Tracy	Cameron	Scituate	MA
Bradford	Parsons	Scituate	MA
Kathleen	Palimeri	Scituate	MA
Tess	Walter	Scituate	MA
Brian	Foy	Scituate	Ma
Eliot	Beal	Scutuate	MA
Joe	Celli	Sherman Oaks	CA
Donna	Burrell	Shreveport	LA
Douglas	McPherson	South Boston	Massachusetts
Laurel	Rheault	South weymouth	MA
Jennifer	McCarthy	South Weymouth	MA
Lauretta	Strout	South Woodstock	Vermont
Bruce	Emery	Southport	North Carolina
Tim	Watts	wareham	Massachusetts
alan	bedard	wareham	ma
Damon	Reed	Warren	VT
Patrick	McCaffrey	Warwick	RI
Walter	Potaznick, O.D.	West Bridgewater	Massachusetts
Sean	Foster-Nolan	Weymouth	MA
Lisa	Scott	Weymouth	MA
James	Jarvis	weymouth	MA



Cheri	Herbert	Weymouth	MA
Lorraine	Mcgrath	Weymouth	Ma
Dorothy	Anderson	Weymouthj	MA
kathleen	clinton	whitman	massachusetts
Ashley	Curtin	Whitman	MA
patrick	ricardo	whitman	ma
cindy	neels	winchester	MA
Elizabeth	Dinsmore.	Wollaston	MA





*The Commonwealth of Massachusetts*

HOUSE OF REPRESENTATIVES  
STATE HOUSE, BOSTON 02133-1054



**JOSH S. CUTLER**  
**STATE REPRESENTATIVE**  
6TH PLYMOUTH DISTRICT

STATE HOUSE, ROOM 39  
TEL. (617) 722-2014  
Josh.Cutler@MAhouse.gov

Committees:  
Community Development and  
Small Business  
Consumer Protection and  
Professional Licensure  
Election Laws  
Post Audit and Oversight

February 7, 2017

Mr. Michael Busby  
Massachusetts Housing Finance Agency  
One Beacon Street  
Boston, Mass 02108

*RE: River Marsh Village, MH #916*

Dear Mr. Busby,

I am writing to submit public comment on the Site Approval application of River Marsh LLC for a 68-unit development in the town of Pembroke.

This proposal raises significant environmental, health and safety risks and I respectfully request that MassHousing deny this application. Here is a summary of my concerns and objections:

**Traffic and safety risks.** The proposal would overtax existing road infrastructure and exacerbate traffic and safety issues at the intersection of Route 139 at Water and Cross streets. These two side streets are the only points of egress and cannot safely handle the increased traffic loads this development would require.

A Route 139 traffic corridor study by the Old Colony Planning Council highlighted issues with this intersection: "Roadway curvature, a skewed geometric layout, and roadside vegetation and fencing significantly obstruct sight lines at this intersection."<sup>1</sup>

The study reports a Level of Service (LOS) for afternoon traffic at the Water Street intersection as Category F, the lowest rating possible. "This condition exists wherever the amount of traffic approaching a point exceeds the amount that can traverse the point, resulting in lengthy queues and delay."<sup>2</sup>

<sup>1</sup> "Route 139 Corridor Study", Old Colony Planning Council, 2010, prepared under Contract with the Massachusetts Department of Transportation, 52455, page 85.

<sup>2</sup> IBID, from Highway Capacity Manual, definition on page 39.



Those traffic issues are based on 2010 data and do not account for recent commercial expansion abutting the area, nor a new 48-unit assisted living development located off Cross Street slated to open this fall. Accordingly, there is credible evidence to suggest that traffic and safety concerns are worse than even this data represents. This neighborhood has reached a saturation point and cannot safely accommodate added volume.

**Health and environmental risks.** The proposal directly abuts the North River and sensitive wetlands. Portions of the proposed development lie within the North River Protected Corridor and the Natural Heritage and Endangered Species Priority Habitat. The project would cover over 30 acres of wetlands that have for decades been deemed unbuildable land.

Stormwater runoff and wastewater could directly impact wetlands, vernal pools, and the North River itself. A proposed treatment system will treat approximately 15,000 gallons of wastewater per day and require crossing wetlands. As the North & South Rivers Watershed Association has wisely pointed out, millions of the Commonwealth's tax dollars have already been invested to protect this historic watershed and prevent precisely the kind of ecological damage this kind of intense development could create.

**Town has already taken significant steps to meet affordable housing goals** According to the most recent Subsidized Housing Inventory (SHI) from DHCD, the town of Pembroke is within 0.4% of the Commonwealth's ten percent affordable housing goal, one of the few suburban communities to approach this metric. Moreover, a recently approved 40B project in the Birch Street area of Pembroke (Copperwood Circle) will add another 36 units of housing. (This development is not included in the current SHI.) Clearly the community has embraced the underlying Chapter 40B goal of ensuring a diversity of affordable housing options.

**Application missing required elements under 760 CMR 56.04 (2)**

This development does not meet the standards set forth in 760 CMR 56.04 for issuing a project eligibility letter. Required elements under 760 CMR 56.04 (2) are missing, including portions of elements (c) and (g). Moreover some of the plans submitted rely on data that is 15 years old.

**Application does not meet standard of 760 CMR 56.04 (4)**

A determination of project eligibility requires a finding under subsections (b) and (c) that the site is "generally appropriate for residential development". Factors to be considered include "building massing, topography, environmental resources, and integration into existing development patterns." Based on any objective measurement of these factors this application fails to meet that burden.

The 40B law was designed to be a shield to protect affordable housing from unreasonable local objections but in the present case it is being wielded as a sword. This proposed



*River Marsh Village, MH #916 /Continued*

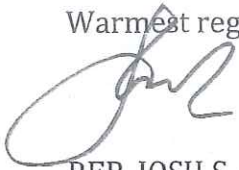
development would, at most, add nine (9) units to the town's Subsidized Housing Inventory and come at a steep price to the environment, neighborhood and public safety.

For the reasons cited above, and others expressed by the Pembroke Board of Selectmen, the North & South Rivers Watershed Association and numerous residents, neighbors and other stakeholders, I respectfully request that MassHousing not issue a Project Eligibility letter for the River Marsh Village development.

Should you have any questions please do not hesitate to contact my office at 617-722-2210 or via email at [josh.cutler@mahouse.gov](mailto:josh.cutler@mahouse.gov).

Thank you for your time and attention.

Warmest regards,



REP. JOSH S. CUTLER  
Sixth Plymouth District

cc: Lew Stone, Chairman, Pembroke Board of Selectman  
Frank Baldassini, Chairman, Pembroke Board of Zoning & Building Appeal





The Commonwealth of Massachusetts

General Court

State House, Boston 02113-1054

February 8, 2017

Mr. Michael Busby  
Massachusetts Housing Finance Agency  
One Beacon Street  
Boston, Mass 02108

**RE: River Marsh Village, MH #916**

Dear Mr. Busby,

As legislators representing communities along the North River, we write to share our concerns with a Site Approval application for River Marsh Village, a 68-unit 40B development that would encroach on this historic waterway.

The North River is a jewel of the South Shore -- a scenic, cultural and recreational resource enjoyed by our entire region. It is also an ecologically significant waterway, having been designed by the U.S. Department of Interior as a National Natural Landmark, one of only eleven in Massachusetts. The North River is also under a state Scenic and Recreational River Protective Order dating back to 1978.

The proposed 40B development would cross sensitive wetlands and encroach upon the river's Protected Corridor. Portions of the development would also lie within the habitat for endangered species. Stormwater and wastewater generated from this project could also impact water quality in the North River and associated tributaries in Scituate, Marshfield, Pembroke, Norwell, Hanover, and Hanson. The project would require a wastewater treatment system abutting environmentally sensitive wetlands.

We appreciate and applaud efforts to encourage development of affordable housing here on the South Shore, however we do not believe this location is appropriate for such an intense and ecologically risky project.

*(continued)*

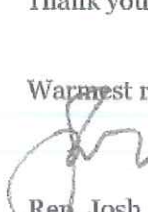
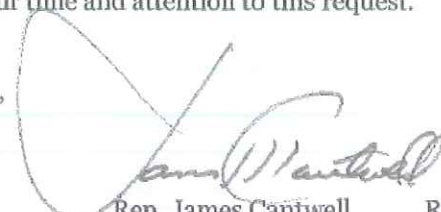
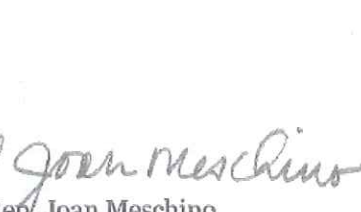

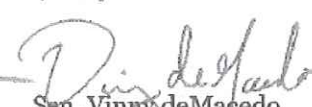



*River Marsh Village/continued*

Accordingly we join with local elected officials, the North & South Rivers Watershed Association and other stakeholders to respectfully request that MassHousing not issue a Project Eligibility letter for this development.

Thank you for your time and attention to this request.

Warmest regards,

		
Rep. Josh Cutler 6th Plymouth District	Rep. James Cantwell 4th Plymouth District	Rep. Joan Meschino 3rd Plymouth District
		
Rep. David DeCoste 5th Plymouth District	Sen. Vinny deMacedo Plymouth & Barnstable	Sen. Patrick O'Connor Plymouth and Norfolk



## **EXHIBIT 4**

Massachusetts Division of Wildlife Findings

MassGIS Online Mapping Tool of Designated Resources for Endangered Species

Pembroke Herring Fisheries Superintendent Statement



## Leddick, Jesse (FWE)

---

**From:** Leddick, Jesse (FWE)  
**Sent:** Tuesday, December 27, 2016 3:42 PM  
**To:** McKenzie, C. Bradley  
**Cc:** Holt, Emily (FWE)  
**Subject:** RE: Proposed Project in Pembroke, MA (NHESP 16-36291)

Hi Brad,

It was good to speak with you this morning. As we discussed, the property is located within Priority Habitat for a state-listed turtle species according to the Massachusetts Natural Heritage Atlas (13<sup>th</sup> Edition). Therefore, prior to the start of work the applicant will need to submit a filing to the Division for review pursuant to the MESA. If a Notice of Intent is required, a copy of the NOI must also be submitted to the Division for review pursuant to the rare wildlife species section of the Massachusetts Wetlands Protection Act Regulations (310 CMR 10.59; WPA). Alternatively, the applicant may submit a streamlined NOI to facilitate review under both MESA and the WPA.

The applicant has already made significant strides to consolidate the development footprint associated with the project. However, we discussed needing to further evaluate alternatives that avoid/minimize temporary and permanent impacts with the overall goal being to consolidate development east toward Water Street and reduce the total area of disturbance to the greatest extent possible. For example, the applicant should evaluate opportunities to shift development (e.g., buildings, stormwater management structures, etc.) into habitat fragments that would be isolated from the larger open space area once the project is constructed (e.g., Areas E, F and G). Additionally, we discussed shifting the westerly development envelope (adjacent to Area C) east and south so as to facilitate preservation of undisturbed upland habitats closer to the North River. We also discussed the need to evaluate alternative stormwater management designs to reduce the size/extent of traditional stormwater management basins. These design alternatives might include, but may not be limited to, use of low-impact design technologies (e.g., rain gardens, grassy swales and vegetated filter strips, porous pavement, and similar methods), underground infiltration systems, and reducing the width/area of streets, sidewalks, and other paved surfaces to the greatest extent possible. I would also note that any wetland crossing should be designed to enable passage of turtles under the roadway (favoring open-topped structures that maximize light, air and moisture circulation).

In advance of formal MESA review, and based on a review of the information provided, we do not anticipate that this project, as currently proposed, will rise to the level of a Take of state-listed species. However, we anticipate that the project will likely need to be conditioned in order to avoid a Take. Conditions will likely include, but may not be limited to, (a) implementing a Division-approved plan to protect state-listed turtles during construction (e.g., installation of temporary turtle barriers around the limit of work, removal of state-listed turtles from the work area by a qualified biologist during the turtle active season [April 15 – October 15 of any year], and routine monitoring/maintenance of turtle barriers during construction); (b) implementing a Division-approved operations and maintenance plan to protect state-listed turtles during future, routine maintenance of stormwater structures (e.g., all mechanized maintenance to occur outside of the turtle active season); and (c) use of turtle friendly curbing wherever curbing is required. It is also our understanding that the applicant is proposing to permanently protect the remainder of the property (approximately 26.4 acres of upland and wetland habitats) through an EEA-DCS approved Conservation Restriction (or deeding the open space directly to) a qualified conservation entity.

We look forward to working with you and the applicant to avoid and minimize impacts to state-listed turtles associated with the project consistent with the above. As always, I would be happy to review and provide feedback on a pre-filing basis as you refine and finalize project designs in preparation for a MESA/WPA filing. Don't hesitate to contact me via email or phone with any additional questions, concerns, or if you'd like to discuss the project for any reason. Best regards,



**Jesse Leddick**

Endangered Species Review Biologist  
Massachusetts Division of Fisheries & Wildlife  
1 Rabbit Hill Road, Westborough, MA 01581  
p: (508) 389-6386 | e: [Jesse.Leddick@state.ma.us](mailto:Jesse.Leddick@state.ma.us)  
[mass.gov/masswildlife](http://mass.gov/masswildlife) | [facebook.com/masswildlife](https://facebook.com/masswildlife)

---

**From:** McKenzie, C. Bradley [mailto:[BMckenzie@mckeng.com](mailto:BMckenzie@mckeng.com)]  
**Sent:** Wednesday, December 14, 2016 2:49 PM  
**To:** Leddick, Jesse (FWE)  
**Cc:** Holt, Emily (FWE)  
**Subject:** RE: Proposed Project in Pembroke, MA

Hi Jesse,

Attached is our preliminary site plan that will be filed with MassHousing on Monday Dec. 19.

The calculations included on the plan indicate that the project can comply with the NHESP policy for mitigation for the Eastern Box Turtle.

We would very much appreciate any feedback you can provide prior to the submission date.

Please do not hesitate to contact me should you have any questions.

Regards,

Bradley C. McKenzie, P.E.  
President



Assinippi Office Park  
150 Longwater Drive, Suite 101  
Norwell, MA 02061  
P: 781.792.3900  
F: 781.792.0333  
C: 781.520.9713  
[www.mckeng.com](http://www.mckeng.com)

*P Please consider the environment before printing this email!*

---

CONFIDENTIALITY NOTE: This message and the documents accompanying this transmission may contain information from McKenzie Engineering Group, Inc. which is confidential or privileged information. The information is intended to be for the use of the individual or entity named on this transmission. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the contents of this information is prohibited. If you have received this e-mail in error, please notify us by telephone immediately and kindly delete the messages and attachments.



## Leddick, Jesse (FWE)

---

**From:** McKenzie, C. Bradley [BMckenzie@mckeng.com]  
**Sent:** Wednesday, December 14, 2016 2:49 PM  
**To:** Leddick, Jesse (FWE)  
**Cc:** Holt, Emily (FWE)  
**Subject:** RE: Proposed Project in Pembroke, MA  
**Attachments:** 215-181 NHESP MITIGATION (REV3).pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Jesse,

Attached is our preliminary site plan that will be filed with MassHousing on Monday Dec. 19.

The calculations included on the plan indicate that the project can comply with the NHESP policy for mitigation for the Eastern Box Turtle.

We would very much appreciate any feedback you can provide prior to the submission date.

Please do not hesitate to contact me should you have any questions.

Regards,

Bradley C. McKenzie, P.E.  
President



Assinippi Office Park  
150 Longwater Drive, Suite 101  
Norwell, MA 02061  
P: 781.792.3900  
F: 781.792.0333  
C: 781.520.9713  
[www.mckeng.com](http://www.mckeng.com)



*Please consider the environment before printing this email*

---

CONFIDENTIALITY NOTE: This message and the documents accompanying this transmission may contain information from McKenzie Engineering Group, Inc. which is confidential or privileged information. The information is intended to be for the use of the individual or entity named on this transmission. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the contents of this information is prohibited. If you have received this e-mail in error, please notify us by telephone immediately and kindly delete the messages and attachments.

---

**From:** Leddick, Jesse (FWE) [<mailto:Jesse.Leddick@MassMail.State.MA.US>]  
**Sent:** Friday, December 09, 2016 10:42 AM  
**To:** McKenzie, C. Bradley

**Cc:** Holt, Emily (FWE)  
**Subject:** RE: Proposed Project in Pembroke, MA

Hi Brad,

We can review on a pre-filing basis and provide preliminary feedback (in advance of a formal filing) on potential rare species concerns and likely MESA permitting options. You are welcome to send (via email) the preliminary plan that you have; I'll take a look and follow up with you to discuss further. All the best,

**Jesse Leddick**  
Endangered Species Review Biologist  
Massachusetts Division of Fisheries & Wildlife  
1 Rabbit Hill Road, Westborough, MA 01581  
p: (508) 389-6386 | e: [Jesse.Leddick@state.ma.us](mailto:Jesse.Leddick@state.ma.us)  
[mass.gov/masswildlife](http://mass.gov/masswildlife) | [facebook.com/masswildlife](https://facebook.com/masswildlife)

---

**From:** McKenzie, C. Bradley [<mailto:BMckenzie@mckeng.com>]  
**Sent:** Friday, December 09, 2016 10:06 AM  
**To:** Leddick, Jesse (FWE); Leddick, Jesse (FWE)  
**Subject:** Proposed Project in Pembroke, MA

Hi Jesse,

Hope all is well.

My client is proposing a multifamily project on a site in Pembroke, Massachusetts. Its located in a Priority Habitat. I believe it's in a EBT habitat.

We have a preliminary layout that I would like to discuss with you or someone at NHESP.

How should we proceed?

Regards,

Bradley C. McKenzie, P.E.  
President



Assinippi Office Park  
150 Longwater Drive, Suite 101  
Norwell, MA 02061  
P: 781.792.3900  
F: 781.792.0333  
C: 781.520.9713  
[www.mckeng.com](http://www.mckeng.com)

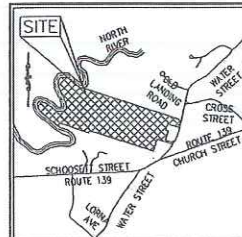


Please consider the environment before printing this email!

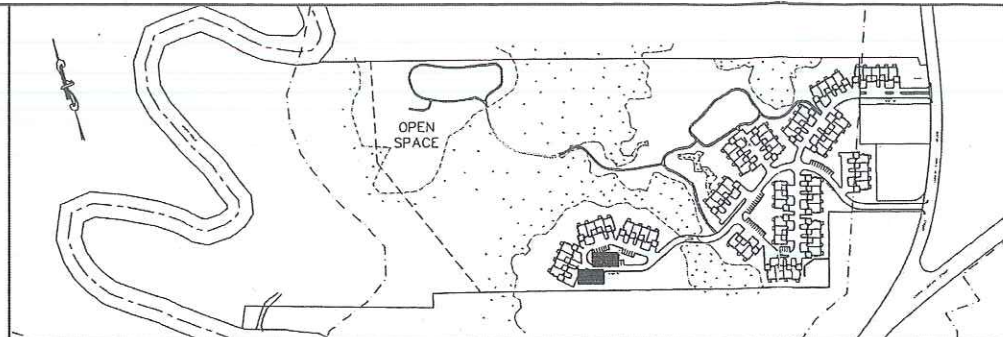
---

CONFIDENTIALITY NOTE: This message and the documents accompanying this transmission may contain information from McKenzie Engineering Group, Inc. which is confidential or privileged information. The information is intended to be for the use of the





LOCUS MAP  
Not to Scale



OVERALL MAP  
1"=250'

### LEGEND

■	LIMIT OF PROPOSED WORK	
	TOTAL AREA WITHIN NHESP:	39.5 AC
	TOTAL UPLAND WITHIN NHESP:	21.2 AC
▨	TOTAL WETLAND WITHIN NHESP:	18.3 AC
▨	TOTAL PROPOSED AREA TO BE ALTERED WITHIN NHESP:	10.1 AC
▨	TOTAL AREA UNALTERED WITHIN NHESP:	11.2 AC

### MITIGATION AREA REQUIRED BY NHESP:

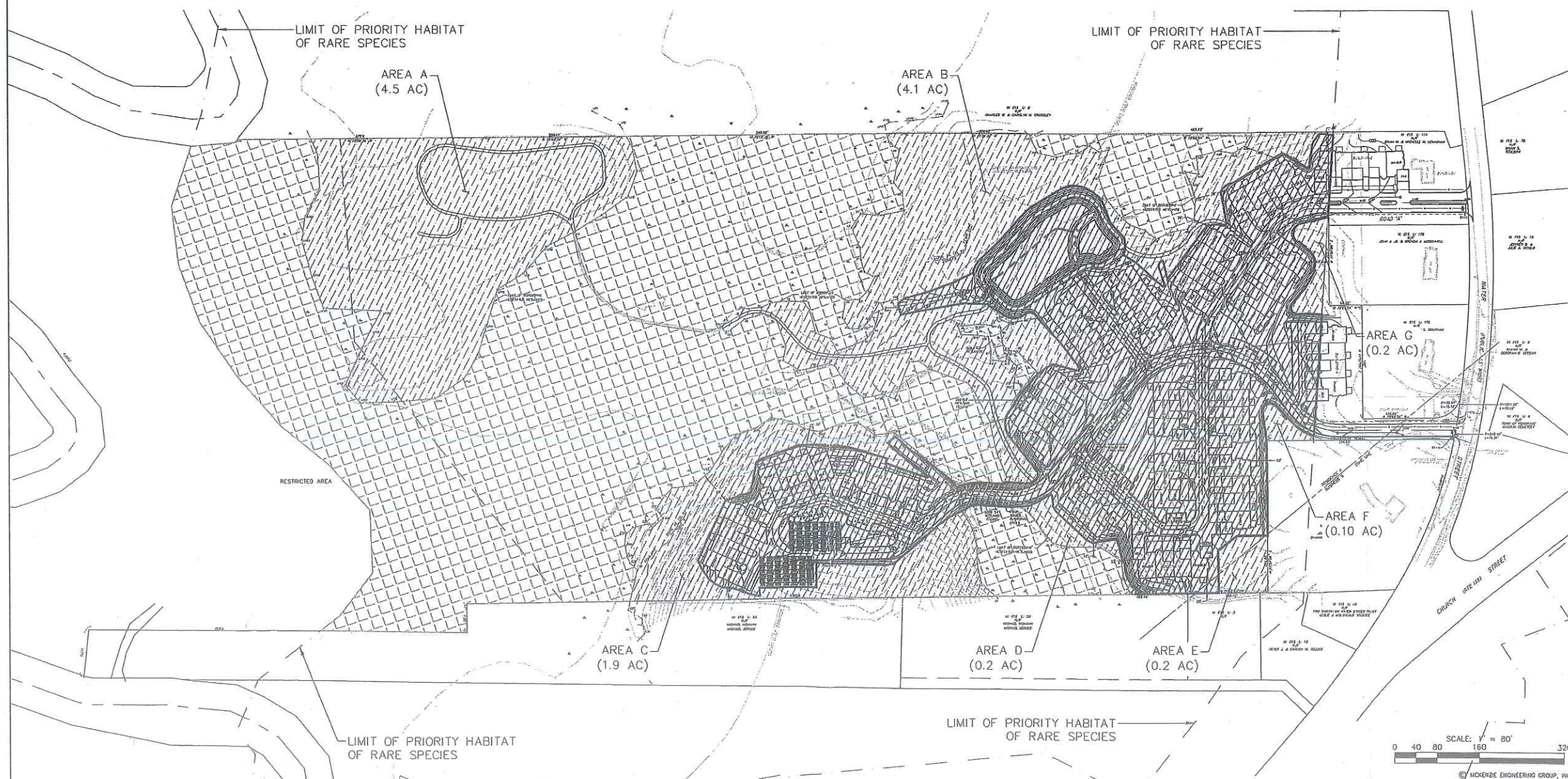
TOTAL ALTERED AREA = 10.1 AC \* 1.5 = 15.2 AC

### WETLAND RESTRICTION

30% OF 15.2 AC = 4.56 AC  
UPLAND REQUIRED = 15.2 AC - 4.56 AC = 10.64 AC

### AREA AVAILABLE FOR MITIGATION:

AREA A:	4.5 AC
AREA B:	4.1 AC
AREA C:	1.9 AC
AREA D:	0.2 AC
AREA E:	0.2 AC
AREA F:	0.1 AC
AREA G:	0.2 AC
TOTAL	11.2 AC



## RIVER MARSH VILLAGE COMPREHENSIVE PERMIT PLAN (ASSESSORS MAP E-17, LOT 0 AND E-17A, LOT 274) WATER STREET PEMBROKE, MASSACHUSETTS

PROFESSIONAL ENGINEER:

OWNER:  
River Marsh, LLC  
293R Washington Street  
Norwell, Massachusetts 02061

DRAWN BY: SBS  
DESIGNED BY: SBS  
CHECKED BY: BCM  
APPROVED BY: BCM  
DATE: 12/12/2016  
SCALE: 1"=80'  
PROJECT NO.: 215-181

NHESP  
MITIGATION

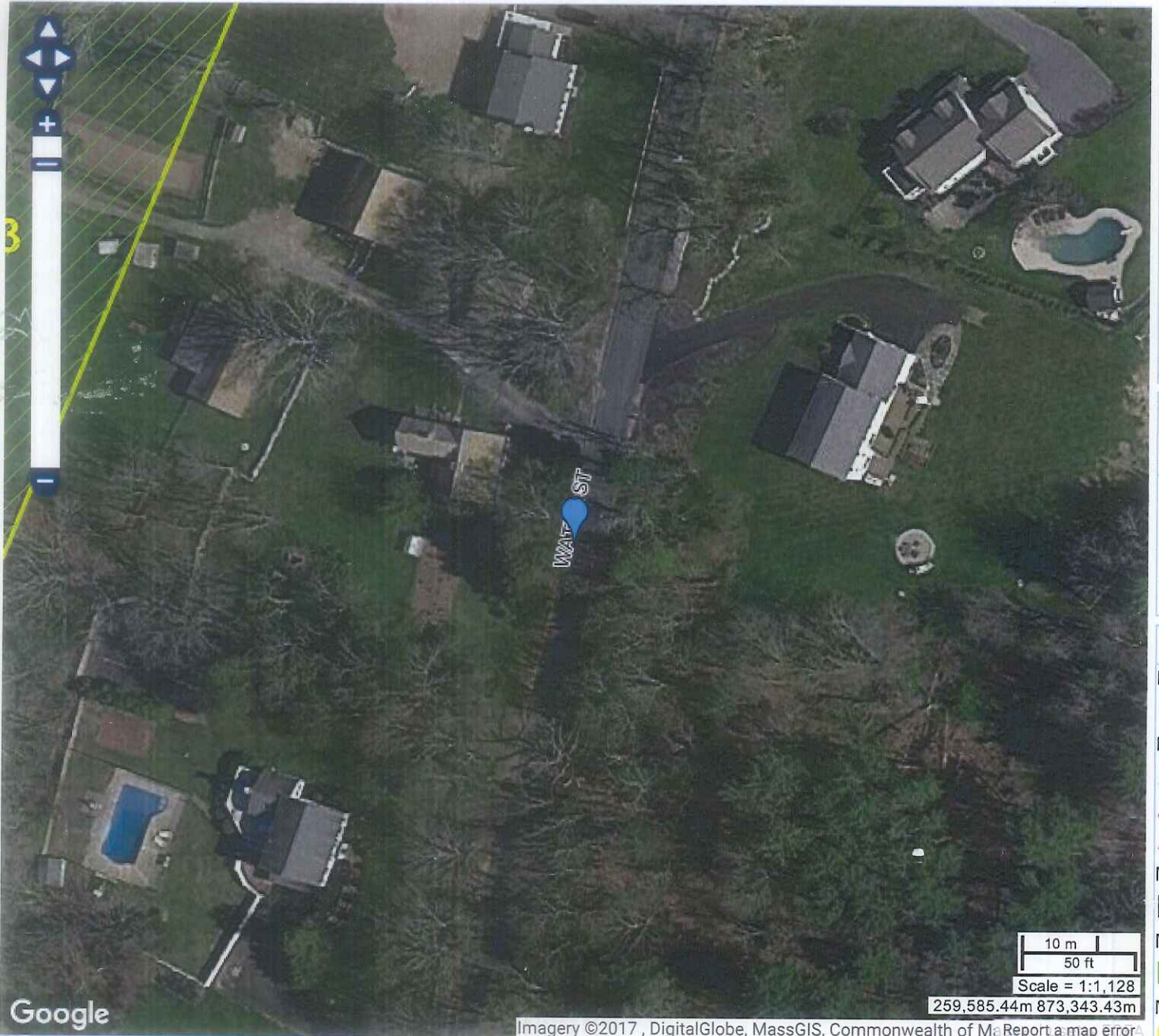
DWG. No.  
**P-1**





286 water street pembroke m

Zoom to a town



Google

0 m

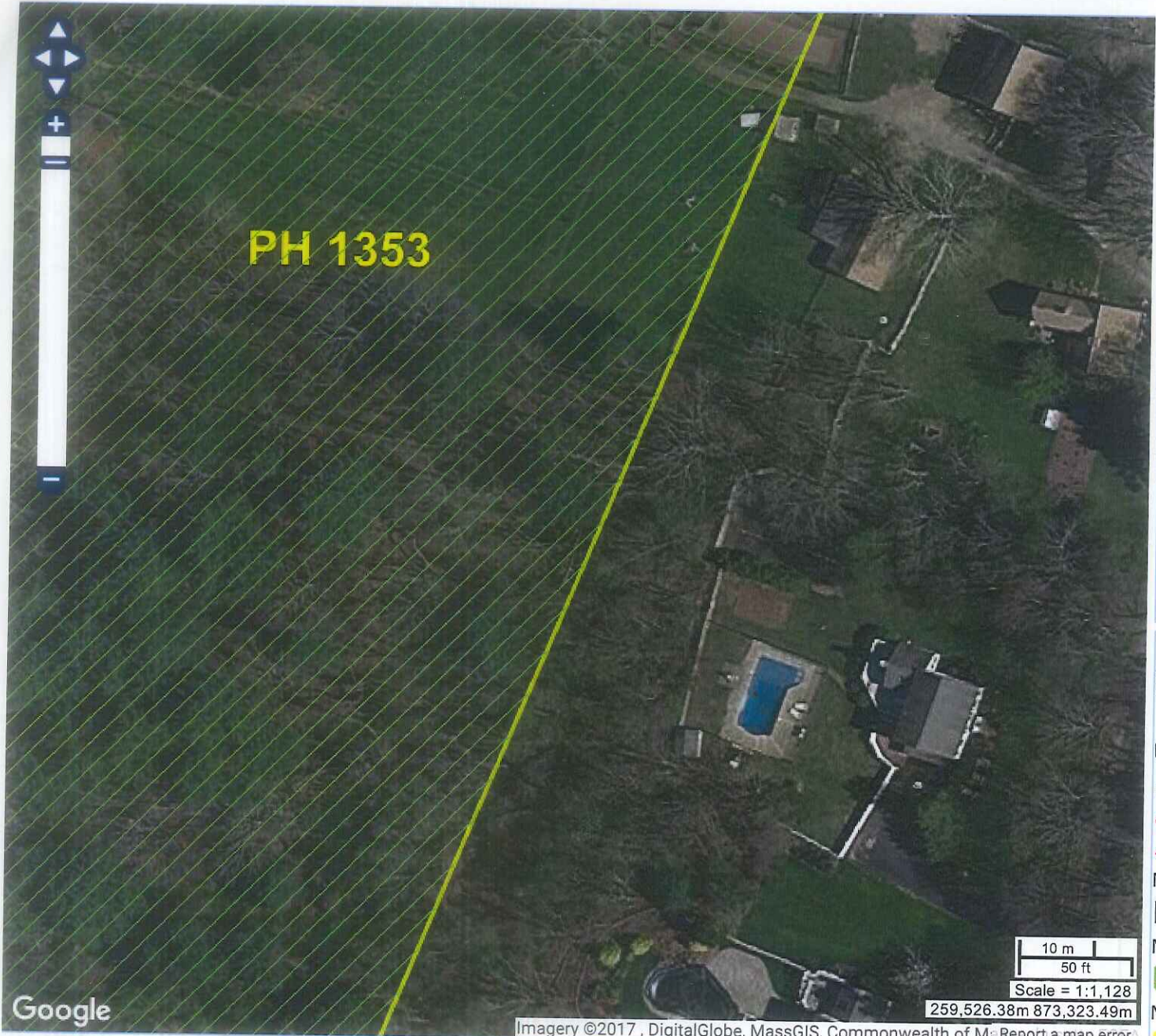
Basemaps





286 water street pembroke m

Zoom to a town



0 m

Basemaps

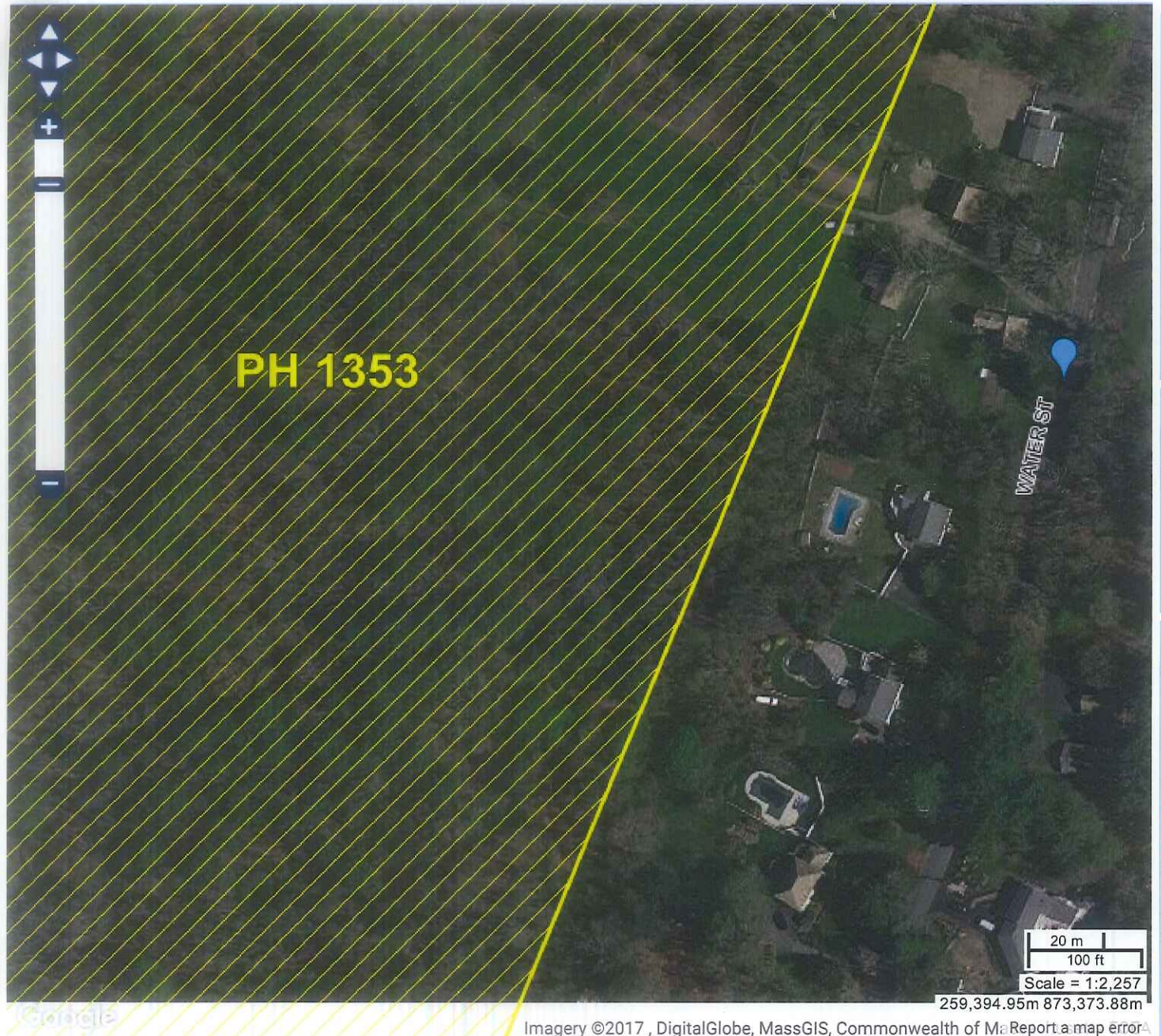
- St
- Al
- Cl
- Le
- Na
- Ma
- Ma
- NH
- NH
- E
- E





286 water street pembroke m

Zoom to a town



0 m

Basemaps





286 water street pembroke m

Zoom to a town



0 m

Basemaps

DESIGNATED AREA FOR ENDANGERED SPECIES &  
ENDANGERED WILDLIFE.

outlined in yellow-green

[http://maps.massgis.state.ma.us/map\\_ol/oliver.php?lyrs=NHESP%20Priority%20Habitats%20of%20Rare%20Species~massgis:GISDATA.PRIHAB\\_POLY~GI...](http://maps.massgis.state.ma.us/map_ol/oliver.php?lyrs=NHESP%20Priority%20Habitats%20of%20Rare%20Species~massgis:GISDATA.PRIHAB_POLY~GI...) 1/1

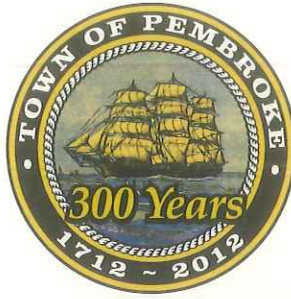
River Marsh - Concep - 'Prefile' - review  
species - request - Turkey - request

→ Jesse - email to comments - reductions - potential conditions -

- re: track - 16 - 36291 concept request ex - for site invest.  
earth → soil.

emily.holt@state.ma.us





## *Herring Fisheries Commission*

Town of Pembroke  
Herring Fisheries Commission  
Superintendent Mark Amorello  
100 Center Street  
Pembroke Ma 02359

781-293-3844

Mr. Michael Busby 40 B Specialist  
Mass Housing  
One Beacon Street  
Boston, MA 02108

Re: Project #MH-916 River Marsh Village, Pembroke

Dear Mr. Busby,

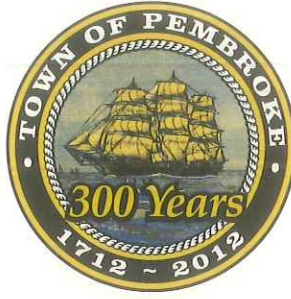
As the herring Commissioner for the town of Pembroke I feel obligated to comment on the proposed 68 unit River Marsh Village project.

Management of river herring is under the direction of the National Marine Fisheries Service. There has been a moratorium on the taking of river herring for several years. The stocks were severely depleted on the east coast of the United States. The NMF has mandated that every state with herring must have a strategic rebuilding plan.

Pembroke has the largest herring run on the North River. Over the past few years the commission and the Mass Division of Marine Fisheries have put a tremendous amount of effort in maintaining the herring run. The stream is cleared of debris every winter to allow clear passage for the spawning migration in the spring. We monitor water levels of Oldham and Furnace Ponds where the herring spawn. In the late spring the mature fish return to the ocean via the North River. In the early to late summer and fall we monitor water levels to allow the juvenile fish to migrate to the ocean.

Contact Information: (781-831-2123 cell) [markamorello@yahoo.com](mailto:markamorello@yahoo.com)  
Check out our web site: [www.townofpembrokemass.org](http://www.townofpembrokemass.org)





## *Herring Fisheries Commission*

Town of Pembroke  
Herring Fisheries Commission  
Superintendent Mark Amorello  
100 Center Street  
Pembroke Ma 02359

781-293-3844

It is my opinion that anything that will jeopardize the life cycle of river herring should be carefully scrutinized. In the past three years we have seen the amount of herring that migrate up to spawn quadruple to over 200,000 fish. The addition of housing units in close proximity to the North River is not acceptable. The run off from fertilizers, salt and winter chemicals will have an adverse effect on water quality. The onsite treatment plant has to have some place for the treated waste water to go. Will the plant be adequate to handle whatever residents may choose to put into the system? There are many questions that need to be answered and I feel all the answers point to the rejection of the project. Herring are a valuable resource to the entire ecosystem of the ocean. They are one of the base forage species that support many of the sport and commercial fisheries in Massachusetts.

I hope you will take how important the North River and its tributaries is to the herring fishery and the federally mandated rebuilding program currently underway into account in any decision making regarding the project. It is my opinion that a project of this size and in the area where it is proposed should be rejected.

Regards,

Mark Amorello  
Herring Commissioner  
Pembroke, MA

Contact Information: (781-831-2123 cell) [markamorello@yahoo.com](mailto:markamorello@yahoo.com)  
Check out our web site: [www.townofpembrokemass.org](http://www.townofpembrokemass.org)



## **EXHIBIT 5**

Pembroke Department of Public Works Pavement Management Program



Street Name	From	To	Width	Length	Square Yards	Reveal	RSR	Repair	Repair Cost
<b>COUNTRY CLUB CIRCLE</b>	<b>0.409</b> Miles								
COUNTRY CLUB CIR-01	OLDHAM ST	FAIRWAY LN	26	974	2,814	5	88	Crack Seal	\$1,125.58
COUNTRY CLUB CIR-02	FAIRWAY LN	OLDHAM ST	26	1,185	3,424	6	82	Crack Seal	\$1,369.52
<b>CRANBERRY LANE</b>	<b>0.269</b> Miles								
CRANBERRY LN-01	QUEENS BROOK RD	LIANE WY	23	933	2,383	3	76	Surface Treatment	\$19,066.38
CRANBERRY LN-02	LIANE WY	VERNA HALL RD	23	490	1,253	4	91	Defer Maintenance	\$0.00
<b>CROSS STREET</b>	<b>0.337</b> Miles								
CROSS ST	WATER ST	CHURCH ST	16	1,778	3,160	0	62	Mill and Overlay	\$50,560.33
<b>CURVE STREET</b>	<b>0.171</b> Miles								
CURVE ST	OLDHAM ST	CENTER ST	22	902	2,206	4	55	Mill and Overlay	\$35,291.08
<b>CYPRESS ROAD</b>	<b>0.283</b> Miles								
CYPRESS RD-01	VALLEY ST	CLAREMONT RD	28	391	1,215	4	93	Defer Maintenance	\$0.00
CYPRESS RD-02	CLAREMONT ST	CUL DE SAC	28	1,104	3,433	4	82	Crack Seal	\$1,373.28
<b>DEBRA ROAD</b>	<b>0.143</b> Miles								
DEBRA RD	HILLCREST DR	LONG HILL RD	25	755	2,097	4	71	Surface Treatment	\$16,777.55
<b>DWELLEY STREET</b>	<b>1.053</b> Miles								
DWELLEY ST-01	WEST ELM ST	MAPLE AVE	20	1,762	3,915	0	49	Reclamation	\$93,949.79
DWELLEY ST-02	MAPLE AVE	MILFORD DR	20	1,917	4,260	6	56	Mill and Overlay	\$68,165.53
DWELLEY ST-03	MILFORD DR	HANSON TL	20	1,883	4,184	3	34	Reclamation	\$100,424.2
<b>EAGLE GATE</b>	<b>0.046</b> Miles								
EAGLE GATE	WOODBINE AVE	SCHOOL ST	8	244	217		97	Defer Maintenance	\$0.00
<b>EDGEWATER DRIVE</b>	<b>1.607</b> Miles								
EDGEWATER DR-01	WASHINGTON ST	JUNIPER LN	24	595	1,588	6	93	Defer Maintenance	\$0.00
EDGEWATER DR-02	JUNIPER LN	MIRAMAR DR	24	826	2,202	6	89	Crack Seal	\$880.91
EDGEWATER DR-03	MIRAMAR DR	JUNIPER LN	24	2,769	7,384	6	84	Crack Seal	\$2,953.44
EDGEWATER DR-04	JUNIPER LN	RESERVOIR RD	24	806	2,149	6	82	Crack Seal	\$859.42
EDGEWATER DR-05	RESERVOIR RD	SUNSET WY	24	2,175	5,800	6	83	Crack Seal	\$2,320.19



Street Name	From	To	Width	Length	Square Yards	Reveal	RSR	Repair	Repair Cost
OLD WASHINGTON ST-06	WASHINGTON ST	WASHINGTON ST	16	457	812	0	88	Crack Seal	\$324.79
OLD WASHINGTON ST-07	COLUMBIA RD	HANOVER TL	22	1,796	4,391	4	85	Crack Seal	\$1,756.50
<b>OLD WEST ELM STREET</b>	<b>0.224</b> Miles		<b>19</b> Avg.	<b>9,022.74</b> Feet	<b>18,882</b> Sq Yards	<b>3</b> Avg.	<b>66</b> Avg.	<b>Mill and Overlay</b>	<b>\$299,421</b>
OLD WEST ELM ST	WEST ELM ST	WEST ELM ST	16	1,184	2,106	0	95	Defer Maintenance	\$0.00
<b>OLDHAM STREET</b>	<b>1.933</b> Miles		<b>16</b> Avg.	<b>1,184.45</b> Feet	<b>2,106</b> Sq Yards	<b>0</b> Avg.	<b>95</b> Avg.	<b>Defer</b>	<b>\$0</b>
OLDHAM ST-01	CENTER ST	CURVE ST	24	603	1,608	0	89	Crack Seal	\$643.02
OLDHAM ST-02	CURVE ST	MACKENZIE ORCHARDS RD	24	1,025	2,734	6	88	Crack Seal	\$1,093.52
OLDHAM ST-03	MACKENZIE ORCHARDS RD	WEST ELM ST	24	2,413	6,434	6	93	Defer Maintenance	\$0.00
OLDHAM ST-04	WEST ELM ST	WAMPATUCK ST	24	1,184	3,158	6	93	Defer Maintenance	\$0.00
OLDHAM ST-05	WAMPATUCK ST	PINE TREE LN	24	1,137	3,032	6	89	Crack Seal	\$1,212.74
OLDHAM ST-06	PINE TREE LN	COUNTRY CLUB CIR	24	604	1,611	0	86	Crack Seal	\$644.40
OLDHAM ST-07	COUNTRY CLUB CIR	COUNTRY CLUB CIR	24	218	581	0	86	Crack Seal	\$232.30
OLDHAM ST-08	COUNTRY CLUB CIR	SHORES EDGE RD	24	1,888	5,034	6	79	Surface Treatment	\$40,269.89
OLDHAM ST-09	SHORES EDGE RD	HANSON TL	24	1,137	3,033	6	84	Crack Seal	\$1,213.08
<b>OLE TREE ROAD</b>	<b>0.348</b> Miles		<b>24</b> Avg.	<b>10,208.5</b> Feet	<b>27,223</b> Sq Yards	<b>4</b> Avg.	<b>88</b> Avg.	<b>Crack Seal</b>	<b>\$10,889</b>
OLE TREE RD-01	SCHOOL ST	TIFFANY LN	24	528	1,408	4	79	Surface Treatment	\$11,261.11
OLE TREE RD-02	TIFFANY LN	CUL DE SAC	24	1,312	3,499	4	79	Surface Treatment	\$27,992.79
<b>ORCHARD DRIVE</b>	<b>0.258</b> Miles		<b>24</b> Avg.	<b>1,840.02</b> Feet	<b>4,907</b> Sq Yards	<b>4</b> Avg.	<b>79</b> Avg.	<b>Surface Treatment</b>	<b>\$39,254</b>
ORCHARD DR-01	HIGH ST-NO	OLD CART PATH LN	26	417	1,203	4	93	Defer Maintenance	\$0.00
ORCHARD DR-02	OLD CART PATH LN	OLD CART PATH LN	26	945	2,729	4	91	Defer Maintenance	\$0.00
<b>OWLS HEAD BLUFF ROAD</b>	<b>0.259</b> Miles		<b>26</b> Avg.	<b>1,361.15</b> Feet	<b>3,932</b> Sq Yards	<b>4</b> Avg.	<b>92</b> Avg.	<b>Defer</b>	<b>\$0</b>
OWLS HEAD BLUFF RD-01	CENTER ST	OWLS HEAD WY	24	298	794	4	46	Reclamation	\$19,059.65
OWLS HEAD BLUFF RD-02	OWLS HEAD WY	MATTAKESET WY	24	1,072	2,858	4	49	Reclamation	\$68,591.56
<b>OWLS HEAD WAY</b>	<b>0.027</b> Miles		<b>24</b> Avg.	<b>1,369.55</b> Feet	<b>3,652</b> Sq Yards	<b>4</b> Avg.	<b>49</b> Avg.	<b>Reclamation</b>	<b>\$87,651</b>
OWLS HEAD WY	OWLS HEAD BLUFF RD	CUL DE SAC	22	141	345	4	28	Reclamation	\$8,287.55
<b>PACKET LANDING</b>	<b>0.230</b> Miles		<b>22</b> Avg.	<b>141.265</b> Feet	<b>345</b> Sq Yards	<b>4</b> Avg.	<b>28</b> Avg.	<b>Reclamation</b>	<b>\$8,288</b>
PACKET LANDING	WATER ST	CUL DE SAC	24	1,216	3,242	6	54	Mill and Overlay	\$51,869.56
<b>PEACH TREE WAY</b>	<b>0.105</b> Miles		<b>24</b> Avg.	<b>1,215.69</b> Feet	<b>3,242</b> Sq Yards	<b>6</b> Avg.	<b>54</b> Avg.	<b>Mill and Overlay</b>	<b>\$51,870</b>



Street Name	From	To	Width	Length	Square Yards	Reveal	RSR	Repair	Repair Cost
WATER ST-04	LORNA AVE	SCHOOSSETT ST	20	1,873	4,161	6	75	Surface Treatment	\$33,289.31
WATER ST-05	CHURCH ST	CROSS ST	16	1,396	2,482	0	81	Crack Seal	\$992.81
WATER ST-06	CROSS ST	PACKET LANDING	16	2,074	3,687	6	83	Crack Seal	\$1,474.90

<b>WELLINGTON DRIVE</b>	<b>0.216</b> Miles		<b>19</b> Avg.	<b>8,615.66</b> Feet	<b>17,604</b> Sq Yards	<b>5</b> Avg.	<b>80</b> Avg.	<b>Surface Treatment</b>	<b>\$142,956</b>
-------------------------	--------------------	--	----------------	----------------------	------------------------	---------------	----------------	--------------------------	------------------

WELLINGTON DR	WATER ST	CUL DE SAC	24	1,138	3,035	6	46	Reclamation	\$72,837.99
---------------	----------	------------	----	-------	-------	---	----	-------------	-------------

<b>WEST ELM STREET</b>	<b>2.028</b> Miles		<b>24</b> Avg.	<b>1,138.09</b> Feet	<b>3,035</b> Sq Yards	<b>6</b> Avg.	<b>46</b> Avg.	<b>Reclamation</b>	<b>\$72,838</b>
------------------------	--------------------	--	----------------	----------------------	-----------------------	---------------	----------------	--------------------	-----------------

WEST ELM ST-01	OLDHAM ST	LOWELL RD	18	3,297	6,594	6	76	Surface Treatment	\$52,750.86
WEST ELM ST-02	LOWELL RD	DRIVEWAY	18	1,203	2,406	6	94	Defer Maintenance	\$0.00
WEST ELM ST-03	DRIVEWAY	ANTHONY DR	18	1,133	2,266	6	93	Defer Maintenance	\$0.00
WEST ELM ST-04	ANTHONY DR	MILBURY LN	18	334	669	6	93	Defer Maintenance	\$0.00
WEST ELM ST-04	ANTHONY DR	MILBURY LN	18	455	910	6	94	Defer Maintenance	\$0.00
WEST ELM ST-05	MILBURY LN	FARMSIDE DR	18	824	1,648	0	95	Defer Maintenance	\$0.00
WEST ELM ST-06	FARMSIDE DR	OLD WEST ELM ST	18	1,896	3,791	6	94	Defer Maintenance	\$0.00
WEST ELM ST-07	OLD WEST ELM ST	CAPTAIN TORREY LN	18	815	1,630	6	93	Defer Maintenance	\$0.00
WEST ELM ST-08	CAPTAIN TORREY LN	HANOVER TL	18	753	1,507	6	94	Defer Maintenance	\$0.00

<b>WEST STREET</b>	<b>0.497</b> Miles		<b>18</b> Avg.	<b>10,709.9</b> Feet	<b>21,420</b> Sq Yards	<b>5</b> Avg.	<b>89</b> Avg.	<b>Crack Seal</b>	<b>\$8,568</b>
--------------------	--------------------	--	----------------	----------------------	------------------------	---------------	----------------	-------------------	----------------

WEST ST-01	SCHOOL ST	SHEPHERD AVE	20	431	959	6	97	Defer Maintenance	\$0.00
WEST ST-02	SHEPHERD AVE	PINE TER	20	246	546	0	97	Defer Maintenance	\$0.00
WEST ST-03	PINE TER	CEDAR TER	20	273	606	6	97	Defer Maintenance	\$0.00
WEST ST-04	CEDAR TER	OAK TER	20	180	401	0	97	Defer Maintenance	\$0.00
WEST ST-05	OAK TER	STACEY RD	20	378	839	0	97	Defer Maintenance	\$0.00
WEST ST-06	TOOLE TRAIL	GUERNEY DR	20	651	1,447	0	97	Defer Maintenance	\$0.00
WEST ST-07	GURNEY DR	CENTER ST	20	464	1,031	6	97	Defer Maintenance	\$0.00

<b>WILDWOOD ROAD</b>	<b>0.374</b> Miles		<b>20</b> Avg.	<b>2,623.17</b> Feet	<b>5,829</b> Sq Yards	<b>3</b> Avg.	<b>97</b> Avg.	<b>Defer</b>	<b>\$0</b>
----------------------	--------------------	--	----------------	----------------------	-----------------------	---------------	----------------	--------------	------------

WILDWOOD RD	MATTAKESSETT ST	WINTERGREEN FARM RD	26	1,975	5,705	6	85	Crack Seal	\$2,281.86
-------------	-----------------	---------------------	----	-------	-------	---	----	------------	------------

<b>WILLIAM AVENUE</b>	<b>0.295</b> Miles		<b>26</b> Avg.	<b>1,974.68</b> Feet	<b>5,705</b> Sq Yards	<b>6</b> Avg.	<b>85</b> Avg.	<b>Crack Seal</b>	<b>\$2,282</b>
-----------------------	--------------------	--	----------------	----------------------	-----------------------	---------------	----------------	-------------------	----------------

WILLIAM AVE-01	FAIRVIEW AVE	LORAY RD	18	1,274	2,549	6	93	Defer Maintenance	\$0.00
WILLIAM AVE-02	LORAY RD	TOWN FARM RD	18	281	561	6	93	Defer Maintenance	\$0.00

<b>WINTER STREET</b>	<b>0.062</b> Miles		<b>18</b> Avg.	<b>1,554.96</b> Feet	<b>3,110</b> Sq Yards	<b>6</b> Avg.	<b>93</b> Avg.	<b>Defer</b>	<b>\$0</b>
----------------------	--------------------	--	----------------	----------------------	-----------------------	---------------	----------------	--------------	------------

WINTER ST-03	OAK ST	PRIVATE	28	330	1,026	6	91	Defer Maintenance	\$0.00
--------------	--------	---------	----	-----	-------	---	----	-------------------	--------



## **EXHIBIT 6**

Old Colony Planning Council, Route 139 Corridor Study

Pembroke Police Chief's Statement

Pembroke Fire Chief's Statement





# TOWN OF PEMBROKE

## Police Department

80 Center Street

PO Box 535

Pembroke, MA 02359-0535

Website: [www.pembrokepolice.org](http://www.pembrokepolice.org)

Phone (781) 293-6363

Fax. (781) 294-4020

**Richard D. Wall**  
CHIEF OF POLICE  
[rwall@pembrokepolice.org](mailto:rwall@pembrokepolice.org)

"To Protect with Honor and to Serve with Pride"

## **Application for Site Eligibility submitted to Mass Housing regarding 68 units at 274 Water Street.**

Town Administrator  
Edwin J Thorne

This project is scheduled to add over 300 parking spaces to Water Street also known as the Water Street extension. Thirty years ago Water Street and Cross Street consisted of several old houses and a few working farms. Since that time Packet's Landing and Old Landing Road developments were added and a few newer residential homes were added on Water Street and Cross Street. No major structural upgrades were done to the streets to handle the increase in vehicle traffic.

Concerned that street width not adequate for increase in two-way traffic

Concerned that street width not adequate for vehicles and pedestrians

Concerned for traffic safety at intersection of Cross Street and Water Street

Concerned for safety of vehicles entering and egressing Water Route 139

Route 139 West narrows from two lanes to a single lane at Cross Street

Route 139 East widens from a single lane to two lanes at Cross Street

Cross Street will be the secondary access to planned project

Route 139 East/West speed limit is 45 mph at Water Street

Left turn off Water Street onto Route 139 more than 90 degrees

Respectfully submitted,

Chief Richard D Wall



TOWN OF PEMBROKE  
**FIRE DEPARTMENT**  
P.O. BOX 697  
PEMBROKE, MASSACHUSETTS 02359

BUSINESS PHONE  
(781) 293-2300  
FAX (781) 293-9013

CHIEF J. MICHAEL HILL



Date: February 7, 2017

To: Town Administrator Ed Thorne

From: Fire Chief Mike Hill

RE: River Marsh 40b project.

Ed, I have genuine concerns about the 40b project that is proposed to be off 274 Water Street.

First, the congestion of the complex worries me greatly. It appears from the site plan I received that there are many buildings in a tight area creating very difficult exposure problems for the fire department should a large fire break out, most especially during the spring when the prevailing winds are from the east. Will the developer comply with current building codes in regards to MGL Chapter 148 section 26 I "sprinklers for multiple dwelling units" as many of the building are 4 unit condominiums? Does the building department have any say over the 40b permit once issued? What kind of construction will be utilized? Light weight, modular, conventional frame these will affect greatly the rate of fire spread throughout a building.

Second, access to the complex appears to be less than what a standard roadway would allow in regards to width and maneuverability for our size apparatus. We would get bottle necked very rapidly should an incident that required a greater than shift strength response. One, 2-3 foot snow storm will make it even more difficult and a winter like 2015 will make it impossible (Newberry circle as an example). There appears to be a bridge or culvert at the end of the development, will it be built to with stand the weight of not only our pumper engines but the 70 tons of ladder truck that will need to access that part of the complex.

Lastly, I hate to beat a dead horse but the additional 68-150 more residents we will need to care for as it relates to fire, EMS or investigatory needs will further tax the fire department which you know is already 10 years behind in infrastructure and personnel. I am not opposed in general to a person utilizing their land but this project is overkill.

Best,

Mike





### ***Pedestrian and Bicycle Accommodations and Level of Service***

Pleasant Street (Route 139) in Stoughton has sidewalks along both sides of the road between Downtown Stoughton and Prospect Street. The sidewalk continues along the north side to the vicinity of Old Maple Street. There is a one to two foot shoulder along both sides of the road for bicycle travel; however, there is also parking along the south side for a short 200 foot distance just east of Capen Street. The sidewalk on the north side begins again at Glen Echo Boulevard and continues along Turnpike Street (Route 139) to Lindelof Street (Route 139). The discontinuation of the sidewalks between Old Maple Street and Glen Echo Boulevard leaves a gap of approximately 2,000 feet in the sidewalk system. Turnpike Street Route 139 has sidewalks on both sides of the street, with six to eight foot shoulders for bicycle travel. There are no shoulders on Turnpike Street (Route 139) east of Page Street as Route 139 transitions from two lanes to four lanes. Lindelof Street (Route 139) lacks sidewalks as it crosses over Route 24 with one to two foot shoulders for bicycle travel.

In Abington, Randolph Street (Route 139) has sidewalks on both sides. On the north side, the sidewalks are from the Weymouth Town Line to Route 18 and on the south side from the vicinity of Chestnut Street to Route 18. The sidewalks on both sides of the road extend from Route 18 along North Avenue (Route 139) through the North Abington Business District to the Rockland Town Line. Randolph Street (Route 139) provides 6 to 8 foot shoulders for bicycles on both sides of the road. North Avenue (Route 139) provides two foot shoulders for bicycles on both sides of the road between Route 18 and Route 58. There is parking along both sides of the road within the North Abington Business District; however, the wide shoulders extend again from the business district (just east of the railroad tracks) to the Rockland Town Line.

Columbia Road (Route 139) in Pembroke has no sidewalks except for a short segment on the bridge over the North River at the Hanover Town Line, where there are sidewalks on both sides. There are no shoulders along Columbia Road (Route 139) to accommodate bicycles. Schoosett Street (Route 139) has a sidewalk on the south side of the road as does Church Street (Route 139), although sidewalks along the Church Street commercial area are intermittent. Schoosett Street (Route 139) provides shoulders on both sides of the roads to accommodate bicycles (varying from 3 to 5 feet). Church Street (Route 139) provides four to six foot shoulders for bicycles east of Schoosett Street; however, east of Lowes within the commercial area, where the road widens from two lanes to four and five lanes, there are no shoulders and little room along either side of the road to accommodate bicycle travel to the Marshfield Town Line.

A Level-of-Service (LOS) methodology was developed by the Federal Highway Administration to qualitatively and quantitatively identify pedestrian deficiencies along a highway corridor, and to determine the compatibility of bicycle use. The input criteria used to calculate both the pedestrian and bicycle LOS for a highway segment include; the number of lanes per direction of travel, lane width, width of sidewalk (if present) or paved shoulder, traffic volumes, posted speed limits, the composition of traffic (percent heavy vehicles), pavement conditions, the presence of parking, the percent of sidewalks present, the presence of a sidewalk buffer, and the average tree spacing within the buffer. Similar to levels of service for vehicular traffic, the LOS ranges from "A" to "F". In this case, a level of service "A" representing the highest level of pedestrian and/or bicycle accommodation and level of service "F" representing the lowest level of accommodation.



A level of service of “C” or better indicates higher levels of compatibility, and level of service “D” or below indicates lower levels of compatibility.

The data input for determining the pedestrian and bicycle LOS for the Route 139 corridor was collected by OCPC and evaluated according to the LOS model procedures. A summary of the bicycle and pedestrian LOS criteria and evaluations for Route 139 are included in the appendix to this report.



## FIGURE 20







In addition to the pedestrian LOS for highway segments, the FHWA has developed a methodology utilizing a Pedestrian Infrastructure Index to determine the pedestrian levels-of-service at a signalized intersection. The input criteria for the Pedestrian Infrastructure Index include: the number of lanes at an intersection (and the type of lanes), presence of crosswalks, presence of pedestrian signal actuation, presence of sidewalks, the approach grade, ADA compliance, turn radii and skewing of the intersection, and lighting. The data input for determining the pedestrian LOS for the Route 139 corridor signalized intersections was collected by OCPC and evaluated according to the pedestrian LOS model procedures. A summary of the criteria and evaluations for these signalized intersections is included in the appendix to this report.

The pedestrian levels-of-service for Route 139 (including pedestrian LOS at signalized intersections) are shown in Figures 21, 22, and 23. In order to identify sidewalk gaps along the corridor, these figures show the northbound and southbound pedestrian levels-of-service in colored bands parallel to the Route 139 corridor (to the north of Route 139 for the westbound and to the south of Route 139 for eastbound). The pedestrian levels-of-service at signalized intersections are also shown (in callouts blocks). As shown in Figure 21, the intersection levels-of-service for pedestrian crossings are at LOS "B" at all signalized intersections in Stoughton, except for the Route 139/Kay Way intersection, which is at LOS "E". In Abington, the intersection levels-of-service for pedestrian crossings are at LOS "C" for Route 139 at Route 18 and LOS "A" for Route 139 at Route 58. In Pembroke, three of the signalized intersections are at pedestrian LOS "D", Washington Street at Schoosett Street (Route 139), Church Street (Route 139) at Oak Street, and Church Street (Route 139) at Route 3 Southbound Ramps. Two signalized intersections are at pedestrian LOS "C", Church Street (Route 139) at North River Plaza, and Church Street (Route 139) at Old Oak Street. There is one intersection at pedestrian LOS "E", Church Street (Route 139) at Route 3 Northbound Ramps.

The bicycle levels-of-service for the Route 139 corridor are shown in Figures 24, 25, and 26. The bicycle levels-of-service for westbound are indicated along the north side of Route 58 and the eastbound levels-of-service are indicated on the south side of Route 58 in Figures 24, 25, and 26.

The pedestrian LOS along Route 139 varies in Stoughton from LOS "C" to LOS "E". The pedestrian LOS between Downtown Stoughton and Capen Street on Route 139 in Stoughton, as shown in Figure 21, is at LOS "D" (Moderately Low compatibility) eastbound and at LOS "C" westbound (Moderately High). Between Capen Street and Old Maple Street, the pedestrian LOS is "D" westbound and "C" eastbound. The pedestrian LOS between Old Maple Street and Turnpike Street is at LOS "E" (Very Low compatibility) for both directions of travel. There are no sidewalks on either side of Route 139 in this section between Old Maple Street and Glen Echo Boulevard. On Route 139 between Turnpike Street and Page Street the pedestrian LOS is at LOS "D" for eastbound and westbound. The pedestrian LOS between Page Street and Kay Way is LOS "E" eastbound and LOS "D" westbound.

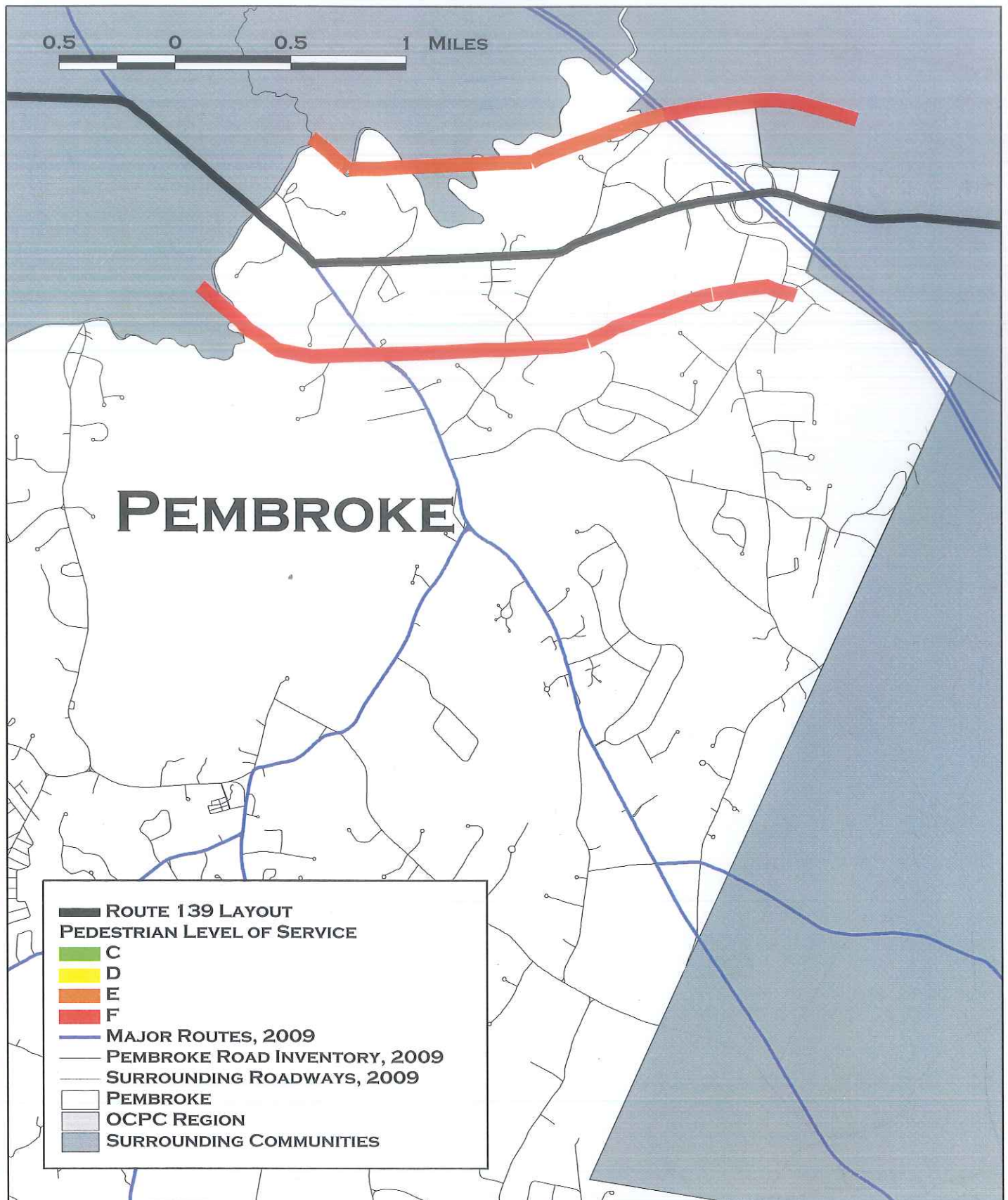


# PEMBROKE

## PEDESTRIAN LEVEL OF SERVICE



FIGURE 23

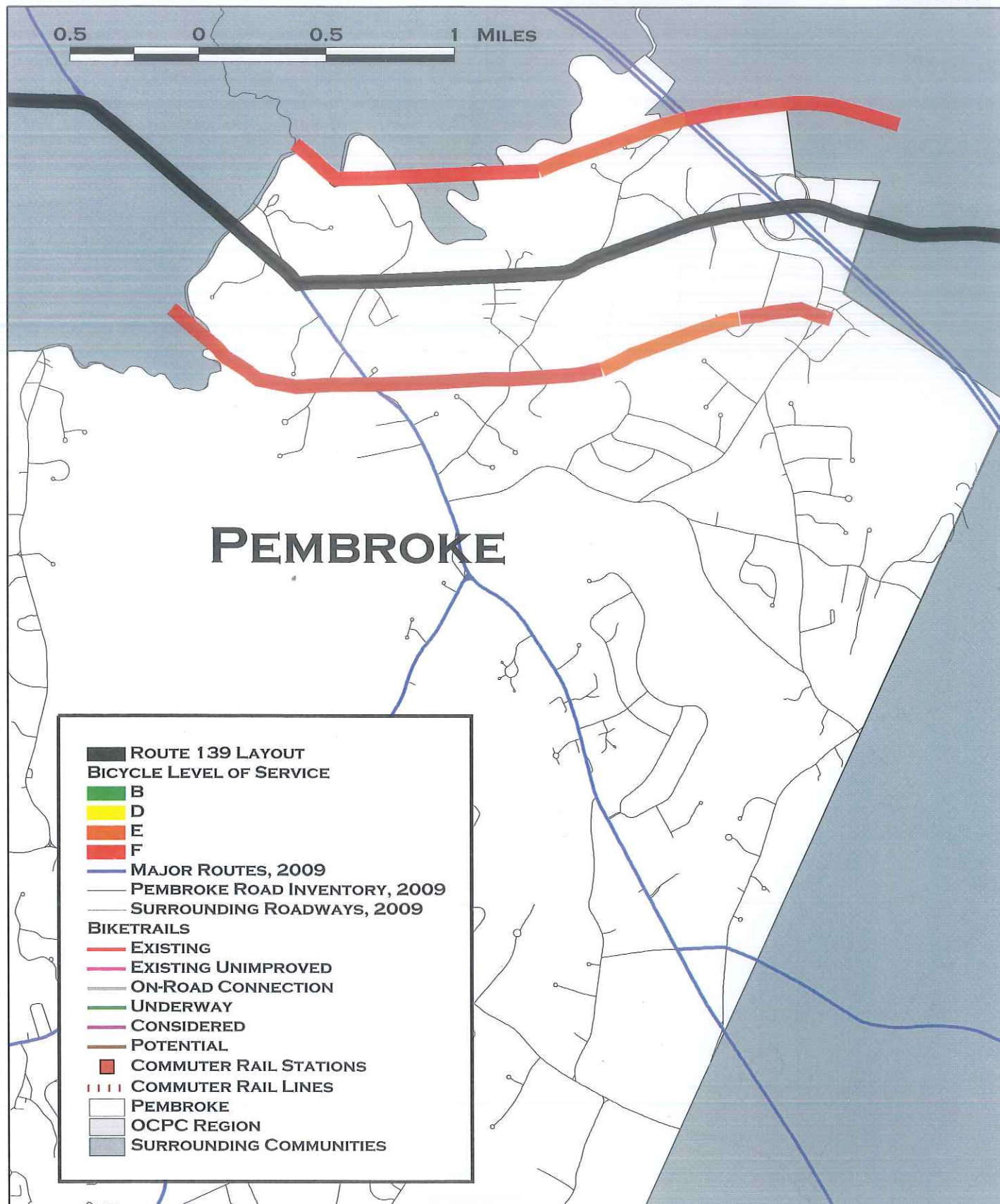


# PEMBROKE

## BICYCLE LEVEL OF SERVICE



FIGURE 26







The bicycle LOS in Stoughton is at LOS “F” (Extremely Low Compatibility) between Downtown Stoughton and Turnpike Street for both eastbound and westbound travel. The bicycle LOS is at LOS “E” between Turnpike Street and Page Street for eastbound and westbound travel, and LOS “B” between Page Street and Kay Way for eastbound and westbound.

In Abington, the pedestrian LOS for Route 139 is at LOS “D” (Moderately Low) for eastbound and westbound travel with two exceptions; between Adams Street (Route 58) and Spruce Street (within the North Abington Business District) the LOS is “C” for eastbound and westbound (Moderately High), and in the westbound direction, from Old Randolph Street the Weymouth Town Line, the LOS is “E” (Very Low Compatibility). The Bicycle LOS for most of Route 139 in Abington is at LOS “F” (Extremely Low Compatibility) between Taylor Street to the Rockland Town Line for both directions of travel. Between the Weymouth Town Line and Taylor Street, the LOS is “D” (Moderately Low) for eastbound. In the westbound direction, the bicycle LOS is at LOS “D” (Moderately Low Compatibility) between Taylor Street and Old Randolph Street, and LOS “E” (Very Low Compatibility) between Old Randolph Street and the Weymouth Town Line.

The pedestrian and bicycle levels-of-service for Route 139 in Pembroke are at LOS “E” (Very Low Compatibility) and LOS “F” (Extremely Low Compatibility) for both eastbound and westbound travel. Eastbound on Route 139, the pedestrian LOS is at LOS “F” (Extremely Low Compatibility) from the Hanover Town Line to the Marshfield Town Line. In the westbound direction, the pedestrian LOS is at LOS “F” (Extremely Low Compatibility) from the Marshfield Town Line to the North River Plaza. Between the North River Plaza and the Hanover Town Line, the pedestrian LOS is LOS “E” (Very Low Compatibility).

Eastbound on Route 139, the bicycle LOS is at LOS “F” (Extremely Low Compatibility) from the Hanover Town Line to Water Street. On Route 139, between Water Street and the North River Plaza, the bicycle LOS is at LOS “E” (Very Low Compatibility), and LOS “F” (Extremely Low Compatibility) from the North River Plaza eastbound to the Marshfield Town Line. Westbound, the bicycle LOS is at LOS “F” (Extremely Low Compatibility) from the Marshfield Town Line to the Hanover Town Line except for the section between North River Plaza and Water Street, which is LOS “E” (Very Low Compatibility).

## **EXHIBIT 7**

Town Department's Statements:

Board of Assessors – Original and Revised

Planning Board – Original and Revised

Department of Public Works

Conservation Commission – Original and Revised

Board of Health





OFFICE OF  
**BOARD OF ASSESSORS**  
100 CENTER STREET  
PEMBROKE, MA 02359

Tel. 781-709-1410  
Fax 781-293-4650

August 15, 2017

Mr. Edwin Thorne, Town Administrator  
Board of Selectmen  
100 Center Street  
Pembroke, MA 02359

Re: Solicited comments on proposed 40B River Marsh Village

Dear Town Administrator and Board Members,

I understand you are again in the process of gathering comments from the public, town boards and local officials regarding the proposed 40B development of "River Marsh Village". These comments will be submitted to the Massachusetts Housing Finance Agency (Mass Housing) for their review

I have previously explained that there are two methods of calculating whether a town's affordable inventory is "consistent with local needs" as defined in MGL Chapter 40B, 760 CMR 56.

The first measure is that low or moderate housing exists in excess of ten percent of the housing units. This is certainly the calculation that most people are familiar with. A secondary method of measure is that low or moderate housing exists on sites comprising one and one half percent or more of the total land area zoned for residential, commercial, or industrial use.

To be considered "consistent with local needs" a town needs only meet **one** of the two minimum calculations.

I believe the town meets the 1.5 % or more land requirement. I am preparing documentation in regards to Pembroke's statutory minimum. I have been in contact with Phil DeMartino, Program Coordinator at MA DHCD and have asked for an outline of the proper procedure for the town to follow regarding notification requirements if a town believes it has met its' statutory minimum. Mr. DeMartino advises that the town has a 15 day notification period that begins when the hearing for the comprehensive permit is opened by the ZBA.

I will have the documentation ready at the appropriate time. Notification and documentation will be provided to the town, Mr. DeMartino at DHCD and the applicant.

Sincerely,

Catherine M. Salmon, MAA  
Chief Assessor/Appraiser  
Town of Pembroke



OFFICE OF  
**BOARD OF ASSESSORS**  
100 CENTER STREET  
PEMBROKE, MA 02359

Tel. 781-709-1410  
Fax 781-293-4650

February 8, 2017

Mr. Edwin Thorne, Town Administrator  
Board of Selectmen  
100 Center Street  
Pembroke, MA 02359

Re: Solicited comments on proposed 40B River Marsh Village

Dear Town Administrator and Board Members,

I understand you are in the process of gathering comments from the public, town boards and local officials regarding the proposed 40B development of "River Marsh Village". These comments will be submitted to the Massachusetts Housing Finance Agency (Mass Housing) for their review

I have explained that there are two methods of calculating whether a town's affordable inventory is "consistent with local needs" as defined in MGL Chapter 40B, 760 CMR 56.

The first measure is that low or moderate housing exists in excess of ten percent of the housing units. This is certainly the calculation that most people are familiar with. A secondary method of measure is that low or moderate housing exists on sites comprising one and one half percent or more of the total land area zoned for residential, commercial, or industrial use.

To be considered "consistent with local needs" a town needs only meet **one** of the two minimum calculations.

I am preparing documentation in regards to Pembroke's statutory minimum and have been in contact with Phil DeMartino, Program Coordinator at MA DHCD. I have asked for an outline of the proper procedure for the town to follow regarding notification requirements if a town believes it has met its' statutory minimum. Mr. DeMartino advises that the town has a 15 day notification period that begins when the hearing for the comprehensive permit is opened by the ZBA.

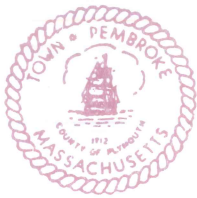
I will have the documentation ready at the appropriate time. If at that time the town believes it has met the statutory minimum, notification and documentation will be provided to both Mr. DeMartino at DHCD and the applicant.

Sincerely,

A handwritten signature in cursive script, appearing to read "Catherine M. Salmon".

Catherine M. Salmon, MAA  
Chief Assessor/Appraiser  
Town of Pembroke





TELEPHONE: 781-294-4425

OFFICE OF  
**PLANNING BOARD**  
PEMBROKE, MA  
02359

August 14, 2017

Michael Busby  
Comprehensive Permit Program  
Mass Housing  
1 Beacon St., 26<sup>th</sup> Floor  
Boston, MA 02108

RE: Amended Application for Determination of Site Eligibility  
River Marsh Village, MH #916

Dear Mr. Busby:

The Planning Board of the Town of Pembroke wishes to express its opposition to the recently proposed 40b housing project known as River Marsh Village whose intended location is on Water Street in Pembroke.

While the amended version of the project is slightly smaller and less obtrusive than the original proposal, the Planning Board continues to be of the opinion that the project is not well suited to its location and would cause harm to the area.

In its role as the body that officially reviews site plan and subdivision submissions, the Planning Board frequently evaluates proposed developments, and has experience in judging their merit and suitability. While the board appreciates the need for affordable housing in Massachusetts, several aspects of this project are of concern.

Our major issue is traffic and the associated public safety issues. Water Street is a narrow residential street, not built to ideal standards and barely adequate for the currently existing neighborhood of single-family houses. At present it is lightly used, but the proposed project would cause a dramatic increase in the traffic it handles. This would strain its capacity and could endanger local residents and their children. Such traffic would also alter the existing character of the area in a negative fashion. We believe Water Street would require major improvements to handle the increased traffic.

The project's impact on two nearby intersections is of even greater concern. There are only two ways the project would access the nearby main thoroughfare of Route 139 (Church Street): the intersection of Water Street and Route 139, and the intersection of Cross Street and Route 139. Route 139 is highly congested, and these two intersections, neither of which has a traffic light, already are causing problems. A 2010 traffic study by the Old Colony Planning Council (under contract with the Massachusetts D.O.T.) gave

the lowest Level of Service rating possible, Category F, to traffic along Route 139 at its intersection with Water Street. This intersection is also highly problematic because of the angle at which Water Street meets Route 139, resulting in additional danger. We would expect the need for a traffic light at this intersection, as a minimum, to improve the flow of traffic onto Route 139. If this project does proceed, the board would envision supporting efforts seeking funding from the state for improvements to Route 139.

The project's likely environmental consequences are another important concern for the Planning Board. The project is very close to the North River, and even closer to the sensitive wetland areas along the river. Runoff from the site of the project could flow into these wetlands and ultimately into the river. The location of the proposed septic treatment facility on the west side of the project's site plan, close to the wetlands, is further cause for concern. State and local authorities currently invest a great deal of funding, labor and time into protecting the river and wetlands, and this project would run counter to these efforts.

The Planning Board does not take lightly its opposition to this project; the board's members are supportive of affordable housing, and its opposition has nothing to do with the affordability elements of this project. The board's concerns relate to the incompatibility of this level of development on this specific site, given the traffic safety and environmental issues highlighted in this letter.

If you have any questions, please do not hesitate to contact the Office of the Planning Board.

Sincerely,

A handwritten signature in black ink, appearing to read "Rebecca Coletta", with a long, sweeping horizontal line extending to the right.

Rebecca Coletta  
Chairman, Planning Board





TELEPHONE: 781-294-4425

OFFICE OF  
**PLANNING BOARD**  
PEMBROKE, MA  
02359



February 7, 2017

To Whom It May Concern:

The Planning Board of the Town of Pembroke would like to take this opportunity to register its concerns regarding the recently proposed "40b" project, known as River Marsh Village, whose intended location is on Water Street in Pembroke.

The Planning Board fully appreciates the importance of, and the need for, affordable housing in Massachusetts. However, there are aspects of this project that seem problematic to several board members. The project's location bordering the North River, and the presence of extensive wetlands within the site, raise serious environmental issues. Water Street is not an ideal location for additional housing, given the traffic problems that already exist there. The nearby streets are also burdened with a great deal of traffic, and the intersection of Water Street and Route 139 is quite hazardous. In addition, many apartment and townhouse projects have been built in Pembroke in recent years, so the town currently has a sufficient amount of this type of housing.

For these and other reasons, Pembroke residents who live on adjacent parcels and in the surrounding area have expressed their opposition to the project. The Board of Selectmen likewise voted on January 30, 2017, to oppose this project. The Planning Board also wishes to communicate its doubts and concerns regarding the project.

If you have any questions, please do not hesitate to contact this office.

Sincerely,

Matthew Heins  
Planning Board Assistant



**TOWN OF PEMBROKE  
DEPARTMENT OF PUBLIC WORKS**

100 CENTER STREET  
PEMBROKE, MASSACHUSETTS 02359  
781-709-1425 Fax 781-293-2964 781-709-1426

**DPW Commissioners**

Jason Federico-Chairman  
Ben Bastianelli- Vice Chair  
Paul Whitman- Clerk

**Divisions**

Highway Water Cemetery Tree Parks & Commons

DATE: February 17, 2017

TO: Board of Selectmen

FROM: Gene B. Fulmine Jr.,  
DPW Director

SUBJECT: 40B River Marsh Village

Gentlemen,

I have reviewed the plans for this project and have a few concerns that I would like to make public. I think the condition and travel lane width of Water Street is inadequate to support the additional vehicle trips this project will create daily. Another concern of mine is without a final plan to submit with a fee to our Engineers to plug into our Hydraulic Model for the water system I am not sure if Distribution System Improvements will need to be made to handle the daily water demands and Fire Flows this project will require. I also feel Mass Housing should review the OCPC Rte. 139 Corridor Study regarding this intersection.

Very truly yours,

A handwritten signature in cursive script, reading "Gene B. Fulmine Jr.", followed by a stylized flourish.

Gene B. Fulmine Jr.,  
DPW Director

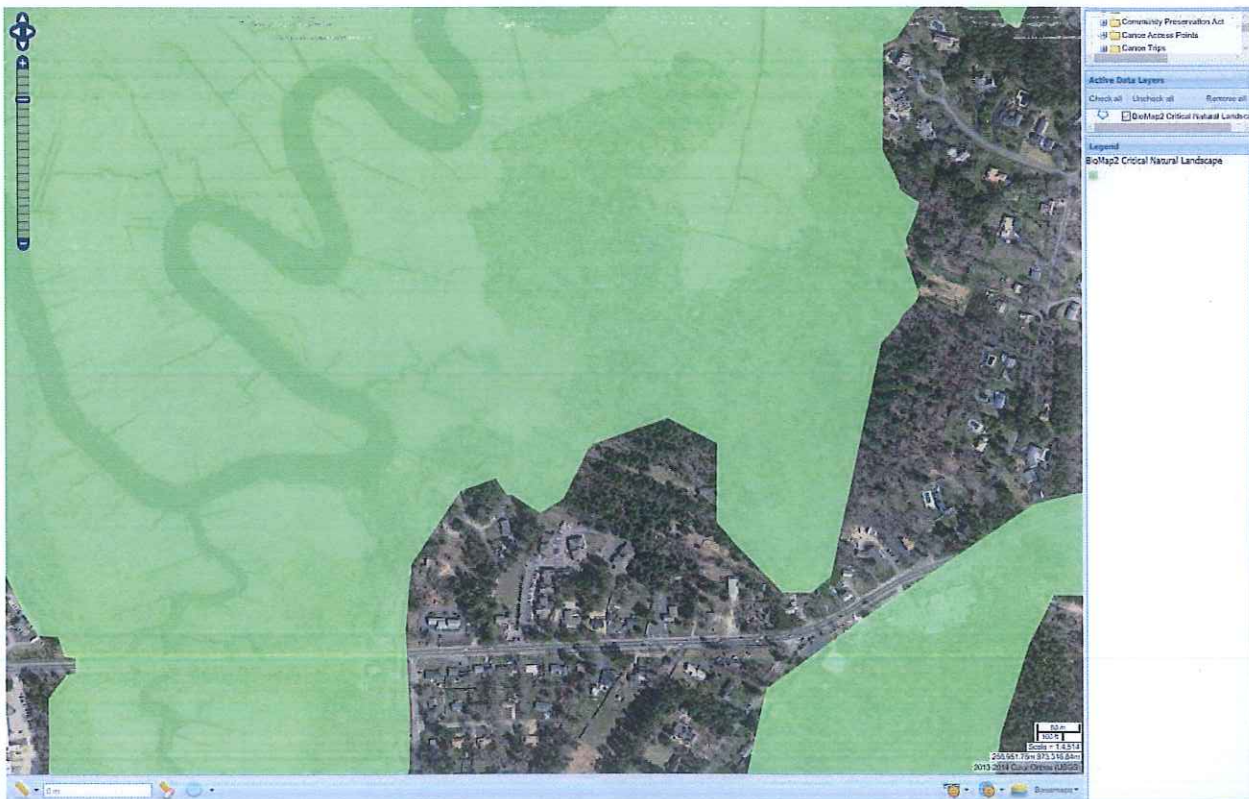




## TOWN OF PEMBROKE CONSERVATION COMMISSION

RE: River Marsh, LLC – Water Street 40B

Parcels 17 and 17A are comprised of mature, vegetated forested lands and represent one of the largest open space parcels along the North River. A bordering vegetated wetland bisects the parcels and provides habitat for various species of wildlife. These wetland areas have been identified as Outstanding Resource Waters by MA DEP. Outstanding Resource Waters are the most stringently protected wetlands in the state of Massachusetts in large part because of their overall importance to the interests of the MA Wetlands Protection Act. These wetlands are significant to the interests of public and private water supply, ground water supply, flood control, storm damage prevention, wildlife habitat, and the prevention of pollution. The wetland abuts a perennial stream, which flows into the North River. A potential vernal pool has been identified by the MA Natural Heritage and Endangered Species Program within the headwaters of the stream. The North River is one of only two scenic rivers in Massachusetts and provides an unmatched aesthetic quality to the site. MA Division of Fisheries and Wildlife has also reviewed the unique qualities of the site and has identified the site as containing Biomap core habitats for wetlands and priority natural communities. Moreover, the entire site is part of the critical natural landscape associated with the North River. The extent of the critical natural landscape is shown on the figure below.





# *Town of Pembroke* CONSERVATION COMMISSION

PEMBROKE

MASSACHUSETTS

02359

February 17, 2017

Board of Selectmen  
Pembroke Town Hall  
100 Center Street  
Pembroke, MA 02359

Dear Sirs:

I am writing to you regarding the Water Street 40B proposed project. As you are certainly aware, there are many overt problems with this proposal for which there are no simplistic or efficient remedies.

It is widely known that the applicant of the proposed project has relied on delineation maps that were never professionally verified and these maps are well over a decade old. With this in mind, one must naturally become concerned about the fact that when the true delineation is determined, there would likely be a substantial loss of upland.

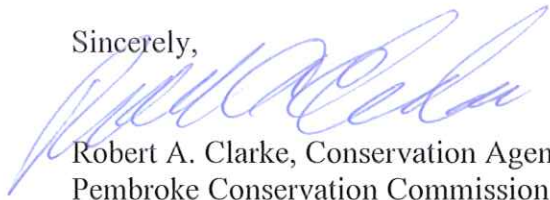
I would like to think the applicant has no malice in mind with this proposal; however, there are obvious negative effects that would be seen in the natural resources of Pembroke and its surrounding towns, should this proposal be fully realized. Specifically, there would be direct adverse effects to the North River and watershed, including the introduction of wastewater runoff to nearby vernal pools, wetlands and the river itself. This is of great importance since vernal pools provide habitat for numerous rare plants and animals, and birds such as egrets, ducks and hawks use them as a source of food and water. The wetland is important for several reasons including the fact that it provides fish and wildlife habitats, stores floodwaters, maintains surface water flow during dry spells and protects and improves water quality. As drafted, the applicant's plan explicitly destroys the natural habitat of endangered wildlife.

This project is a clear misalignment with the priorities of the residents of the town. As you know, Pembroke prides itself on the preservation of open space and the protection of wildlife populations – this proposed project would have direct negative effects on both of those treasured features of the town.

I respectfully request your opposition to this particular project for the reasons outlined above. If you should wish to speak to me further regarding my opinion, please contact me at (781) 293-7735.



Sincerely,



Robert A. Clarke, Conservation Agent  
Pembroke Conservation Commission



OFFICE OF  
**BOARD OF HEALTH**  
100 CENTER STREET  
PEMBROKE, MASSACHUSETTS 02359

(781) 293-2718

## Water Street extension 40B project Proposal

### Concerns from the aspect of public health

Proposed is a singular waste water treatment facility designed to the lowest gallons per day per bedroom allowed by state law. There is no clear reserve area should this system fail. The heavy density of development leaves no alternative location should the one designated area become unusable, and there is no area for expansion should flows per unit exceed the state minimum.

The overall development of the site leaves little green space or natural material. This will create large amounts of runoff, and if allowed in the area of the proposed wastewater treatment facility could impair its proper function. With little green space available to the residents with pets there is a high likelihood of accumulation of large amounts animal waste in very small areas presenting a public health risk, as well as a risk to the animals themselves. This risk extends to high amounts of fecal matter in rain water and run off if not properly attended.

No household waste management plan was submitted as a part of this project. No dumpster or recycling area was designated. Due to the density of parking and units, there is insufficient area for the units to use the municipal trash program, as there would be no curbside area sufficient to allow all 64 units to place out their two 64 gallon trash and recycling bins per unit. Multiple unit parcels lacking ample trash storage capabilities often result in the Board of Health fining and enforcing the state sanitary code 410.600: Storage of Garbage and Rubbish.

There is no recreation area for children of residents of this project, and there is no park or open space near this project for children.

A handwritten signature in black ink, which appears to read "John Cully". The signature is fluid and cursive, with a long horizontal stroke at the end.



## **EXHIBIT 8**

Letter of Comment: Abutting Resident Representative Dennis A. Murphy

Resident, Abutter, Neighbor and Other Stakeholder's Public Comment  
(Letters, Petitions)



**BY EMAIL** (SabrinaChilcott@townofpembrokemass.org)

August 21, 2017

Pembroke Board of Selectmen  
100 Center St.  
Pembroke, MA 02359

Re: Project Eligibility Application of River Marsh Village, Pembroke MA (MH #916)

Dear Selectmen:

As you may know, we represent the Water Street abutters to this proposed project who are cc'd at the end of this letter. Enclosed is a copy of their prior comment letter to MassHousing dated May 12, 2017 to supplement many you have already received from the neighbors. We appreciate the opportunity to offer a few new comments on the revised application that you may wish to consider in your deliberations.

The revised application reduces the density by a dozen units from 68 to 56, but results in a project that appears denser on the revised plan. That is because the original plan did not include the 300' protected river corridor that flanks the North River. Adhering to the mandatory riverfront setback forces the project closer to the Water Street abutters.

A simple side by side comparison between the original and revised application reveals some other notable inconsistencies that merit further explanation. For example, the original application (p.7) references a "potential vernal pool", but on the new application is says "unknown". Developer is trying to avoid that vernal pool, which the Conservation Commission refused to ignore in its recent hearing on the project's wetland plan. Wetland resource areas on the site limit its development potential. The sooner those resource areas have been identified, the sooner the project can be designed to accommodate the natural limitations of the site.

Although the number of units decreased and the land area remained unchanged, it is curious why gross density has increased from 1.4 to 2.2 units/acre? (App. p. 9) With a dozen fewer units on the same 49 acres, density should decrease, not increase. An explanation is in order.

Another change is the sharp increase in parking by 92 spaces (57% increase). (App. p. 10) You would expect less parking for fewer units. A ratio of 4.5 spaces/unit is unheard of in a residential development. The Board should ask for an explanation to justify the steep jump in parking and the extraordinarily high parking ratio.

Based on the MassHousing appraisal, the site acquisition cost has been reduced from \$2.5M in the original application to \$1.13M in the revised. Several other changes were made to



the initial development pro forma, mostly shifting costs items from one bucket to another. As a result of the reduction in acquisition cost, the project profit increased from 8.7% to 13.7%. How does an 18% smaller project net out to a 57% increase in profit?

One last point: a week ago tonight the Conservation Commission voted unanimously to deny confirmation of Developer's wetland plan after important considerations were raised by the Town's peer review consultant that developer was unwilling to address. The Commission's consultant recommended that an isolated vegetative wetland, which qualified as a vernal pool under Pembroke's local wetland bylaw, be included on the wetland plan because it holds more than enough water for at least two months, 850 cu. ft. where the bylaw requires only 200 cu. ft. Developer's wetland expert did not dispute the volume of water, but Developer was not willing to include the vernal pool or even grant a further extension of the public hearing, even though this was the first and only substantive hearing before the Commission. Others had been postponed at Applicant's request and due to its failure to give proper notice.

The Conservation Agent, Mr. Clarke, stated that the 300' river corridor setback should be depicted on the wetland plan, and if there is a vernal pool under the local bylaw — whether certified or not — it too should be on the plan. Applicant refused to provide information requested by the Commission so it could render a determination. As a result, it had no choice but to deny the wetland plan application that would have confirmed the resource area boundaries on the site. Developer and his consultant left the meeting before the Commission even voted. In our view, unfortunately, this seems to abandon any pretense of cooperation by Developer with the Town regarding this project.

Thank you for your continued diligence in considering neighborhood concerns as you review this application for project eligibility and consider the proposed project.

Very truly yours,

/s/

Dennis A. Murphy

Cc: Ed Thorne, Town Administrator  
Scott Chapman and Carol DeFranca, 226 Water St., Pembroke MA  
Jane and Marty Cournan, 260 Water St., Pembroke MA  
Carolyn and Chuck Crossley, 286 Water St., Pembroke MA  
Chris and Traci Graham, 271 Water St., Pembroke MA  
George Howe, 285 Water St., Pembroke MA  
John Kan and Christine Perkins Kan, 275 Water St., Pembroke MA  
Robert Schimitz and Sharon Spadorcia, 268 Water St., Pembroke MA  
John and Shannon Wilson, 248 Water St., Pembroke MA

Christine Perkins Kan  
275 Water Street  
Pembroke, MA 02359  
clpkan@yahoo.com

BY EMAIL ([mbusby@masshousing.com](mailto:mbusby@masshousing.com))

May 12, 2017

Michael Busby, Comprehensive Permit Program  
Massachusetts Housing Finance Agency  
One Beacon Street, 26<sup>th</sup> Floor  
Boston, MA 02108

Re: River Marsh Village, Pembroke MA (MH #916)

Dear Mr. Busby:

I am a resident of Pembroke, Massachusetts, and a direct abutter to this proposed project. In response to my public records request, MassHousing provided certain documents to me related to this application for project eligibility, for which I am grateful. I write today to comment briefly on those documents I have reviewed from your files, and to submit one additional document that you ought to consider in assessing the eligibility of the proposed project.

First, attached is a list of abatements filed by the current owner of the site from the Pembroke Town Assessor. (5/10/17 Ltr. from C. Salmon, Chief Assessor, Town of Pembroke) Owner and applicant are related parties: William J. Murphy, trustee of Demos RT, is the father of Brian Murphy, the applicant's principal. As you can see, the Pembroke Town Assessor has denied the owner's request for real estate tax abatements each time he has applied in the past two decades. That fact is unremarkable, given the 49 acre property has been assessed at just \$260,600, or \$5318 per acre.

What is remarkable about this document is that when applicant filed the most recent abatement in January 2017, he claimed to the Town Assessor that the value was LESS THAN \$260,600. But at the same time in the application to you, he claimed the value of the very same parcel of land to be worth \$1,950,000, some seven-and-a-half times GREATER THAN the assessed value. Those two wildly different values cannot be squared. Although Mr. Murphy's application to MassHousing was signed – "under pains and penalties of perjury" (11/30 16 Application, p. 21) – you should disregard the \$1.95M value of the property claimed by Mr. Murphy.



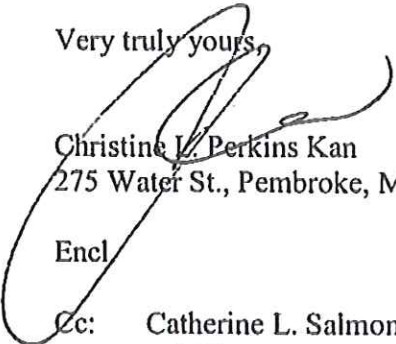
Second, applicant's purported \$1.95M site acquisition cost should also be disallowed because the Purchase and Sale Agreement between father and son is not an arms length transaction, and is not even signed by the seller, William J. Murphy of Demos Realty Trust. In fact, this application should be rejected for lack of evidence of site control unless a fully executed P&S is submitted.

Third, in addition to the inflated land acquisition cost, the application also carries excessive and redundant site development costs that should also be disallowed. For example, developer's pro forma (Application p. 15) budgets \$1,499,400 for "Earth Work", plus an additional \$1,000,000 for "Unusual Site Conditions/Other Site Work". That's nearly two-and-a-half million dollars worth of site work for a lot that is nearly flat and requires no blasting.

Fourth and finally, although the Appraisal report dated April 11, 2017 indicated a valuation of \$1,130,000 -- less than half the value claimed by applicant -- it too over-values the site. That appraisal is based on a theoretical by right subdivision of 14 lots, but fails to take into account certain restrictions on applicant's title. For one thing, there is a 63 foot easement over 274 Water Street for the benefit of 248 Water Street. That easement may limit the use of Lot 1 for access to Water Street, an assumption upon which the Appraisal was based.

Thank you for your continued diligence in considering municipal and neighborhood concerns as you review this application for project eligibility.

Very truly yours,



Christine L. Perkins Kan  
275 Water St., Pembroke, MA 02359

Encl

Cc: Catherine L. Salmon,  
neighbors



OFFICE OF  
BOARD OF ASSESSORS  
100 CENTER STREET  
PEMBROKE, MA 02359

Tel. 781-709-1410  
Fax 781-293-4850

May 10, 2017

Mr. Martin P. Cournan  
260 Water Street  
Pembroke, MA 02359

Re: Public Record Request for list of Abatements filed on  
Parcel E15-17 - Water Street - 49.127 Acres - Owner DEMOS Realty Trust

Dear Martin,

You have requested information of abatements filed on the above referenced property. As discussed in our telephone conversation I will send you the record of abatements filed on this property dating back to Fiscal Year 1999. The abatement applications themselves are not public record and cannot be provided to you. The list of abatements filed and the assessor's decision to grant or deny that abatement application is public so I provide you the following list of years that an abatement application was filed on the property in question.

<u>Fiscal Year</u>	<u>Date of Application</u>	<u>Assessment Value</u>	<u>Assessor's Action</u>
2017	01-27-17	\$260,600	DENY
2013	02-01-13	\$289,500	DENY
2011	02-02-11 (late file)	\$289,500	No authority to act – Late file
2010	02-01-10	\$289,500	DENY
2009	01-30-09	\$289,500	DENY
2008	02-01-08	\$289,500	DENY
2007	02-01-07	\$161,300	DENY
1999	12-21-98	\$161,300	DENY

If you need any additional information or have any questions regarding this, please feel free to contact me.

Sincerely,

A handwritten signature in cursive script, reading "Catherine M. Salmon".

Catherine M. Salmon, MAA  
Chief Assessor/Appraiser  
Town of Pembroke



Recipient: Tim Sullivan, Executive Director, Gregory Watson, Manager of Comprehensive Permit Programs, Sally Caverly, President, Judith Grecco, Administrator, Michael Busby, and State Rep. Josh Cutler

Letter: Greetings,

Mass Housing Financing Agency  
One Beacon Street  
Boston, MA 02108

Re: River Marsh Village MH#916

We agree that 40b was enacted with the best of intentions and is a necessary component to provide affordable housing. However, the particular parcel for "River Marsh Village" is the wrong area for a housing development, 40b or otherwise. We have assembled signatures from local residents who oppose this proposal in its entirety for the following reasons:

1. Safety - According to the Pembroke Police Department, between 2014 and 2016 there were a 43 car accidents at the Cross Street/Route 139 and the Water Street/Route 139 intersections. The development would double if not triple these numbers, and the cost could literally be human lives. Forty-three accidents is already too many, and this development would compound the problems at these intersections tremendously. No project, 40b or otherwise, is worth a human life. Furthermore, the widths of Cross and Water Streets are 17 feet at the narrowest and 20 feet at the widest, and there are several blind corners. There are also no sidewalks or street lights in this neighborhood. These roads are simply not equipped to handle this additional traffic. Most residents moved to this neighborhood because they found it be a safe environment for their children. The increased traffic from the new development would make the neighborhood dangerous for children and adults alike.

2. Protective Order - This parcel lies directly within an environmentally sensitive area and is protected by 'North River Protective Order.' The property owners in this area are not allowed to so much as cut one tree down or build any structures at all within the 'Buffer Zone,' never mind a 68 unit development. The North River is the ONLY State Scenic Protected River in Massachusetts. The 'North River Protective Order' was passed in 1978 to protect both public and private property and

specifically the wildlife, fresh and saltwater fisheries, and irreplaceable wild, scenic and recreational river resources. The Order protects the North River, as well as parts of associated tributaries in the towns of Scituate, Marshfield, Pembroke, Norwell, Hanover, and Hanson within 300 feet of the banks of the North River. A good portion of the proposed 68 unit development lies directly within the Protected Corridor and all of it directly abuts the Protected Corridor and is within the 'Buffer Zone.'

3. National Landmark - In 1977 the North and South Rivers were designated as a 'National Natural Landmark' by the Federal Government's Department of the Interior. The National Park Service administers this program and strongly promotes conservation of these landmarks. Building a 68 unit condo development with 300 parking spaces on this parcel achieves exactly the opposite.

4. Endangered Habitat and Destruction of Wetlands – The proposed development would also destroy a Priority Habitat for Endangered Species, as designated by the Massachusetts Natural Heritage and Endangered Species program, and several vernal pools, also mapped in their system. In order to create this intense density of housing units on a 62% wetlands parcel, the developer proposes destroying wetlands to accommodate the roads and buildings. Furthermore, stormwater and wastewater from the development will negatively impact the any remaining wetlands, vernal pools and the North River itself. It would be irresponsible to allow the destruction of this ecologically sensitive area and the endangered species that live there.

Due to the gravity of our safety, environmental, and legal objections, as well as those brought to your attention by the Pembroke Board of Selectmen, the North & South Rivers Watershed Association, Representative Josh Cutler, the abutters and other residents, we respectfully request you find this site ineligible for development in any shape or form under Chapter 40b, both now and forever.

Thank you for your time and attention.



# Signatures

Name	Location	Date
Paul Kernan	, United States	2017-02-01
Stephen Leonard	Marshfield, MA, United States	2017-02-01
Laura Stallings	Pembroke, MA, United States	2017-02-01
Jeff Coyne	Allston, MA, United States	2017-02-01
Justin Silva	Marshfield, MA, United States	2017-02-01
C Hugg	Boston, MA, United States	2017-02-01
Kaitlyn Sanfilippo	Marshfield, MA, United States	2017-02-01
Gordon Noseworthy	Pembroke, MA, United States	2017-02-01
Stephen Foley	Plymouth, MA, United States	2017-02-01
Josh Steele	Pembroke, MA, United States	2017-02-01
J Clapp	Norwell, MA, United States	2017-02-01
Brian Donoghue	Marshfield, MA, United States	2017-02-01
Sheila Sullivan-Landy	Pembroke, MA, United States	2017-02-01
Kelly O'Keefe	Pembroke, MA, United States	2017-02-01
shannon mccarthy	Pembroke, MA, United States	2017-02-01
Alessandra Kernan	Pembroke, MA, United States	2017-02-01
Stephen LeBlanc	Pembroke, MA, United States	2017-02-01
Carolyn Riley	Green Harbor, MA, United States	2017-02-01
Amanda Hurley	Marshfield, MA, United States	2017-02-01
Jay LaRocca	Pembroke, MA, United States	2017-02-01
Marie Foley	Plymouth, MA, United States	2017-02-01
Staci O'Brien	Pembroke, MA, United States	2017-02-01
Lorraine Fano	Pembroke, MA, United States	2017-02-01
Cristina Amatucci	Pembroke, MA, United States	2017-02-01
Kathy Helton	Pembroke, MA, United States	2017-02-01
Lauren Riley	Bridgewater, MA, United States	2017-02-01
Larry Jenkins	Pembroke, MA, United States	2017-02-01
Linda Connors	Pembroke, MA, United States	2017-02-01
Kerrigan Cranston	Pembroke, MA, United States	2017-02-01
Michael Drummond	Pembroke, MA, United States	2017-02-01

Name	Location	Date
Sarah Lussier	Pembroke, MA, United States	2017-02-01
Jennifer Fitzpatrick	Pembroke, MA, United States	2017-02-01
Donna Foster	Pembroke, MA, United States	2017-02-01
Kasey Burrows	Pembroke, MA, United States	2017-02-01
Robert Sullivan	Pembroke, MA, United States	2017-02-01
Lori Hume	Pembroke, MA, United States	2017-02-01
Cara Cahill	Pembroke, MA, United States	2017-02-01
Roisin Byrne	Braintree, MA, United States	2017-02-01
Lorraine LaRocca	Pembroke, MA, United States	2017-02-01
Oksana Keefe	Pembroke, MA, United States	2017-02-01
Robert McCormack	Pembroke, MA, United States	2017-02-01
Bill Nihill	Pembroke, MA, United States	2017-02-01
Patricia Legrand	Minneapolis, MN, United States	2017-02-01
David Kelly	Marshfield, MA, United States	2017-02-01
Kelli McSweeney	Pembroke, MA, United States	2017-02-01
Breanne Dennis	Pembroke, MA, United States	2017-02-01
Chris Goodwin	Pembroke, MA, United States	2017-02-01
Samantha Cook	Hanson, MA, United States	2017-02-01
Heather McLaughlin	Pembroke, MA, United States	2017-02-01
Lauren Graney	Pembroke, MA, United States	2017-02-01
Michele Howard	Marshfield, MA, United States	2017-02-01
Bobby Shannon	Marshfield, MA, United States	2017-02-01
Linda Curtis-Harris	Pembroke, MA, United States	2017-02-01
Patricia Hoban	Pembroke, MA, United States	2017-02-01
Linda Sutton	Pembroke, MA, United States	2017-02-01
Scott St john	Pembroke, MA, United States	2017-02-01
Xenophon Stamboulis	Pembroke, Greece	2017-02-01
Michelle Sullivan	Pembroke, MA, United States	2017-02-01
Marylou Donnelly	Pembroke, MA, United States	2017-02-01
Hector Hernandez	Hermosa Beach, CA, United States	2017-02-01
susan duross	marshfield, MA, United States	2017-02-01
Marie Foley	Plymouth, MA, United States	2017-02-01



Name	Location	Date
Ashley Breen	East Bridgewater, MA, United States	2017-02-01
Mary Daley	Pembroke, MA, United States	2017-02-01
Laurie Cutts	Marshfield, MA, United States	2017-02-01
Mary Ellen Litchfield	Pembroke, MA, United States	2017-02-01
Jacqueline Oneil	Pembroke, MA, United States	2017-02-01
Sheila Cavaleri	Pembroke, MA, United States	2017-02-01
Ryan Redican	Pembroke, MA, United States	2017-02-01
Fredrick Crews	Pembroke, MA, United States	2017-02-01
Debbie Peckham	Pembroke, MA, United States	2017-02-01
Amy Femino	Boston, MA, United States	2017-02-01
Andrea Collins	Marshfield, MA, United States	2017-02-01
Carolyn Dalton	Pembroke, MA, United States	2017-02-01
Robert Mccarthy	Pembroke, MA, United States	2017-02-01
Stephen Wwber	Marshfield, MA, United States	2017-02-01
keith kaminski	Pembroke, MA, United States	2017-02-01
Willard Boulter	Pembroke, MA, United States	2017-02-01
John Johndrow	Hanson, MA, United States	2017-02-01
Jane Mahoney	Norwell, MA, United States	2017-02-01
Theodore Kernan	Bridgewater, MA, United States	2017-02-01
Tracy Wagner	Pembroke, MA, United States	2017-02-01
Daniel Laffey	Pembroke, MA, United States	2017-02-01
Natalie Baloneque	Pembroke, MA, United States	2017-02-01
Alferd Sheehan	Marshfield, MA, United States	2017-02-01
Michele Campbell	Pembroke, MA, United States	2017-02-01
Patrick Macallister	Humarock, MA, United States	2017-02-01
William Grenham	Norwood, MA, United States	2017-02-01
Anne Prall	Pembroke, MA, United States	2017-02-01
Julianne Fitzgerald	Pembroke, MA, United States	2017-02-01
Patty Reilly	Marshfield, MA, United States	2017-02-01
Nichole Smith	Charlotte, NC, United States	2017-02-01
Monique Churchill	Pembroke, MA, United States	2017-02-01
Lisa Doherty	Norwell, MA, United States	2017-02-01

Name	Location	Date
Earl Littlefield	Pembroke, MA, United States	2017-02-01
jane conathan	Pembroke, MA, United States	2017-02-01
Andrea Campbell	Pembroke, MA, United States	2017-02-01
Mike Freise	Marshfield, MA, United States	2017-02-01
Rita Boulter	Pembroke, MA, United States	2017-02-01
Lenore Alexanderson	Marshfield, MA, United States	2017-02-01
Ava Hautala	Pembroke, MA, United States	2017-02-01
Jennifer Johnson	Pembroke, MA, United States	2017-02-01
Rebecca Blackman	Marshfield, MA, United States	2017-02-01
Matthew Norton	Pembroke, MA, United States	2017-02-01
Galligan Hank	Pembroke, MA, United States	2017-02-01
Daniel Mahoney	Pembroke, MA, United States	2017-02-01
Traci Murphy	Pembroke, MA, United States	2017-02-01
Annmarie Kerr	Pembroke, MA, United States	2017-02-01
Ricky Kelley	Hanover, MA, United States	2017-02-01
Jennifer White	Pembroke, MA, United States	2017-02-01
Colleen Wainwright	Pembroke, MA, United States	2017-02-01
Ken Furtney	Pembroke, MA, United States	2017-02-01
Janice McGovern	Norwell, MA, United States	2017-02-01
Vicki Roy	Pembroke, MA, United States	2017-02-01
Patricia Gage	Pembroke, MA, United States	2017-02-01
Susan Bollinger	Pembroke, MA, United States	2017-02-01
Jim Stratford	Norwell, MA, United States	2017-02-01
Erin Willis	Halifax, MA, United States	2017-02-01
Michelle Griffin	Pembroke, MA, United States	2017-02-01
Thomas Maloney	Hingham, MA, United States	2017-02-01
Sara McNulty	Pembroke, MA, United States	2017-02-01
Cara Littlefield	Pembroke, MA, United States	2017-02-01
jim abde	Venice, FL, United States	2017-02-01
Danielle Morgan	Pembroke, MA, United States	2017-02-01
teresa sheedy	pembroke, MA, United States	2017-02-01
Dawn Riley	Whitman, MA, United States	2017-02-01



Name	Location	Date
Cady Macpherson	Pembroke, MA, United States	2017-02-01
Cheryl Girard	Pembroke, MA, United States	2017-02-01
Brendan Foley	Marshfield, MA, United States	2017-02-01
nikki petrucci	Pembroke, MA, United States	2017-02-01
Beth Yotk	Pembroke, MA, United States	2017-02-01
Deb Miller	Pembroke, MA, United States	2017-02-01
Jane Cournan	Pembroke, MA, United States	2017-02-01
Chris Leonard	Pembroke, MA, United States	2017-02-01
Jenee Minichiello	Marshfield, MA, United States	2017-02-01
Caitlin Melone	Hanover, MA, United States	2017-02-01
Renae Tuffy	Pembroke, MA, United States	2017-02-01
Lorenda Layne	Norwell, MA, United States	2017-02-01
Syrene Reilly	Norwell, MA, United States	2017-02-01
David maccutcheon	Marshfield, MA, United States	2017-02-01
Carolyn Fontaine	Boston, MA, United States	2017-02-01
BEVERLY WIGGIN	PEMBROKE, MA, United States	2017-02-01
Lisa Holahan	West Newton, MA, United States	2017-02-01
Rose Silva	Pembroke, MA, United States	2017-02-01
Sharon DeCastro	Pembroke, MA, United States	2017-02-01
Jeff O'hara	Pembroke, MA, United States	2017-02-01
Pamela Barone	Pembroke, MA, United States	2017-02-01
Stephanie Falvey	Pembroke, MA, United States	2017-02-01
Margaret Nagela	Blank, IL, United States	2017-02-01
Michael Wagner	Pembroke, MA, United States	2017-02-01
chad johnson	Pembroke, MA, United States	2017-02-01
Kristen White	Pembroke, MA, United States	2017-02-01
Mary Dempsey	Pembroke, MA, United States	2017-02-01
Ann Marie Arone	Pelham, NH, United States	2017-02-01
Sue Bakhtiari	Wilmington, MA, United States	2017-02-01
Ashley Bengston	Pembroke, MA, United States	2017-02-01
Jeff Quinlan	Marshfield, MA, United States	2017-02-01
Margaret Everett	Pembroke, MA, United States	2017-02-01

Name	Location	Date
Susan Runne	Pembroke, MA, United States	2017-02-01
mary blake	North Weymouth, MA, United States	2017-02-01
Michael Cannon	Marshfield, MA, United States	2017-02-01
Daniel Silva	Pembroke, MA, United States	2017-02-01
Elaine Furlong	Pembroke, MA, United States	2017-02-01
Mike Hill	Pembroke, MA, United States	2017-02-01
Jennifer Whitcomb	Mansfield, MA, United States	2017-02-01
Donnie Robicheau	Marshfield, MA, United States	2017-02-01
Cathie Briggette	Pembroke, MA, United States	2017-02-01
michelle lenaghan	pembroke, MA, United States	2017-02-01
Christopher Lage	Holden, ME, United States	2017-02-01
Harold McDougall	Marshfield, MA, United States	2017-02-01
Robert Sideropoulos	Pembroke, MA, United States	2017-02-01
Tanya Sorrentino	Pembroke, MA, United States	2017-02-01
Matthew Butler	Pembroke, MA, United States	2017-02-01
Karen M Leonard	Pembroke, MA, United States	2017-02-01
David Gilmore	Pembroke, MA, United States	2017-02-01
Caulene Lynch	Pembroke, MA, United States	2017-02-01
Gia Lane	Marshfield, MA, United States	2017-02-01
Kerri Drummond	Pembroke, MA, United States	2017-02-01
Dori Read	Marshfield, MA, United States	2017-02-01
Kerin Johnson	Norwell, MA, United States	2017-02-01
Bonnie McLean	Marshfield, MA, United States	2017-02-01
Elizabeth Hoyt	Pembroke, MA, United States	2017-02-01
Tracey Dattanasio	Pembroke, MA, United States	2017-02-01
Caitlin Klezmer	Marshfield, MA, United States	2017-02-01
kristina mullin	Marshfield, MA, United States	2017-02-01
Kristen Duperre	Pembroke, MA, United States	2017-02-01
Lisa Burns	Pembroke, MA, United States	2017-02-01
Korey Leonard	Pembroke, MA, United States	2017-02-01
Jo- Anne Calabro	Pembroke, MA, United States	2017-02-01
Chris SPRAGUE	Carver, MA, United States	2017-02-01



Name	Location	Date
Julie Barone	Pembroke, MA, United States	2017-02-01
Lynne Adler	Hanson, MA, United States	2017-02-01
Paula Landolfi	Pembroke, MA, United States	2017-02-01
Steve Kroon	Pembroke, MA, United States	2017-02-01
Lauren Carey	Marshfield, MA, United States	2017-02-01
Susan Ambrose	Norwell, MA, United States	2017-02-01
Caroline Alward	Norwell, MA, United States	2017-02-01
Sara Koplovsky	Pembroke, MA, United States	2017-02-01
Matthew King	Pembroke, MA, United States	2017-02-01
Alexis Lenaghan	Hanover, MA, United States	2017-02-01
Kelly McCarthy	Hingham, MA, United States	2017-02-01
Caroline Nowak	Norwell, MA, United States	2017-02-01
Alex Provencal	Pembroke, MA, United States	2017-02-01
James Golden	Hopkinton, MA, United States	2017-02-01
Shauna Ambrose	Marshfield, MA, United States	2017-02-01
John Hoar	Pembroke, MA, United States	2017-02-01
Jennifer Bradley	Pembroke, MA, United States	2017-02-01
sandra dunleavy	Pembroke, MA, United States	2017-02-01
William Dunleavy	Pembroke, MA, United States	2017-02-01
Christina Handorff	Pembroke, MA, United States	2017-02-01
Stephen McVay	Norwell, MA, United States	2017-02-01
Lauren Backstrom	Marshfield, MA, United States	2017-02-01
Marylou Duthie	Pembroke, MA, United States	2017-02-01
Anne Mulieri	Hingham, MA, United States	2017-02-01
Karyn McCarthy	Duxbury, MA, United States	2017-02-01
Joanne Owen	Pembroke, MA, United States	2017-02-01
Don Brown	Toms River, NJ, United States	2017-02-01
Michael Shanley	Marshfield, MA, United States	2017-02-01
Marianna Stamboulis	Pembroke, MA, United States	2017-02-01
claudia starkey	quincy, MA, United States	2017-02-01
Joan Duggan	Marshfield, MA, United States	2017-02-01
Carolyn Loonan	Kingston, MA, United States	2017-02-01

Name	Location	Date
Jennifer Kirwan	Marshfield, MA, United States	2017-02-01
Alison Gilmore	Pembroke, MA, United States	2017-02-01
Zach Duda	Marshfield, MA, United States	2017-02-01
Patrick Otoole	Pembroke, MA, United States	2017-02-01
Anthony Amatuucci	Pembroke, MA, United States	2017-02-01
Eleanor Barrett	Norwood, MA, United States	2017-02-01
Allyson Grey	Pembroke, MA, United States	2017-02-01
Mary Beth McGillicuddy	Norwell, MA, United States	2017-02-01
Karen McCormack	Pembroke, MA, United States	2017-02-01
Patricia Wolongevicz	Hanover, MA, United States	2017-02-01
Connie Sullivan	Marshfield, MA, United States	2017-02-01
Sara Kenneally	Pembroke, MA, United States	2017-02-01
Jan T	Marshfield, MA, United States	2017-02-01
Judy Pilat	Marshfield, MA, United States	2017-02-01
Steve Mahoney	Rockland, MA, United States	2017-02-01
Carol DeFranca	Pembroke, MA, United States	2017-02-01
Lya Wodraska	Salt Lake City, UT, United States	2017-02-01
Laura Kemp	Pembroke, MA, United States	2017-02-01
Daniel Wolongevicz	Hanover, MA, United States	2017-02-01
Evelyn Meehan	norwell, MA, United States	2017-02-01
Joseph Salmeri	Pembroke, MA, United States	2017-02-01
Meredith McCafferty	Pembroke, MA, United States	2017-02-01
Kathleen Sidlauskas	Marshfield, MA, United States	2017-02-01
Kimbell Ahlstrand	Marshfield, MA, United States	2017-02-01
Leanora DelPrete	Rockland, MA, United States	2017-02-01
Laura Prezioso	Pembroke, MA, United States	2017-02-01
Christopher J. Burnham	Pembroke, MA, United States	2017-02-01
Dana Duggan	Cohasset, MA, United States	2017-02-01
Kyla Stearns	Pembroke, MA, United States	2017-02-01
WILLIAM Marsh	Hanson, MA, United States	2017-02-01
Annmarie Owen	Pembroke, MA, United States	2017-02-01
Daniel Strout	Milton, MA, United States	2017-02-01



Name	Location	Date
Patrick Traynor	Marshfield, MA, United States	2017-02-01
James Hutchinson	Pembroke, MA, United States	2017-02-01
June Freel	Marshfield, MA, United States	2017-02-01
Erin Ward	Marshfield, MA, United States	2017-02-01
Paula Kernan	Hanover, MA, United States	2017-02-01
Darcy Conroy	Marshfield, MA, United States	2017-02-01
Tricia Guilbeault	Pembroke, MA, United States	2017-02-01
Lou Chavez	Pembroke, MA, United States	2017-02-01
Justin Wasserback	Marshfield, MA, United States	2017-02-01
Pamela Pantazopoulos	Lowell, MA, United States	2017-02-01
Lori Mcdevitt	Pembroke, MA, United States	2017-02-01
Catherine Ambrose	Rockland, MA, United States	2017-02-01
Tamra Bouré	Norwell, MA, United States	2017-02-01
John Blomberg	North Pembroke, MA, United States	2017-02-01
Ann-Marie Darling	Pembroke, MA, United States	2017-02-01
Allison McGlinchey	Norwell, MA, United States	2017-02-01
Scott Lavery	Pembroke, MA, United States	2017-02-01
Patricia Pardon	Marshfield, MA, United States	2017-02-01
Kathleen Aicardi	Pembroke, MA, United States	2017-02-01
Dianne Gilman	Pembroke, MA, United States	2017-02-01
Mark Ward	Marshfield, MA, United States	2017-02-01
Jennifer Fielding	Marshfield, MA, United States	2017-02-01
Steohen Burton	Plymouth, MA, United States	2017-02-01
seamus noone	Pembroke, MA, United States	2017-02-01
Sara Kelley	Pembroke, MA, United States	2017-02-01
Harriet Archer	Marshfield, MA, United States	2017-02-01
Shannon Kelble	Abington, MA, United States	2017-02-01
Jeff Federspiel	Pembroke, MA, United States	2017-02-01
Brenda Rossi	Pembroke, MA, United States	2017-02-01
Gretchen Spratt	Norwell, MA, United States	2017-02-01
Sarah Papi	Scituate, MA, United States	2017-02-01
Jennifer Johnson	Hanover, MA, United States	2017-02-01

Name	Location	Date
Martin Cournan	Pembroke, MA, United States	2017-02-01
Greg Jenkins	Hanover, MA, United States	2017-02-01
Stacy Morabito	Pembroke, MA, United States	2017-02-01
Donn Cannone	Pembroke, MA, United States	2017-02-01
Patty Cuozzi	Pembroke, MA, United States	2017-02-01
Steves OtherHalf	Pembroke, MA, United States	2017-02-01
D Mastrocola	Hanover, MA, United States	2017-02-01
Janet Nihill	Pembroke, MA, United States	2017-02-01
Joan Durgin	Pembroke, MA, United States	2017-02-01
NANCY MCBRIDE	Norwell, MA, United States	2017-02-01
Deirdre Creane	Marshfield, MA, United States	2017-02-01
Haleigh Peavey	Marshfield, MA, United States	2017-02-01
Jennifer Jenkins	Pembroke, MA, United States	2017-02-01
tracy marino	pembroke, MA, United States	2017-02-01
Susan Foster	Pembroke, MA, United States	2017-02-01
Anne Greene	Norwell, MA, United States	2017-02-01
David Giordani	Marshfield, MA, United States	2017-02-01
Julie Jenkins	Pembroke, MA, United States	2017-02-01
jay Leith	Marshfield, MA, United States	2017-02-01
steven aicardi	Norwell, MA, United States	2017-02-01
Kevin Malloy	Marshfield, MA, United States	2017-02-01
Judith Douglas	Marshfield, MA, United States	2017-02-01
Robert MacFee	Plymouth, MA, United States	2017-02-01
Madeline Block	Pembroke, MA, United States	2017-02-01
Susan J. Mulvey	Quincy, MA, United States	2017-02-01
Maureen Canavan	Pembroke, MA, United States	2017-02-01
carole roberson	Pembroke, MA, United States	2017-02-01
Linwood Stone	Pembroke, MA, United States	2017-02-01
James Hamilton	Boston, MA, United States	2017-02-01
Deborah Tamborella	Hull, MA, United States	2017-02-01
Philip Devasto	Pembroke, MA, United States	2017-02-01
christine cataldi	Pembroke, MA, United States	2017-02-01



Name	Location	Date
Danielle Luat	Fresno, CA, United States	2017-02-01
Cindy Waller	Norwell, MA, United States	2017-02-01
ELAINE STEPHANSKY	Marshfield, MA, United States	2017-02-01
Eileen Counihan	Provincetown, MA, United States	2017-02-01
Shelby Ricciardi	Pembroke, MA, United States	2017-02-01
Lisa Robinson	Pembroke, MA, United States	2017-02-01
Jordan Law	Marshfield, MA, United States	2017-02-01
Catherine McDonald	Marshfield, MA, United States	2017-02-01
Larry Leff	Norwell, MA, United States	2017-02-01
Caleb Estabrooks	Hanover, MA, United States	2017-02-01
Ian Campbell	Plympton, MA, United States	2017-02-01
Sharon Spadorcia	Pembroke, MA, United States	2017-02-01
Hope Recupero	Hanover, MA, United States	2017-02-01
Cara Gomes	Marshfield, MA, United States	2017-02-01
Beck Smith	Pembroke, MA, United States	2017-02-01
Scott Chapman	Pembroke, MA, United States	2017-02-01
Raymond Darling	Pembroke, MA, United States	2017-02-01
melissa frattasio	Norwell, MA, United States	2017-02-01
Diane Gallimore	Pembroke, MA, United States	2017-02-01
Marc MacFarland	Foxborough, MA, United States	2017-02-01
Beth McGinn	Quincy, MA, United States	2017-02-01
Cas Casados	Weymouth, MA, United States	2017-02-01
Magdalena Milun	Norwell, MA, United States	2017-02-01
Monica Dewberry	Norwell, MA, United States	2017-02-01
Dan Norris	Brighton, MA, United States	2017-02-01
Samantha Woods	Hull, MA, United States	2017-02-01
Heather Chipley-McCall	Marshfield, MA, United States	2017-02-01
Samuel Smith	Duxbury, MA, United States	2017-02-01
Daniel Limon	Los Angeles, CA, United States	2017-02-01
Alicia Reid	Pembroke, MA, United States	2017-02-01
Paula Christie	Marshfield, MA, United States	2017-02-01
Greg McCullough	Milton, MA, United States	2017-02-01

Name	Location	Date
Ruth Oakland	Pembroke, MA, United States	2017-02-01
Stephanie Chen	Gardena, CA, United States	2017-02-01
Kristi Cullinane	Rockland, MA, United States	2017-02-01
Bonnie Pajic	Pembroke, MA, United States	2017-02-01
Mark Wilson	New Albany, OH, United States	2017-02-01
Beats Takahashi	Norwell, MA, United States	2017-02-01
rachel hughes	Hanover, MA, United States	2017-02-01
Jane Souza	Franklin, MA, United States	2017-02-01
Lauren Bickford	Hanover, MA, United States	2017-02-01
Kyra Hockey	Quincy, MA, United States	2017-02-01
Kristin Buckley	Hingham, MA, United States	2017-02-01
Casey Meserve	Brockton, MA, United States	2017-02-01
Susan Desrocher	Abington, MA, United States	2017-02-01
gail rossi	Pembroke, MA, United States	2017-02-01
Jane and Bruce Estabrooks	Hanover, MA, United States	2017-02-01
Charles Meyer	Pembroke, MA, United States	2017-02-01
Jeff Dyer	Boston, MA, United States	2017-02-01
Erin O'Leary	Pembroke, MA, United States	2017-02-01
Jessica Wiggin	Pembroke, MA, United States	2017-02-01
Jacqui Farrow	Pembroke, MA, United States	2017-02-01
kim dugan	pembroke, MA, United States	2017-02-01
Pete Townsend	Halifax, MA, United States	2017-02-01
Nicoke Nogueira	Norwell, MA, United States	2017-02-01
Laurie Reney	Marshfield, MA, United States	2017-02-01
michael nichols	Kingston, MA, United States	2017-02-01
Linda Genatossio	Marshfield, MA, United States	2017-02-01
John McGrath	Stoughton, MA, United States	2017-02-01
Carrie McCarthy	Boston, MA, United States	2017-02-01
Regina Campbell	Hanover, MA, United States	2017-02-01
Karolee Kenney	Hanover, MA, United States	2017-02-01
Andrea Beaupre	Wareham, MA, United States	2017-02-01
John O'Connor	Hanover, MA, United States	2017-02-01



Name	Location	Date
Linda Clifford	Norwell, MA, United States	2017-02-01
Danielle Zarella	Marshfield, MA, United States	2017-02-01
Lisa Paananen	Brockton, MA, United States	2017-02-01
Dianna Carney	Duxbury, MA, United States	2017-02-01
Christian Sarruda	Hanover, MA, United States	2017-02-01
Kim Arnold	Hanson, MA, United States	2017-02-01
Lisa Sarruda	Hanover, MA, United States	2017-02-01
Elizabeth Smith	Marshfield, MA, United States	2017-02-01
Michelle Flynn	Halifax, MA, United States	2017-02-01
Elaine Bulger	Pembroke, MA, United States	2017-02-01
Milinda McGraw	Hanson, MA, United States	2017-02-01
Walter Costello	Pembroke, MA, United States	2017-02-01
Joseph Ambrose	G, MA, United States	2017-02-01
Jen Lucchetti	Norwell, MA, United States	2017-02-01
SUSAN GLEASON	Pembroke, MA, United States	2017-02-01
hailey sass	Marshfield, MA, United States	2017-02-01
Alex Driscoll	Marshfield, MA, United States	2017-02-01
Stephanie Burridge	Pembroke, MA, United States	2017-02-01
Lynne Rogers	Pembroke, MA, United States	2017-02-01
Kerri Hackett	Pembroke, MA, United States	2017-02-01
Timothy King	Pembroke, MA, United States	2017-02-01
Shirley McEachern	East Bridgewater, MA, United States	2017-02-01
Eric Lagerblade	Pembroke, MA, United States	2017-02-01
Eric Hanafin	Pembroke, MA, United States	2017-02-01
Aaron Pyman	Natick, MA, United States	2017-02-01
emily rogers	Pembroke, MA, United States	2017-02-01
Kimberley Gough	Pembroke, MA, United States	2017-02-01
Robert Killeffer	Pembroke, MA, United States	2017-02-01
Ryan Spangenberger	Scituate, MA, United States	2017-02-01
Amy Mastrodomenico	Norwell, MA, United States	2017-02-01
Steven Rinehart	Kingston, MA, United States	2017-02-01
Kathleen Kiley	Pembroke, MA, United States	2017-02-01

Name	Location	Date
Annmarie Raleigh	Pembroke, MA, United States	2017-02-01
erika king	Duxbury, MA, United States	2017-02-01
F S	Pembroke, MA, United States	2017-02-01
Joseph Riley	Marshfield, MA, United States	2017-02-01
Olivia Rogers	Pembroke, MA, United States	2017-02-01
Nicole Caouette	boston, MA, United States	2017-02-01
Robin Channell	Pembroke, MA, United States	2017-02-01
Edward Bibaud	Pembroke, MA, United States	2017-02-01
Lois Wood	Duxbury, MA, United States	2017-02-01
James Lunny 3rd	Hanson, MA, United States	2017-02-01
Paul Walker	Pembroke, MA, United States	2017-02-01
Harold Charles Prefontaine	Weymouth, MA, United States	2017-02-01
Emily Smith	Pembroke, MA, United States	2017-02-01
Stacey Walsh	Marshfield, MA, United States	2017-02-01
Maggie Dow	Marshfield, MA, United States	2017-02-01
Diane Blake	Pembroke, MA, United States	2017-02-01
Kevin Cooper	Marshfield, MA, United States	2017-02-01
Jennifer Jones	Pembroke, MA, United States	2017-02-01
Cheryl Woods	Pembroke, MA, United States	2017-02-01
Kayla Smith-Stauss	Boston, MA, United States	2017-02-01
Nicholas Menconi	North Weymouth, MA, United States	2017-02-01
Shannon Dunphy	Pembroke, MA, United States	2017-02-01
Sean Dorsey	Pembroke, MA, United States	2017-02-01
Jaime Dwyer	Pembroke, MA, United States	2017-02-01
Michael Keane	Kingston, MA, United States	2017-02-01
Kathryn DiProjetto	Pembroke, MA, United States	2017-02-01
Kenneth Homola	Pembroke, MA, United States	2017-02-01
Sarah Rizzitano	Pembroke, MA, United States	2017-02-01
justin taylor	Boston, MA, United States	2017-02-01
Kerry Mulkern	Marshfield, MA, United States	2017-02-01
Sarah Silva	Marshfield, MA, United States	2017-02-01
Ally Sheehan	Pembroke, MA, United States	2017-02-01



Name	Location	Date
Kenneth Maliff	Duxbury, MA, United States	2017-02-01
Lisa Kivel	Norwell, MA, United States	2017-02-01
Claudia Cuscianna	Pembroke, MA, United States	2017-02-01
Andrew Briere	Marshfield, MA, United States	2017-02-01
Jennifer Willy Steinkrauss	Pembroke, MA, United States	2017-02-01
Brook howard-Keane	Marshfield, MA, United States	2017-02-01
Helene Campbell	Pembroke, MA, United States	2017-02-01
Pamela Harrigan	Hanson, MA, United States	2017-02-01
Rebecca Fahey	Marshfield, MA, United States	2017-02-01
Patricia Grant	Boston, MA, United States	2017-02-01
Eren Touhey	Pembroke, MA, United States	2017-02-01
Anastasia Procaccini	Quincy, MA, United States	2017-02-01
Cara Moretti	South Chatham, MA, United States	2017-02-01
Katharine Glennon	Scituate, MA, United States	2017-02-01
Liana Delaney	Pembroke, MA, United States	2017-02-01
Theresa Costanzo	Pembroke, MA, United States	2017-02-01
Ian Kingston	Pembroke, MA, United States	2017-02-01
Anna harris	Marshfield, MA, United States	2017-02-01
Amy Rinaldi	Plymouth, MA, United States	2017-02-01
Kevin Murrin	Pembroke, MA, United States	2017-02-01
Marilee Cantelmo	Marshfield, MA, United States	2017-02-01
Devin Thompson	Amherst, MA, United States	2017-02-01
Daniel ryan	Rockland, MA, United States	2017-02-01
David Dixon	Pembroke, MA, United States	2017-02-01
Deb Murrin	Pembroke, MA, United States	2017-02-01
Kathleen Murray	Marshfield, MA, United States	2017-02-01
Lindsey Buchleitner	Hull, MA, United States	2017-02-01
Susan Hynes	Pembroke, MA, United States	2017-02-01
Nancy Sullivan	Pembroke, MA, United States	2017-02-01
Eugene Haen	Pembroke, MA, United States	2017-02-01
Jean Pillard	Pembroke, MA, United States	2017-02-01
Judith Parks	Pembroke, MA, United States	2017-02-01

Name	Location	Date
Francis Steinkrauss	Pembroke, MA, United States	2017-02-01
Rich Burrige	Pembroke, MA, United States	2017-02-01
Tracy Bradanese	revereRdRevere, MA, United States	2017-02-01
Nancy MacDonald	Marshfield, MA, United States	2017-02-01
Linda Bryant	Pembroke, MA, United States	2017-02-01
David O'Brien	Norwell, MA, United States	2017-02-01
Michael Glynn	Pembroke, MA, United States	2017-02-01
Clyde Maliff	Duxbury, MA, United States	2017-02-01
Jennifer Conley	Pembroke, MA, United States	2017-02-01
emily charis	pembroke, MA, United States	2017-02-01
Debra McCarthy	Pembroke, MA, United States	2017-02-01
Lisa Melanson	Pembroke, MA, United States	2017-02-01
Peter Garland	Norwell, MA, United States	2017-02-01
Catherine Masse	Marshfield, MA, United States	2017-02-01
Darci Macdonald	Pembroke, MA, United States	2017-02-01
Tracy Rosser	Marshfield, MA, United States	2017-02-01
Lucinda Dixon	Hingham, MA, United States	2017-02-01
Kathleen Smith	Marshfield, MA, United States	2017-02-01
Denise Moraski	Pembroke, MA, United States	2017-02-01
Michelle Sampson	Keene, NH, United States	2017-02-01
Elaine Boidi	Pembroke, MA, United States	2017-02-01
Christine Hitchins	Pembroke, MA, United States	2017-02-01
Lisa Turley	Pembroke, MA, United States	2017-02-01
Derek Damon	Marshfield, MA, United States	2017-02-01
Kristen Punch	Marshfield, MA, United States	2017-02-01
Kerri Zeoli	Pembroke, MA, United States	2017-02-01
Richard Kelly	Ashfield, MA, United States	2017-02-01
Keith Callahan	Norwell, MA, United States	2017-02-01
Lynne Hinkle	Rockland, MA, United States	2017-02-01
jason brown	Norwell, MA, United States	2017-02-01
Maryclaire Rowland	Pembroke, MA, United States	2017-02-01
David Geddes	Marshfield, MA, United States	2017-02-01



Name	Location	Date
Jess Fano	Pembroke, MA, United States	2017-02-01
Patricia Edmonston	Pembroke, MA, United States	2017-02-01
Peter Venti	Marshfield, MA, United States	2017-02-01
Kathleen Toli	Pembroke, MA, United States	2017-02-01
Cynthia Ladd Fiorini	Duxbury, MA, United States	2017-02-01
Angela Bird	Pembroke, MA, United States	2017-02-01
Gabriel Fiorini	Duxbury, MA, United States	2017-02-01
Jessica Dietzfelbinger	Farmington, MO, United States	2017-02-01
Maxwel Simard	Alexandria, VA, United States	2017-02-01
Natalie Strand	Marshfield, MA, United States	2017-02-01
Rob LYONS	East Bridgewater, MA, United States	2017-02-01
Robert Ougoorlian	Pembroke, MA, United States	2017-02-01
Rebecca F	Boston, MA, United States	2017-02-01
Elizabeth Farrell	Hanover, MA, United States	2017-02-01
Mark Hendriksen	Pembroke, MA, United States	2017-02-01
sarah jones	Marshfield, MA, United States	2017-02-01
John Blades	Pembroke, MA, United States	2017-02-01
Joseph Meade	Marshfield, MA, United States	2017-02-01
Lue Landry	Marshfield, MA, United States	2017-02-01
Crystal Hudson	East Bridgewater, MA, United States	2017-02-01
Oliver Cady	Marshfield, MA, United States	2017-02-01
Beth Winn	Marshfield, MA, United States	2017-02-01
Jo Anne Pyle	Port Hueneme, CA, United States	2017-02-01
Melissa Buckley	Pembroke, MA, United States	2017-02-01
Joanne Paladino	Pembroke, MA, United States	2017-02-01
Brian Farrell	Pembroke, MA, United States	2017-02-01
Scott Noyes	Pembroke, MA, United States	2017-02-01
Erika Radic	Vashon, WA, United States	2017-02-01
Tim Vetrano	Norwell, MA, United States	2017-02-01
Megan Lepore	Marlboro, MA, United States	2017-02-01
D R	Pembroke, MA, United States	2017-02-01
leanne lafave	Pembroke, MA, United States	2017-02-01

Name	Location	Date
Lillian Haley	Pembroke, MA, United States	2017-02-01
Benn Grover	Marshfield, MA, United States	2017-02-01
Katie Wilson	Marshfield, MA, United States	2017-02-01
Renee Nicastro	Pembroke, MA, United States	2017-02-01
Belle Procaccini	Johnston, RI, United States	2017-02-01
Mary Jo Goodhue	Marshfield, MA, United States	2017-02-01
Geena Boidi	Pembroke, MA, United States	2017-02-01
Brenda Smith	Norwell, MA, United States	2017-02-01
Jennifer Romero	Medford, MA, United States	2017-02-01
Tim Regan	Charlestown, MA, United States	2017-02-01
Kahli Connolly	Weymouth, MA, United States	2017-02-01
Christine Hamn	Pembroke, MA, United States	2017-02-01
Diane Murphy	Pembroke, MA, United States	2017-02-01
Julie Wilde	Marshfield, MA, United States	2017-02-01
Brian Lydon	Pembroke, MA, United States	2017-02-01
Sheila Wilson	marshfield, MA, United States	2017-02-01
Jill Aielll	Pembroke, MA, United States	2017-02-01
George Howe	Pembroke, MA, United States	2017-02-01
Jack Kenn	Las Vegas, NV, United States	2017-02-01
Judy Higginbottom	Hanover, MA, United States	2017-02-01
Antonia Clifford	Norwood, MA, United States	2017-02-01
paula dillon	hingham, MA, United States	2017-02-01
sarie booy	Duxbury, MA, United States	2017-02-01
Steve O'Neil	Pembroke, MA, United States	2017-02-01
John O'Hara	Marshfield, MA, United States	2017-02-01
Norman Herbert	Marshfield, MA, United States	2017-02-01
Sue Germaine	Scituate, MA, United States	2017-02-01
Jeff Conathan	Pembroke, MA, United States	2017-02-01
Tanis Howe	Pembroke, MA, United States	2017-02-01
Larisa Hart	Duxbury, MA, United States	2017-02-01
Lisa Keeley	Pembroke, MA, United States	2017-02-01
Pamela Dorsey	Milton, MA, United States	2017-02-01



Name	Location	Date
Kristen Clancy	Weymouth, MA, United States	2017-02-01
Amy Lipman-White	Hanover, MA, United States	2017-02-01
Michael McMahon	Pembroke, MA, United States	2017-02-01
nicole gracia	Marshfield, MA, United States	2017-02-01
Michael Keeley	Pembroke, MA, United States	2017-02-01
Jennifer Kish	Marshfield, MA, United States	2017-02-01
Kerri Ahern	Pembroke, MA, United States	2017-02-01
susan steinkoetter	Frisco, TX, United States	2017-02-01
Chrissy McCormack	Cohasset, MA, United States	2017-02-01
Kimberly Stack	Marshfield, MA, United States	2017-02-01
Sam Butters	Marshfield, MA, United States	2017-02-01
Jessica robidoux	Milton, MA, United States	2017-02-01
Laura McCarthy	Pembroke, MA, United States	2017-02-01
Merilyn Johnson	Scituate, MA, United States	2017-02-01
Jennifer Petrucci	Marshfield, MA, United States	2017-02-01
Patricia Spangenberger	Scituate, MA, United States	2017-02-01
ELIZABETH DWYER	Pembroke, MA, United States	2017-02-01
Ross Mehtala	Norwell, MA, United States	2017-02-01
RedElisa Mendoza	No. Miami, FL, United States	2017-02-01
Sam Kern	Dayton, OH, United States	2017-02-01
Christine Kan	Pembroke, MA, United States	2017-02-01
Ryan Moran	Medford, MA, United States	2017-02-01
Thomas Flaherty	Scituate, MA, United States	2017-02-01
Mary McAlear	Pembroke, MA, United States	2017-02-01
Donna Botsch	Pembroke, MA, United States	2017-02-01
kendall ditommaso	Scituate, MA, United States	2017-02-01
Edward swider	Weymouth, MA, United States	2017-02-01
BEVERLY LEATE	Rockland, MA, United States	2017-02-01
Donna slattery	Quincy, MA, United States	2017-02-01
Daniel Lipson	Worcester, MA, United States	2017-02-01
Gene McCarthy	Scituate, MA, United States	2017-02-01
Scott Murdock	Pembroke, MA, United States	2017-02-01

Name	Location	Date
Donna MetcalfTwohig	Boston, MA, United States	2017-02-01
Cara Littlewood	Scituate, MA, United States	2017-02-01
Samuel Hilliard	Lexington, SC, United States	2017-02-01
Amanda Higginbottom	Hanover, MA, United States	2017-02-01
cindy nichols-cheever	Cohasset, MA, United States	2017-02-01
Mary Lou Stock	Pembroke, MA, United States	2017-02-01
Maria Simeone	Marshfield, MA, United States	2017-02-01
Julie Martin	Frederic, WI, United States	2017-02-01
Carol McKinnon	Port St. Lucie, FL, United States	2017-02-01
Angelle Trafton	Scituate, MA, United States	2017-02-01
Jennifer Shafer	Olympia, WA, United States	2017-02-01
Gretchen Jones	Pembroke, MA, United States	2017-02-01
Lori Angelo	Hamden, CT, United States	2017-02-01
Maria McMillan	Pembroke, MA, United States	2017-02-01
Samantha Bircsak	Worcester, MA, United States	2017-02-01
John Kan	Pembroke, MA, United States	2017-02-01
MATTHEW Hitchins	Pembroke, MA, United States	2017-02-01
Phyllis Hitchins	Pembroke, MA, United States	2017-02-01
Jacob Collins	Pembroke, MA, United States	2017-02-01
Colleen Gibbons	Weymouth, MA, United States	2017-02-01
Kerin Sullivan	Marshfield, MA, United States	2017-02-01
Kayla McGurrin	Hanover, MA, United States	2017-02-01
Debra Saunders	Pembroke, MA, United States	2017-02-01
sue mitchel	La Convner, WA, United States	2017-02-01
Sandy Rodgers	Carmichael, CA, United States	2017-02-01
Lori Campbell	Marshfield, MA, United States	2017-02-01
Debbie Williams Gwynn	Marshfield, MA, United States	2017-02-01
Lee Coscia	Marshfield, MA, United States	2017-02-01
Miriam Konz	Pembroke, MA, United States	2017-02-01
Nancy buchoz	Thousand Oaks, CA, United States	2017-02-01
Kathryn Dunton	Marshfield, MA, United States	2017-02-01
Robert Loring	Scituate, MA, United States	2017-02-01



Name	Location	Date
Cheryl Ditommaso	Scituate, MA, United States	2017-02-01
Kevin Conroy	Pembroke, MA, United States	2017-02-01
John Feeney	Pembroke, MA, United States	2017-02-01
Russ Clancy	Weymouth, MA, United States	2017-02-01
Emily Badger	Scituate, MA, United States	2017-02-01
Paul Cote	Nashua, NH, United States	2017-02-01
Molly Cullen	Marshfield, MA, United States	2017-02-01
Michelle Fish	Quincy, MA, United States	2017-02-01
Andrea Banks	Scituate, MA, United States	2017-02-01
Adam Goodrich	Marshfield, MA, United States	2017-02-01
Domna Reardon	Hanover, MA, United States	2017-02-01
Amanda Mitchell	Kingston, MA, United States	2017-02-01
James MacWalter	Pembroke, MA, United States	2017-02-01
Mary Purkis	Plymouth, MA, United States	2017-02-01
Patrick Connor	South Portland, ME, United States	2017-02-01
Mark Whitcher	Marshfield, MA, United States	2017-02-01
Heather Moses	Scituate, MA, United States	2017-02-01
Renate Landes	Norwell, MA, United States	2017-02-01
Edward Kislauskis	Kingston, MA, United States	2017-02-01
Saria Sweeney	pembroke, MA, United States	2017-02-01
Laurie Detwiler	Norwell, MA, United States	2017-02-01
Jack Sullivan	Marshfield, MA, United States	2017-02-01
jacklynn Robbins	Pembroke, MA, United States	2017-02-01
Adam Gedutis	Pembroke, MA, United States	2017-02-01
Brenda Wiley-Flanigan	Amherst, MA, United States	2017-02-01
Ylana Stewart	Duxbury, MA, United States	2017-02-01
Peggy Major	Scituate, MA, United States	2017-02-01
Hannah Hartigan	Marshfield, MA, United States	2017-02-01
Christine McCarthy	Marshfield, MA, United States	2017-02-01
Bridget Murray	Marshfield, MA, United States	2017-02-01
Chris Sweeney	North Weymouth, MA, United States	2017-02-01
Stephanie Kossmann	Bakersfield, VT, United States	2017-02-01

Name	Location	Date
Brandon Pettit	Narragansett, RI, United States	2017-02-01
Stephanie Jones	Pembroke, MA, United States	2017-02-01
Madeline Wagner	Pembroke, MA, United States	2017-02-01
Ben Fuller	Norwell, MA, United States	2017-02-01
Mike Dalton	Marshfield, MA, United States	2017-02-01
BEth Stevens	Pembroke, MA, United States	2017-02-01
Jordan Prange	Norwell, MA, United States	2017-02-01
Alice Sloan	Hull, MA, United States	2017-02-02
Evan Muirhead	Hanover, MA, United States	2017-02-02
susanne watson	Asheville, NC, United States	2017-02-02
Brandt Anderson	Hanover, MA, United States	2017-02-02
Linda Hutchins/Ross	Scituate, MA, United States	2017-02-02
Donna Carresi	Marshfield, MA, United States	2017-02-02
Carol Mont	Pembroke, MA, United States	2017-02-02
Judith Hagler	Emerson, NJ, United States	2017-02-02
Michael Solimini	Pembroke, MA, United States	2017-02-02
Patricia Williams	Hanover, MA, United States	2017-02-02
Suzanne O'Brien	Scituate, MA, United States	2017-02-02
Any Albert-Schnipoer	Hull, MA, United States	2017-02-02
Paul Ruzsala	RAYNHAM, MA, United States	2017-02-02
Phil Marino	Pembroke, MA, United States	2017-02-02
Mark Copus	Crockett, TX, United States	2017-02-02
Katlyn Campbell	Rockland, MA, United States	2017-02-02
Mike Tropeano	Pembroke, MA, United States	2017-02-02
Terri Ricard	Carver, MA, United States	2017-02-02
Maureen Shorrock	Rockland, MA, United States	2017-02-02
Tanya Beal	Pembroke, MA, United States	2017-02-02
Brian Murphy	Pembroke, MA, United States	2017-02-02
bobby driscoll	Sagamore Beach, MA, United States	2017-02-02
Pamela Holland	Marshfield, MA, United States	2017-02-02
Victoria Burgess	Plymouth, MA, United States	2017-02-02
Elizabeth Conger	Fayetteville, NY, United States	2017-02-02



Name	Location	Date
Victoria Hughes	Pembroke, MA, United States	2017-02-02
Margaret Struzik	Pembroke, MA, United States	2017-02-02
Eileen Coughlin	Pembroke, MA, United States	2017-02-02
Mary Takki	Pembroke, MA, United States	2017-02-02
Janet Le	Pembroke, MA, United States	2017-02-02
VanOrsdell Donna	Siler City, NC, United States	2017-02-02
Brianna Burba	Marshfield, MA, United States	2017-02-02
Peter Goodine	Hanover, MA, United States	2017-02-02
Peter Prange	Norwell, MA, United States	2017-02-02
Alex Zadrozny	Pembroke, MA, United States	2017-02-02
Leisa Norton	Pembroke, MA, United States	2017-02-02
Katie Flaherty	Marshfield, MA, United States	2017-02-02
Kathleen Lynch	Norwood, MA, United States	2017-02-02
Christopher DaCamara	Easton, MA, United States	2017-02-02
Marilyn Glazer-Weisner	Swampscott, MA, United States	2017-02-02
Denise Quinn	Scituate, MA, United States	2017-02-02
James Zschau	Duxbury, MA, United States	2017-02-02
Christian Stafford	Pembroke, MA, United States	2017-02-02
Ellen Walsh	Pembroke, MA, United States	2017-02-02
Corinne Newell	Rockland, MA, United States	2017-02-02
Joseph Palaza	Pembroke, MA, United States	2017-02-02
Dee Dennis	Nahant, MA, United States	2017-02-02
Warren Morrison	Creemore, Canada	2017-02-02
Dennis Kaplan	Mayfield Heights, OH, United States	2017-02-02
Jill Stone	Hanover, MA, United States	2017-02-02
Shelley Ferellec	Brooklyn, NY, United States	2017-02-02
Lori Churchill	Pembroke, MA, United States	2017-02-02
Laura Murphy	Pembroke, MA, United States	2017-02-02
Linda Lee	Scituate, MA, United States	2017-02-02
Coleman Barker	Pembroke, MA, United States	2017-02-02
Olivia Horkan	Savannah, GA, United States	2017-02-02
Pam Kurpess	Marshfield, MA, United States	2017-02-02

Name	Location	Date
Patricia Gill	Marshfield, MA, United States	2017-02-02
Morgan Bishop	Ramsey, NJ, United States	2017-02-02
Caroline Elizabeth	Norwell, MA, United States	2017-02-02
Robert Loring	Scituate, MA, United States	2017-02-02
Donna Smith	Pembroke, MA, United States	2017-02-02
Jon Davis	Longwood, FL, United States	2017-02-02
Lisa Cobe	Pembroke, MA, United States	2017-02-02
Michael Christie	Pembroke, MA, United States	2017-02-02
Madelynne McCauley	Hingham, MA, United States	2017-02-02
Jody Miller	Scituate, MA, United States	2017-02-02
Michael Crosby	Scituate, MA, United States	2017-02-02
Jane Peterson	Brockton, MA, United States	2017-02-02
Annie Powell	Humarock, MA, United States	2017-02-02
Julie Cusolito	Rockland, MA, United States	2017-02-02
Lynn Atkins	Pembroke, MA, United States	2017-02-02
Alyssa Bryant	Pembroke, MA, United States	2017-02-02
Lynn Elliott-Reed	Taylorsville, KY, United States	2017-02-02
Noelle Pourbaix	Pembroke, MA, United States	2017-02-02
Timothy Parks	Pembroke, MA, United States	2017-02-02
Christine Nickerson	Marshfield, MA, United States	2017-02-02
Michael McCormack	Pembroke, MA, United States	2017-02-02
Christopher Woods	Pembroke, MA, United States	2017-02-02
Jacquelyn McClean	Norwell, MA, United States	2017-02-02
Elizabeth Crawford	Marshfield, MA, United States	2017-02-02
Carol Themmen	Quincy, MA, United States	2017-02-02
Andrea Hunt	Scituate, MA, United States	2017-02-02
Matthew Finn	Marshfield, MA, United States	2017-02-02
Michelle Warsowick	Hanover, MA, United States	2017-02-02
Heather Burkhardt	Scituate, MA, United States	2017-02-02
Eileen Paradise	Carver, MA, United States	2017-02-02
Katie Gonyea	Scituate, MA, United States	2017-02-02
Patricia Lambert	Scituate, MA, United States	2017-02-02



Name	Location	Date
virginia morrell	Brockton, MA, United States	2017-02-02
Joseph Fitzpatrick	Pembroke, MA, United States	2017-02-02
christine brewer	Halifax, MA, United States	2017-02-02
Brad Prouty	Norwell, MA, United States	2017-02-02
Katimarie Finneran	Hanover, MA, United States	2017-02-02
Jan Burroughs	Aptos, CA, United States	2017-02-02
Shastin Garland	Norwell, MA, United States	2017-02-02
caroline woodard	Dorchester, MA, United States	2017-02-02
Anne Walker	Marshfield, MA, United States	2017-02-02
Jennifer Skinner	Scituate, MA, United States	2017-02-02
Tanna Kasperowicz	Cohasset, MA, United States	2017-02-02
Gregory Mara	Norwell, MA, United States	2017-02-02
Betsy Stewart	Somerville, MA, United States	2017-02-02
Amanda Marsh	Lenox, MA, United States	2017-02-02
Marie Yankun	Quincy, MA, United States	2017-02-02
Jennifer Norling	Seattle, WA, United States	2017-02-02
Ailbe Glynn	Marshfield, MA, United States	2017-02-02
Kathy Tan	Marshfield, MA, United States	2017-02-02
Ann Catalano	Hanover, MA, United States	2017-02-02
Ourania Tsekeris	Pembroke, MA, United States	2017-02-02
Tracy Fitzgerald	Reading, MA, United States	2017-02-02
Jennifer Love	Marshfield, MA, United States	2017-02-02
Deirdre Gill	Marshfield, MA, United States	2017-02-02
catherine falaro	Scituate, MA, United States	2017-02-02
Gary Sjolín	Pembroke, MA, United States	2017-02-02
Vicki Pelletier	Marshfield, MA, United States	2017-02-02
Alyson Smith	Pembroke, MA, United States	2017-02-02
Paul Smith	Pembroke, MA, United States	2017-02-02
E. Nadia Kline	Scituate, MA, United States	2017-02-02
Paul Arnold	Pembroke, MA, United States	2017-02-02
Margaret English	Scituate, MA, United States	2017-02-02
Brian Peterson	Norwell, MA, United States	2017-02-02

Name	Location	Date
Stephen Klier	Marshfield, MA, United States	2017-02-02
Daniel Reardon	Pembroke, MA, United States	2017-02-02
Jeffrey Binette	Pembroke, MA, United States	2017-02-02
Angelique Carmona	Sarasota, FL, United States	2017-02-02
Kate Mottola	Marshfield, MA, United States	2017-02-02
Teelah Hall	Jeffersonville, VT, United States	2017-02-02
Alec McNamara	Lunenburg, MA, United States	2017-02-02
Michael Murray	E. Wareham, MA, United States	2017-02-02
Patricia Corshia	Plymouth, MA, United States	2017-02-02
Elinor Deininger	Norwell, MA, United States	2017-02-02
Jessica Lyle	Fallbrook, CA, United States	2017-02-02
Caroline McSherry	Duxbury, MA, United States	2017-02-02
Rachel Lalli	Hanover, MA, United States	2017-02-02
Meghan Douglas	Weymouth, MA, United States	2017-02-02
Zachary Boucher	Georgetown, MA, United States	2017-02-02
Karen Labonte	Pembroke, MA, United States	2017-02-02
Franca Curry	Scituate, MA, United States	2017-02-02
Ron Ficuciello	Winter Haven, FL, United States	2017-02-02
Kara Connolly	Pembroke, MA, United States	2017-02-02
Gerry Labonte	Pembroke, MA, United States	2017-02-02
Geoffrey Peterson	Norwell, MA, United States	2017-02-02
Jack Williams	Marshfield, MA, United States	2017-02-02
Donna Pulselli	Pembroke, MA, United States	2017-02-02
Joanna Ventola	Hanover, MA, United States	2017-02-02
Alex Clark	Norwell, MA, United States	2017-02-02
Ronald Boidi	Pembroke, MA, United States	2017-02-02
Shannon MacKinnon	Scituate, MA, United States	2017-02-02
Joseph Mistretta	salem, MA, United States	2017-02-02
Warren Winders	Abington, MA, United States	2017-02-02
Wendy Kennedy	Norwell, MA, United States	2017-02-02
karin doonan	Cohasset, MA, United States	2017-02-02
Julianne Arseneau	Scituate, MA, United States	2017-02-02



Name	Location	Date
erin servaes	foxboro, MA, United States	2017-02-02
Kara Bugden	Weymouth, MA, United States	2017-02-02
Stephanie Giese	Pembroke, MA, United States	2017-02-02
Norm Wright	Marshfield, MA, United States	2017-02-02
Sherry Jenkins	Pembroke, MA, United States	2017-02-02
Eileen Scotti	Scituate, MA, United States	2017-02-02
Don Nogueira	Norwell, MA, United States	2017-02-02
Jay Gabriel	Whitman, MA, United States	2017-02-02
Judith Enright	Norwell, MA, United States	2017-02-02
John Kokoszka	New Bedford, MA, United States	2017-02-02
James Currie	Bridgewater, MA, United States	2017-02-02
Christie Kaplan	Pembroke, MA, United States	2017-02-02
James Costello	Marshfield, MA, United States	2017-02-02
Domenic DeAngelo	Marshfield, MA, United States	2017-02-02
Madison Maduri	Boston, MA, United States	2017-02-02
Shawna Mello	Bridgewater, MA, United States	2017-02-02
Jenny Smith	Weymouth, MA, United States	2017-02-02
Kevin O'Driscoll	Norwell, MA, United States	2017-02-02
Ann Dunlap	Duxbury, MA, United States	2017-02-02
Pamela Dowd	Pembroke, MA, United States	2017-02-02
Erin O'Leary	Hanover, MA, United States	2017-02-02
Edward Laurson	Denver, CO, United States	2017-02-02
Kevin Cantwell	Marshfield, MA, United States	2017-02-02
Shey O'Grady	Hanover, MA, United States	2017-02-02
Kathleen Fitzgerald	Hingham, MA, United States	2017-02-02
Everly McCormack	Hudson, NH, United States	2017-02-02
Kristen Harlach	Weymouth, MA, United States	2017-02-02
Mary Beth Burke	Norwell, MA, United States	2017-02-02
Gregg Giallongo	Fall River, MA, United States	2017-02-02
James Haidul	Hanover, MA, United States	2017-02-02
Jared Bunker	Pembroke, MA, United States	2017-02-02
Pamela Webster-Walsh	Duxbury, MA, United States	2017-02-02

Name	Location	Date
Susan Cunningham	Cohasset, MA, United States	2017-02-02
Sarah Quatralo	Pembroke, MA, United States	2017-02-02
Lou O'Rourke	Stuart, FL, United States	2017-02-02
elizabeth curran	Randolph, MA, United States	2017-02-02
Jamie Maul	East Bridgewater, MA, United States	2017-02-02
Sheyna Gifford	St. Louis, MO, United States	2017-02-02
Ana Borders	Pembroke, MA, United States	2017-02-02
Emily Dwyer	Norwell, MA, United States	2017-02-02
Bonnie Schuman	Weymouth, MA, United States	2017-02-02
john meserve	pembroke, MA, United States	2017-02-02
Catherine Dennis	Pembroke, MA, United States	2017-02-02
Ethan Wu	Norwell, MA, United States	2017-02-02
Tracey Cooke	Norwell, MA, United States	2017-02-02
Tom and Jan Lydon	Marshfield, MA, United States	2017-02-02
Joanne Rice	Rockland, MA, United States	2017-02-02
Susan Guthro	Pembroke, MA, United States	2017-02-02
Kristin Landers	Duxbury, MA, United States	2017-02-02
John Keefe	Pembroke, MA, United States	2017-02-02
Harry Dinzes	Sun Valley, NV, United States	2017-02-02
meghan mahoney	Norwell, MA, United States	2017-02-02
Derek Stearns	Weymouth, MA, United States	2017-02-02
Jay Guthro	Pembroke, MA, United States	2017-02-02
Kim Pfluger	Cambridge, MA, United States	2017-02-02
Diana Devine	Marshfield, MA, United States	2017-02-02
William Whitehill	Kingston, MA, United States	2017-02-02
Laura Nelson	Saint Petersburg, FL, United States	2017-02-02
Erin Ciccone	Pembroke, MA, United States	2017-02-02
Camryn Packham	Newark, OH, United States	2017-02-02
Brendan Burroughs	Plymouth, MA, United States	2017-02-02
HELLEN Canavan	Oshawa, Canada	2017-02-02
Melissa Parmenter	Pembroke, MA, United States	2017-02-02
Shaun Curran	Somerville, MA, United States	2017-02-02



Name	Location	Date
Joshua Gray	Marshfield, MA, United States	2017-02-02
Sean Foster-Nolan	Weymouth, MA, United States	2017-02-02
Barb Matta	Woonsocket, RI, United States	2017-02-02
Lance Keimig	Pembroke, MA, United States	2017-02-02
paul lowe	Pembroke, MA, United States	2017-02-02
M. Anteblian	Boston, MA, United States	2017-02-02
Cheryl Bearce	Scituate, MA, United States	2017-02-02
Julie Carreiro	Marshfield, MA, United States	2017-02-02
Kathleen DeVasto-Piemonte	Pembroke, MA, United States	2017-02-02
Diane Sarabia	Hull, MA, United States	2017-02-02
Kate Castrovillari	Hoboken, NJ, United States	2017-02-02
Justin Gaudreau	Norwell, MA, United States	2017-02-02
Joan Kocsis	Bourne, MA, United States	2017-02-02
Caitlin Spinale	Pembroke, MA, United States	2017-02-02
Forrest Detwiler	Norwell, MA, United States	2017-02-02
Neil McGarry	Marshfield, MA, United States	2017-02-02
Christine McPhee	Pembroke, MA, United States	2017-02-02
Paula Bianco	Pembroke, MA, United States	2017-02-02
Brendan Cavanaugh	Scituate, MA, United States	2017-02-02
Cara Reading-Butman	Pembroke, MA, United States	2017-02-02
Jean Campbell	Pembroke, MA, United States	2017-02-02
Jean Tinlin	Quincy, MA, United States	2017-02-02
Jean Lyons	Scituate, MA, United States	2017-02-02
Anthony Palmariello	Norwell, MA, United States	2017-02-02
Susan Green	Arlington, MA, United States	2017-02-02
Helen Braccia	Marshfield, MA, United States	2017-02-02
Stephen Hendricken	Marshfield, MA, United States	2017-02-02
Susan Hahn	Norwell, MA, United States	2017-02-02
Mary Flaherty	Scituate, MA, United States	2017-02-02
Gina Calvird	Cumming, GA, United States	2017-02-02
Mary Sheridan	Scituate, MA, United States	2017-02-02
Beth Heneghan	Scituate, MA, United States	2017-02-02

Name	Location	Date
Dennis Baker	Hanover, MA, United States	2017-02-02
John Cummings	Pembroke, MA, United States	2017-02-02
Diane Moughalian	Rockland, MA, United States	2017-02-02
Wendy Goldstein	Scituate, MA, United States	2017-02-02
Martha Bogaty	Spain	2017-02-02
Russell Macpherson jr	Pembroke, MA, United States	2017-02-02
Sarah Houle	Easthampton, MA, United States	2017-02-02
Sheryl Riley	Pembroke, MA, United States	2017-02-02
Karen Mahoney	Marshfield, MA, United States	2017-02-02
Kim Lemay	Whitman, MA, United States	2017-02-02
Michelle Skidmore	Braintree, MA, United States	2017-02-02
Linda Douglas	Weymouth, MA, United States	2017-02-02
marianne hart	dedham, MA, United States	2017-02-02
Heather Barry	Pembroke, MA, United States	2017-02-02
Ellie Handleman	Hingham, MA, United States	2017-02-02
Guillermo Breda	Hanover, MA, United States	2017-02-02
Chris Stafford	Marshfield, MA, United States	2017-02-02
Katy Foley	Rockland, MA, United States	2017-02-02
Grace Canney	Pembroke, MA, United States	2017-02-02
Kristina Krim	Randolph, MA, United States	2017-02-02
Jennifer Jonsson	Pembroke, MA, United States	2017-02-02
Nancy Morin	Pembroke, MA, United States	2017-02-02
Michael Simpson	Scituate, MA, United States	2017-02-02
Laisee Schipper	Pembroke, MA, United States	2017-02-02
kim lowman	pembroke, MA, United States	2017-02-02
Katrina Clark	Pembroke, MA, United States	2017-02-02
Kathryn Stafford	Summerville, SC, United States	2017-02-02
Wendy Barlett	Marshfield, MA, United States	2017-02-02
Shannon Frances Lamb Wilson	Pembroke, MA, United States	2017-02-02
Joanne Barton	Buzzards Bay, MA, United States	2017-02-02
John Cataudella	Norwell, MA, United States	2017-02-02
Debra Poutsiaka	Boston, MA, United States	2017-02-02



Name	Location	Date
Jefferson Lestage	Norwell, MA, United States	2017-02-02
Jessica Farrell	Pembroke, MA, United States	2017-02-02
Francine Diamond	Plymouth, MA, United States	2017-02-02
Amy Barao	Hingham, MA, United States	2017-02-02
Bryan Albonesi	Norwell, MA, United States	2017-02-02
Gary Lawrence	Rockland, MA, United States	2017-02-02
Holly Horton	Pembroke, MA, United States	2017-02-02
Dana Bean	Pembroke, MA, United States	2017-02-02
Matthew Haley	Pembroke, MA, United States	2017-02-02
Rachael Coppenrath-Latta	Marshfield, MA, United States	2017-02-02
Andrea Schafer	Pembroke, MA, United States	2017-02-02
Rob Allen	Norwell, MA, United States	2017-02-02
cari resnick	Hull, MA, United States	2017-02-02
David Alexander	Norwell, MA, United States	2017-02-02
Kathryn Kraysler	Hull, MA, United States	2017-02-02
Christue Reading	Pembroke, MA, United States	2017-02-02
Karen Paynotta	Duxbury, MA, United States	2017-02-02
Karen Kroon-Harris	Glen Ellyn, IL, United States	2017-02-02
Tracy Thomas	Cohasset, MA, United States	2017-02-02
Ken Swart	Scituate, MA, United States	2017-02-02
Debbie Snell	Hanson, MA, United States	2017-02-02
Dawn Chiarenza	Marshfield, MA, United States	2017-02-02
Meghan Blomberg	Hanover, MA, United States	2017-02-02
Mary Figgins	Whitman, MA, United States	2017-02-02
Sean Walsh	Marshfield, MA, United States	2017-02-02
Brian Mahoney	Marshfield, MA, United States	2017-02-02
Karen McCabe	Hanover, MA, United States	2017-02-02
Katy Sprague	Norwell, MA, United States	2017-02-02
Leslie Marino	Norwell, MA, United States	2017-02-02
Cheryl Cipolla	Scituate, MA, United States	2017-02-02
Paula Burns	Norwell, MA, United States	2017-02-02
Casey Murphy	Plymouth, MA, United States	2017-02-02

Name	Location	Date
Ching Puskarich	Pembroke, MA, United States	2017-02-02
Lauren McNeil	Norwell, MA, United States	2017-02-02
Walter Dixon	Norwell, MA, United States	2017-02-02
Molly Covenor	Marshfield, MA, United States	2017-02-02
Tim Coggins	Norwell, MA, United States	2017-02-02
Kim Solomon	Pembroke, MA, United States	2017-02-02
Stephanie Charron	Norwell, MA, United States	2017-02-02
Anne Bulger	Norwell, MA, United States	2017-02-02
Patrick McGorman	Scituate, MA, United States	2017-02-02
Thomas Lau	Norwell, MA, United States	2017-02-02
Karen Nutter	Duxbury, MA, United States	2017-02-02
Deb Baymiller	Marshfield, MA, United States	2017-02-02
Kathleen Moran	Scituate, MA, United States	2017-02-02
Ashley Saba	Boston, MA, United States	2017-02-02
Chris Mitchell	Acushnet, MA, United States	2017-02-02
Kristin P	Waban, MA, United States	2017-02-02
Cheryl Otoole	Pembroke, MA, United States	2017-02-02
Gail Boudreault	Middleborough, MA, United States	2017-02-02
anne vetrano	Norwell, MA, United States	2017-02-02
Sue Arthur	Weymouth, MA, United States	2017-02-02
Elizabeth Hanson	Norwell, MA, United States	2017-02-02
christine hendricksen	Marshfield, MA, United States	2017-02-02
Dorothy Foley	Plymouth, MA, United States	2017-02-02
Sarah Baker	Norwell, MA, United States	2017-02-02
amy oconnell	norwell, MA, United States	2017-02-02
Chris Scholl	Neptune, NJ, United States	2017-02-02
Kathleen Zaslaw	Scituate, MA, United States	2017-02-02
Kenneth Williams	Norwell, MA, United States	2017-02-02
Lauren Hutchison	Hanover, MA, United States	2017-02-02
Laurie Ridener	Norwell, MA, United States	2017-02-02
Ann Berrada	N. Marshfield,, MA, United States	2017-02-02
Barbara Eisenhaure	Hingham, MA, United States	2017-02-02



Name	Location	Date
James Fitzpatrick	Hanover, MA, United States	2017-02-02
Louise Roper	Norwell, MA, United States	2017-02-02
Kelly Nixon	Norwell, MA, United States	2017-02-02
Patricia Heneghan	Portland, OR, United States	2017-02-02
Susan Byrne	Pembroke, MA, United States	2017-02-02
Josh Mcphail	Pembroke, MA, United States	2017-02-02
Alicia Reuther	Norwell, MA, United States	2017-02-02
Denise Kampouris	Canton, NC, United States	2017-02-02
Joanne DeSario	Norwell, MA, United States	2017-02-02
Daniel Clark	Pembroke, MA, United States	2017-02-02
Jill West	Norwell, MA, United States	2017-02-02
siobhan geraghty	quincy, MA, United States	2017-02-02
Ronnie Wier	Pembroke, MA, United States	2017-02-02
Brendan Ryan	Duxbury, MA, United States	2017-02-02
Brittany Garrity	Norwell, MA, United States	2017-02-02
Donald Foster	Weymouth, MA, United States	2017-02-02
Kelly Flaherty	Carver, MA, United States	2017-02-02
Jack DeCoste	Pembroke, MA, United States	2017-02-02
Maura Daly	Norwell, MA, United States	2017-02-02
michael speckmann	Hanover, MA, United States	2017-02-02
Cathy Bevans	North Weymouth, MA, United States	2017-02-02
Lea Cassetta	Peabody, MA, United States	2017-02-02
Leigh Krastin	Norwell, MA, United States	2017-02-02
Carol Lotti	Pembroke, MA, United States	2017-02-02
WILLIAM MURPHY	Quincy, MA, United States	2017-02-02
Bill Cullity	Pembroke, MA, United States	2017-02-02
Conor Rubin	Norwell, MA, United States	2017-02-02
Elizabeth Ziad	Norwell, MA, United States	2017-02-02
Stuart Weier	Norwell, MA, United States	2017-02-02
heather reilly	Fairfield, CT, United States	2017-02-02
Talia Mara	Duxbury, MA, United States	2017-02-02
Rhonda Sommer	Norwell, MA, United States	2017-02-02

Name	Location	Date
Mary Buckley	Kingston, MA, United States	2017-02-02
Deborah Johnson	Marshfield, MA, United States	2017-02-02
Justin Ward	Norwell, MA, United States	2017-02-02
Karen Gaudreau	Norwell, MA, United States	2017-02-02
Lisa Bertola	Scituate, MA, United States	2017-02-02
Kathy Gruning	Pembroke, MA, United States	2017-02-02
Cheryl Bedford	Norwell, MA, United States	2017-02-02
Walter Keenan	Marshfield, MA, United States	2017-02-02
Kristy Dassatti	Norwell, MA, United States	2017-02-02
Joseph Powers	Norwell, MA, United States	2017-02-02
Mary Cole	Norwell, MA, United States	2017-02-02
Eileen Forsyth	Marshfield, MA, United States	2017-02-02
Debbie Koundry	Waltham, MA, United States	2017-02-02
Marianne Redmond	Quincy, MA, United States	2017-02-02
Drew Morrier	South Walpole, MA, United States	2017-02-02
Scott Tice	Norwell, MA, United States	2017-02-02
Mark Franklin	Somerset, MA, United States	2017-02-02
Emily Argiro	Norwell, MA, United States	2017-02-02
Daniel Rubin	Norwell, MA, United States	2017-02-02
Cheri Howes	Pembroke, MA, United States	2017-02-02
Anna Danehey	Scituate, MA, United States	2017-02-02
Bob Brown	Plymouth, MA, United States	2017-02-02
Kendall Connerty	Hanover, MA, United States	2017-02-02
Paul Butler	Brockton, MA, United States	2017-02-02
Jill McCoy	Norwell, MA, United States	2017-02-02
Yvonne Kalow	Leavenworth, KS, United States	2017-02-02
Alyssa Merrifield	Norwell, MA, United States	2017-02-02
Katie Lydon	Norwell, MA, United States	2017-02-02
Nathalie Vining	Norwell, MA, United States	2017-02-02
David Alexander	Weymouth, MA, United States	2017-02-02
Jace Wilson	Pembroke, MA, United States	2017-02-02
Andrew Mahony	Norwell, MA, United States	2017-02-02



Name	Location	Date
Jacquelyn Judge	Marshfield, MA, United States	2017-02-02
Kristine Oliver	Norwell, MA, United States	2017-02-02
Amy Kimball	Brockton, MA, United States	2017-02-02
Eileen Butler	Brockton, MA, United States	2017-02-02
Tracy Brese	Norwell, MA, United States	2017-02-02
Andrew Hillstrom	Pembroke, MA, United States	2017-02-02
Taylor cahill	Pembroke, MA, United States	2017-02-02
tony lonergan	East Bridgewater, MA, United States	2017-02-02
Michael Holland	Norwell, MA, United States	2017-02-02
Tricia Tice	Norwell, MA, United States	2017-02-02
Patricia Lyons	Whitman, MA, United States	2017-02-02
Kate Dahlquist	Pembroke, MA, United States	2017-02-02
Eileen Cawley	Marshfield, MA, United States	2017-02-02
Stephen McNeil	Norwell, MA, United States	2017-02-02
David Pistritto	Brighton, MA, United States	2017-02-02
nancy fay	scituate, MA, United States	2017-02-02
Greg Bowlin	Norwell, MA, United States	2017-02-02
Dennis Smith	Mechanicsville, VA, United States	2017-02-02
Shirley Crivelli	Norwell, MA, United States	2017-02-02
Derek Smith	Norwell, MA, United States	2017-02-02
Naomi Palmer	Asheville, NC, United States	2017-02-02
Janet Rivera-Jones	Pembroke, MA, United States	2017-02-02
Christian Stanton	Pembroke, MA, United States	2017-02-02
Alysa OHara	Weymouth, MA, United States	2017-02-02
Stephen Palmieri	Norwell, MA, United States	2017-02-02
Donna Hoadley	Hanover, MA, United States	2017-02-02
Susan Boyer	Kingston, MA, United States	2017-02-02
Nancy Clemens	Dedham, MA, United States	2017-02-02
Diana Price	Plymouth, MA, United States	2017-02-02
Maureen Holmes	Pembroke, MA, United States	2017-02-02
Ak Kami	Jamaica Plain, MA, United States	2017-02-02
Caitlin Gravina	Norwell, MA, United States	2017-02-02

Name	Location	Date
David Frank	Kingston, MA, United States	2017-02-02
Richard Yazbeck	Norwell, MA, United States	2017-02-02
Jamie Crystal-Lowry	Norwell, MA, United States	2017-02-02
Sally Pyle	Norwell, MA, United States	2017-02-02
Joyce Flynn	Norwell, MA, United States	2017-02-02
brian bilbo	eastham, MA, United States	2017-02-02
Kate Hanley	Rockland, MA, United States	2017-02-02
Francis Avery	Pembroke, MA, United States	2017-02-02
Timothy Buckley	Norwell, MA, United States	2017-02-02
Colter Miller	Scituate, MA, United States	2017-02-02
Sonya Rousseau	Ponte Vedra Beach, FL, United States	2017-02-02
Asa Leighton	Carver, MA, United States	2017-02-02
Deborah Severin	Venice, CA, United States	2017-02-02
Sara Mills	New York, NY, United States	2017-02-02
Abby Dobens	New York, NY, United States	2017-02-02
Barbara Anderson	Ma, MA, United States	2017-02-02
Janine Bouchard	Hull, MA, United States	2017-02-02
Thomas Green	Quincy, MA, United States	2017-02-02
Jacqueline Stanford	Quincy, MA, United States	2017-02-02
Sadie Alexander	Norwell, MA, United States	2017-02-02
Todd Alvey	Marshfield, MA, United States	2017-02-02
Michelle Howe	Pembroke, MA, United States	2017-02-02
Timorhy Clark	Plymouth, MA, United States	2017-02-02
Zak Zanengo	Boston, MA, United States	2017-02-02
Susan Smith	Scituate, MA, United States	2017-02-02
Melanie Briand	Halifax, Canada	2017-02-02
Leslie Leary	Whitman, MA, United States	2017-02-02
Dr. James P. Kelly	Scituate, MA, United States	2017-02-02
Nancy Barron	Pembroke, MA, United States	2017-02-02
John McManus	Norwell, MA, United States	2017-02-02
Lauren Schamaun	East Bridgewater, MA, United States	2017-02-02
Dana Forbes	Pembroke, MA, United States	2017-02-02



Name	Location	Date
Michelle Sullivan	East Weymouth, MA, United States	2017-02-02
Maureen Keough	Norwell, MA, United States	2017-02-02
Haley Martin	Hanover, MA, United States	2017-02-02
Pat Olinger	Limington, ME, United States	2017-02-02
Lisa Burrows	Pembroke, MA, United States	2017-02-02
Martha Wallace	Marshfield, MA, United States	2017-02-02
Stephen Lynch	Norwell, MA, United States	2017-02-02
Michael Wilson	Pembroke, MA, United States	2017-02-02
Mendez Concepcion	Trujillo Alto, PR, United States	2017-02-02
Kristen Welch	Norwell, MA, United States	2017-02-02
Suzanne Manning	Hingham, MA, United States	2017-02-02
Nina Pelletier	Norwell, MA, United States	2017-02-02
Beth Sullivan	Norwell, MA, United States	2017-02-02
Melanie Troupe	Norwell, MA, United States	2017-02-02
Colin Hill	Norwell, MA, United States	2017-02-02
Michael Monteiro	Hingham, MA, United States	2017-02-02
Jordan Campbell	Marshfield, MA, United States	2017-02-02
Jenelle Kanya	Norwell, MA, United States	2017-02-02
nelle thornton	West Barnstable, MA, United States	2017-02-02
Rebecca Hackett	Pembroke, MA, United States	2017-02-02
Derp Meow	Bakely, CA, United States	2017-02-02
John Mayfield	Norwell, MA, United States	2017-02-02
James Sawler	Pembroke, MA, United States	2017-02-02
Carley mcmanus	Norwell, MA, United States	2017-02-02
Rebecca White	Falmouth, MA, United States	2017-02-02
Meggan Patino	Scottdale, GA, United States	2017-02-02
Sean Fitzgerald	Marshfield, MA, United States	2017-02-02
Michael Evans	Pembroke, MA, United States	2017-02-02
Mary Ellen Stoddard	Norwell, MA, United States	2017-02-02
John Porter	Pembroke, MA, United States	2017-02-02
Michelle Gillard	Norwell, MA, United States	2017-02-02
Sharon Forrest	Cumming, GA, United States	2017-02-02

Name	Location	Date
Douglas McPherson	Boston, MA, United States	2017-02-02
Shannon Emerson	Middleborough, MA, United States	2017-02-02
Julia Cleverly	Norwell, MA, United States	2017-02-02
Bonnie Morrissey	Scituate, MA, United States	2017-02-02
Joseph Delmonaco	Pembroke, MA, United States	2017-02-02
Lynlee Kaufman	Marshfield, MA, United States	2017-02-02
Barbara Curtis Coffey	Hingham, MA, United States	2017-02-02
donna odonovan	Los Cerrillos, NM, United States	2017-02-02
Peter Hogan	Halifax, MA, United States	2017-02-02
Erin LeBel	Norwell, MA, United States	2017-02-02
Evan Vavpetic	Norwell, MA, United States	2017-02-02
Brandee Hofner	Arlington, MA, United States	2017-02-02
Martha Provanzano	Topsfield, MA, United States	2017-02-02
Kathryn Cibotti	Pembroke, MA, United States	2017-02-02
Timothy Kirley	Pembroke, MA, United States	2017-02-02
cindy Wright	Norwell, MA, United States	2017-02-02
Andrew Ochs	Marshfield, MA, United States	2017-02-02
Anna Barger	Norwell, MA, United States	2017-02-02
Stephen Martino	Scituate, MA, United States	2017-02-02
William Bottiggi	Marshfield, MA, United States	2017-02-02
Christine White	Norwell, MA, United States	2017-02-02
Kelly Mahoney	Boston, MA, United States	2017-02-02
Kathleen Golden	Scituate, MA, United States	2017-02-02
Karen Walker	Marshfield, MA, United States	2017-02-02
Richard O'Connell	Melbourne Beach, FL, United States	2017-02-02
Freya Schlegel	Scituate, MA, United States	2017-02-02
Paul Tucker	Wareham, MA, United States	2017-02-02
Ronald Affsa	Quincy, MA, United States	2017-02-02
Maynard Johnson	Weymouth, MA, United States	2017-02-02
Lucy Prothero	East Sandwich, MA, United States	2017-02-02
shauna barron	Pembroke, MA, United States	2017-02-02
Emily Simmer	Scituate, MA, United States	2017-02-02



Name	Location	Date
Susan Devine	Scituate, MA, United States	2017-02-02
Elizabeth Barger	Norwell, MA, United States	2017-02-02
Ben James	Hull, MA, United States	2017-02-02
Janice O'Connell	Norwell, MA, United States	2017-02-02
Donna Pettinelli	Weymouth, MA, United States	2017-02-02
Lindsey Sutton	Hull, MA, United States	2017-02-02
Diana Marinelli	Norwell, MA, United States	2017-02-02
Robin Gilroy	Norwell, MA, United States	2017-02-02
Paul McAvoy	Delmar, NY, United States	2017-02-02
Ken Shallcross	East Greenwich, RI, United States	2017-02-02
Kerry Kelleher	Middleboro, MA, United States	2017-02-02
Adrian O'Hara	Weymouth, MA, United States	2017-02-02
Ann Landry	Weymouth, MA, United States	2017-02-02
Susanne Bottiggi	Marshfield, MA, United States	2017-02-02
Meghan Molnar	Whitman, MA, United States	2017-02-02
Shane Perl	Scituate, MA, United States	2017-02-02
Marilyn Christmann	Pembroke, MA, United States	2017-02-02
Carolyn Ahearn	Marshfield, MA, United States	2017-02-02
Lauren Lowing	Norwell, MA, United States	2017-02-02
Mariya Babson	Duxbury, MA, United States	2017-02-02
Brendan Duane	Pembroke, MA, United States	2017-02-02
Lauren Stock	pembroke, MA, United States	2017-02-02
Michele Sutton	Hull, MA, United States	2017-02-02
Peter Battinelli	Norwell, MA, United States	2017-02-02
Katie Lagan	Milton, MA, United States	2017-02-02
Lauren DellOlio	Norwell, MA, United States	2017-02-02
Sandra Reidy	Scituate, MA, United States	2017-02-02
Leah Flynn	Medford, MA, United States	2017-02-02
Voula Papageorgiou	Dracut, MA, United States	2017-02-02
Kevin Pryles	Buffalo, NY, United States	2017-02-02
Elizabeth Buckley	Norwell, MA, United States	2017-02-02
Susan Troy	Ashburnham, MA, United States	2017-02-02

Name	Location	Date
Amy Abend	Norwell, MA, United States	2017-02-02
Craig Henriksen	Marshfield, MA, United States	2017-02-02
Jody Hodgdon	Pembroke, MA, United States	2017-02-02
maryellen coffey	Norwell, MA, United States	2017-02-02
Nicole DiPietrantonio	Scituate, MA, United States	2017-02-02
Chris Porter	New Bedford, MA, United States	2017-02-02
Patricia Messer	Marshfield, MA, United States	2017-02-02
Nichole Michel	New Haven, CT, United States	2017-02-02
Nicole Horne	Quincy, MA, United States	2017-02-02
Evan Fitzwilliam	Norwell, MA, United States	2017-02-02
Greg Cardello	Norwell, MA, United States	2017-02-02
Esme Herrmann	Brewster, MA, United States	2017-02-02
Steve Miers	Marshfield, MA, United States	2017-02-02
Courtney Hudgins	Norwell, MA, United States	2017-02-02
Judy Dorner	Hull, MA, United States	2017-02-02
Carol McClarey	Halifax, MA, United States	2017-02-02
Julie Masson	11963, NY, United States	2017-02-02
Tim Landy	Pembroke, MA, United States	2017-02-02
maggie oldfield	milton, MA, United States	2017-02-02
Robert Adams	Pembroke, MA, United States	2017-02-02
Kim Le Bel	Hanover, MA, United States	2017-02-02
Lucy Jenkins	Hanover, MA, United States	2017-02-02
Matt Hardiman	Derry, NH, United States	2017-02-02
Nicole Giroux	Abington, MA, United States	2017-02-02
Susan Karsch	Hanover, MA, United States	2017-02-02
Jeff Dillow	Marshfield, MA, United States	2017-02-02
Eve Montague	Pembroke, MA, United States	2017-02-02
David Simcik	Marshfield, MA, United States	2017-02-02
Ann Shanley	Marshfield, MA, United States	2017-02-02
Jen Dinneen	Norwell, MA, United States	2017-02-02
David Molnar	Whitman, MA, United States	2017-02-02
Robert Ferraro	Pembroke, MA, United States	2017-02-02



Name	Location	Date
Nancy Yerkes	Marshfield, MA, United States	2017-02-02
Deborah Sarno	Norwell, MA, United States	2017-02-02
Randy Yuska	Haverhill, MA, United States	2017-02-02
Patrick McCaffrey	Warwick, RI, United States	2017-02-02
Matthew McDevitt	Pembroke, MA, United States	2017-02-02
Amanda Messier	Raynham, MA, United States	2017-02-02
Maria Sestina	Norwell, MA, United States	2017-02-02
Sean Lahiff	Norwell, MA, United States	2017-02-02
Kevin Reilly	Marshfield, MA, United States	2017-02-02
Mary Beth Nevulis	Chicago, IL, United States	2017-02-02
Karen Smith	Cornish, NH, United States	2017-02-02
stephanie jenkins	Pembroke, MA, United States	2017-02-02
Cathy Shallcross	Chappaqua, NY, United States	2017-02-02
Chloe O'Brien	Brooklyn, NY, United States	2017-02-02
Amy Little	Quincy, MA, United States	2017-02-02
Mary DiLoreto	Townsend, MA, United States	2017-02-02
Kathleen Rosales	Chanhassen, MN, United States	2017-02-02
Michael rourke	Pembroke, MA, United States	2017-02-02
Gwynne Chapman	Marshfield, MA, United States	2017-02-02
Patricia MacDonald	Hull, MA, United States	2017-02-02
Elizabeth Adams	Pembroke, MA, United States	2017-02-02
Kate Sullivan Sullivan	Pembroke, MA, United States	2017-02-02
Katelyn Stevens	Duxbury, MA, United States	2017-02-02
Michael E. Baird	Pembroke, MA, United States	2017-02-02
Karen Patricia Leary	Quincy, MA, United States	2017-02-02
Jonathan Carveale	Norwell, MA, United States	2017-02-02
Linda Iuvara	Delray Beach, FL, United States	2017-02-02
Meredith Beachy	Pembroke, MA, United States	2017-02-02
Nicholas Quigley	Boston, MA, United States	2017-02-02
lauren orleman	Norwell, MA, United States	2017-02-02
Felicia Marsocci	Pembroke, MA, United States	2017-02-02
Tina Murphy	Barrington, NH, United States	2017-02-02

Name	Location	Date
Tanya Perkins	Medfield, MA, United States	2017-02-02
Colin Dowd	Marshfield, MA, United States	2017-02-02
Kim Sweeney	Plymouth, MA, United States	2017-02-02
Peter Nason	Boston, MA, United States	2017-02-02
Alice Montgomery	Scituate, MA, United States	2017-02-02
Jennifer Rabuffo	Norwell, MA, United States	2017-02-02
Donna Costello	Pembroke, MA, United States	2017-02-02
Emma Pesko	Norwell, MA, United States	2017-02-02
Rosemary Spurway	Norwell, MA, United States	2017-02-02
Dale Harrison	Pembroke, MA, United States	2017-02-02
Linda MacMillan	Terrace Park, OH, United States	2017-02-02
john dalco	NORWELL, MA, United States	2017-02-02
Alicia Benting	Pembroke, MA, United States	2017-02-02
Curt Ludlow	Pembroke, MA, United States	2017-02-02
Brian Wilson	Norwell, MA, United States	2017-02-02
Shawn Whitman	Pembroke, MA, United States	2017-02-02
John Bryant	Cherry Hill, NJ, United States	2017-02-02
Barbara McCaffrey	Warwick, RI, United States	2017-02-02
Dylan Johnson	Pembroke, MA, United States	2017-02-02
Michele Curtin	Norwell, MA, United States	2017-02-02
Carly Noyce	Norwell, MA, United States	2017-02-02
Laura Johnson	Pembroke, MA, United States	2017-02-02
Greg Steen	Norwell, MA, United States	2017-02-02
Cheryl Marble	Plymouth, MA, United States	2017-02-02
Carole Comeau	Norwell, MA, United States	2017-02-02
Peter Scott	Millcreek, UT, United States	2017-02-02
Kelly Minichello	Norwell, MA, United States	2017-02-02
James Lyons	Norwood, MA, United States	2017-02-02
Paul Flaherty	Hanover, MA, United States	2017-02-02
Brenna McCarthy	Smithfield, RI, United States	2017-02-02
Elizabeth Jackson	Norwell, MA, United States	2017-02-02
David DeCastro	Pembroke, MA, United States	2017-02-02



Name	Location	Date
Harrison Lyons	Norwell, MA, United States	2017-02-02
Cortney Wieber	Douglas, Australia	2017-02-02
Kimberly Zayotti	Norwell, MA, United States	2017-02-02
Grace Wilson	Pembroke, MA, United States	2017-02-02
Robert Ohlund	Marshfield, MA, United States	2017-02-02
Nona Stadler	Weymouth, MA, United States	2017-02-02
Christian McInnis	Norwell, MA, United States	2017-02-02
Patricia Baldini	Weymouth, MA, United States	2017-02-02
Laura Clifford	Beverly, MA, United States	2017-02-02
Rebecca Clifford	Beverly, MA, United States	2017-02-02
Victoria Diehl-Chin	Scituate, MA, United States	2017-02-02
Leanne Schultz	Halifax, MA, United States	2017-02-02
Heather Godin	Hanover, MA, United States	2017-02-02
Dennis Jenkins	Pembroke, MA, United States	2017-02-02
Faith Fleming	Duxbury, MA, United States	2017-02-02
Caitlin Murphy	Norwell, MA, United States	2017-02-02
Sam Taylor	Hanover, MA, United States	2017-02-02
Suzanne Garrett	Marshfield, MA, United States	2017-02-02
Paula Donnelly	Humarock, MA, United States	2017-02-02
Deborah Shariff	Boston, MA, United States	2017-02-02
Cathy Goncalves	Pembroke, MA, United States	2017-02-02
John Welch	Bridgewater, MA, United States	2017-02-02
Deborah Mielko	Quincy, MA, United States	2017-02-02
Jody Kearney	Pembroke, MA, United States	2017-02-02
Marsha Wright	Marshfield, MA, United States	2017-02-02
Andrew Bedrossian	Walpole, MA, United States	2017-02-03
Dan Zaccardi	Pembroke, MA, United States	2017-02-03
Sharon McNamara	Pembroke, MA, United States	2017-02-03
Donna Huber	Pembroke, MA, United States	2017-02-03
Catherine Thornton	Melrose, MA, United States	2017-02-03
William Owen	Pembroke, MA, United States	2017-02-03
Elizabeth Martin	Marshfield, MA, United States	2017-02-03

Name	Location	Date
Katie Lally	Norwell, MA, United States	2017-02-03
Tricia Keough	Wareham, MA, United States	2017-02-03
Faye Sawler	Pembroke, MA, United States	2017-02-03
Elizabeth Ferraro	Marshfield, MA, United States	2017-02-03
Elizabeth Johansen	Hanover, MA, United States	2017-02-03
Caroline Seymour	Amherst, MA, United States	2017-02-03
Michael Stone	Hull, MA, United States	2017-02-03
Laura Tedford	Marshfield, MA, United States	2017-02-03
Chrisopher Coyne	Hanover, MA, United States	2017-02-03
Rob West	Norwell, MA, United States	2017-02-03
Karen Ludwig	Massachusetts, MA, United States	2017-02-03
Jessica Pasquale	Norwood, MA, United States	2017-02-03
Liz Deininger	Hingham, MA, United States	2017-02-03
Sherilyn Biagini	Pembroke, MA, United States	2017-02-03
Donna Magnell	Weymouth, MA, United States	2017-02-03
Christine Sweeney	Norwell, MA, United States	2017-02-03
Donald Brown	Barnstable, MA, United States	2017-02-03
Larissa Holland	Marshfield, MA, United States	2017-02-03
Mary Lowe	Pembroke, MA, United States	2017-02-03
Eleanor Hill	Marshfield, MA, United States	2017-02-03
Kara Sullivan	Pembroke, MA, United States	2017-02-03
Diane Brown	Scituate, MA, United States	2017-02-03
Chris Almeida	Marshfield, MA, United States	2017-02-03
Kara Kenney	Pembroke, MA, United States	2017-02-03
Linda Doucette	Pembroke, MA, United States	2017-02-03
Elizabeth Wright	Marlborough, MA, United States	2017-02-03
Audrey Considine	Pembroke, MA, United States	2017-02-03
Brittany Loudenback	Hebron, CT, United States	2017-02-03
Olivia Horte	Norwell, MA, United States	2017-02-03
Scott Gustafson	Scituate, MA, United States	2017-02-03
Jocelyn Dana Thomas	Cohasset, MA, United States	2017-02-03
donna nelson	Ilano, NM, United States	2017-02-03



Name	Location	Date
Ben Thompson	Haverhill, MA, United States	2017-02-03
Steven O'Driscoll	Marshfield, MA, United States	2017-02-03
Jeanne Foley	Pembroke, MA, United States	2017-02-03
Michelle Coates	Marshfield, MA, United States	2017-02-03
Emma Newby	Norwell, MA, United States	2017-02-03
Jessie Baker	Marshfield, MA, United States	2017-02-03
Maria Johnson	Norwell, MA, United States	2017-02-03
Hilary Newby	Norwell, MA, United States	2017-02-03
Rebecca Carbone	Norwell, MA, United States	2017-02-03
Graham Mitchell	Pembroke, MA, United States	2017-02-03
Kevin Dunn	Marshfield, MA, United States	2017-02-03
Peter Newby	Canton, MA, United States	2017-02-03
Brian Wood	Carver, MA, United States	2017-02-03
Jessica Page	Pembroke, MA, United States	2017-02-03
Ian Shanley	Marshfield, MA, United States	2017-02-03
Julie Franlin	Cumberland Center, ME, United States	2017-02-03
Tina Mahoney	Fountain Hills, AZ, United States	2017-02-03
Timothy Dalferro	Norwell, MA, United States	2017-02-03
Andrea Maguire	Red Rock, TX, United States	2017-02-03
Kelly Magyar	Braintree, MA, United States	2017-02-03
Christina Whitman	Scituate, MA, United States	2017-02-03
Yvette Sullivan	Norwell, MA, United States	2017-02-03
Sara Ader	HINGHAM, MA, United States	2017-02-03
Kathryn Orlosky	Middleborough, MA, United States	2017-02-03
Jennifer Duff-still	North Falmouth, MA, United States	2017-02-03
Stephen Donahue	Marshfield, MA, United States	2017-02-03
Kerry King	Norwell, MA, United States	2017-02-03
Vicky Spillane	Norwell, MA, United States	2017-02-03
Chris Stoddard	Norwell, MA, United States	2017-02-03
Megan Bettencourt	Norwell, MA, United States	2017-02-03
Mary Leslie	Humarock, MA, United States	2017-02-03
Melissa Wilson	Pembroke, MA, United States	2017-02-03

Name	Location	Date
Marie Kashner	Weymouth, MA, United States	2017-02-03
Tara O'Sullivan	Marshfield, MA, United States	2017-02-03
Hugh Spurway	Norwell, MA, United States	2017-02-03
Michele Rourke	Pembroke, MA, United States	2017-02-03
Laurie Noyes	Pembroke, MA, United States	2017-02-03
Jack Topham	Marshfield, MA, United States	2017-02-03
Nathan Avila	Scituate, MA, United States	2017-02-03
Cheryl O'Grady	Plymouth, MA, United States	2017-02-03
Judy Songdahl	Norwell, MA, United States	2017-02-03
Robyn Tritle	Norwell, MA, United States	2017-02-03
Kathy Alvarenga	Norwell, MA, United States	2017-02-03
Cindy Walling	ROXBURY CROSSING, MA, United States	2017-02-03
John Cannon	Pembroke, MA, United States	2017-02-03
Thomas Poor	Norwell, MA, United States	2017-02-03
Delaney Uhlman	Norwood, MA, United States	2017-02-03
Yasiu Kruszynski	Chicago, IL, United States	2017-02-03
William Hartzell	Wilmington, MA, United States	2017-02-03
Brady Walsh	Marshfield, MA, United States	2017-02-03
Connie Cosgrove	wHEATON, IL, United States	2017-02-03
gail plant	Rockland, MA, United States	2017-02-03
Toni McCarthy	Holbrook, MA, United States	2017-02-03
Christine Hall	Norwell, MA, United States	2017-02-03
Mary Lou OLeary	Norwell, MA, United States	2017-02-03
Kenneth Panacek	Nantucket, MA, United States	2017-02-03
Susan Dyrek	Norwell, MA, United States	2017-02-03
Barbara Le Bell	Weymouth, MA, United States	2017-02-03
Tom Kimmett	Waxhaw, NC, United States	2017-02-03
Gail Meehan	Scituate, MA, United States	2017-02-03
Conor Paine-O'Brien	Austin, TX, United States	2017-02-03
Devin Costello	Plymouth, MA, United States	2017-02-03
Tamara Mitchell	Pembroke, MA, United States	2017-02-03
Lauren Ward	Pembroke, MA, United States	2017-02-03



Name	Location	Date
Carolyn Parsley	Braintree, MA, United States	2017-02-03
Emily Foley	East Sandwich, MA, United States	2017-02-03
Jessica Mauro	Marshfield, MA, United States	2017-02-03
julien masson	Sag Harbor, NY, United States	2017-02-03
steve grable	Scituate, MA, United States	2017-02-03
Matt Weimann	Norwell, MA, United States	2017-02-03
Tom Vincent	Marshfield, MA, United States	2017-02-03
Tim Ebbs	Hull, MA, United States	2017-02-03
Paul Loiselle	Pembroke, MA, United States	2017-02-03
Erika Keefe	Pembroke, MA, United States	2017-02-03
Susan Solis	Norwell, MA, United States	2017-02-03
Roberta Rogers	Marshfield, MA, United States	2017-02-03
Matt McPhee	Pembroke, MA, United States	2017-02-03
Emilee Leahy	Norwell, MA, United States	2017-02-03
Susan Curtin	Norwell, MA, United States	2017-02-03
bruce caldwell	Marshfield, MA, United States	2017-02-03
Tara Shaw	Plympton, MA, United States	2017-02-03
Lisa Bunszel	Duxbury, MA, United States	2017-02-03
Jaime Halliday	Marshfield, MA, United States	2017-02-03
Kelsey Kelley	Winter Park, FL, United States	2017-02-03
Pamela Lincoln	Marshfield, MA, United States	2017-02-03
Michael Spector	Billerica, MA, United States	2017-02-03
Matt Cullen	Marshfield, MA, United States	2017-02-03
Donald Kernan	Pembroke, MA, United States	2017-02-03
Evelin Herrera	Waltham, MA, United States	2017-02-03
Sylvia Caira	Scituate, MA, United States	2017-02-03
Karen Shepard	Hopkinton, MA, United States	2017-02-03
Geoffrey Day	Newburyport, MA, United States	2017-02-03
Joshua Diner	Pembroke, MA, United States	2017-02-03
J Turmail	Marshfield, MA, United States	2017-02-03
Virginia Trainor	Marshfield, MA, United States	2017-02-03
Benjamin Bornstein	Scituate, MA, United States	2017-02-03

Name	Location	Date
Ellen Tedford	Marshfield, MA, United States	2017-02-03
Lauren Gates	Portland, ME, United States	2017-02-03
Michelle Burns	Pembroke, MA, United States	2017-02-03
Tom Dearnley	Norwood, MA, United States	2017-02-03
Tom OToole	Norwell, MA, United States	2017-02-03
Rebecca Horwitz	Norwell, MA, United States	2017-02-03
Roger Hanlon	Falmouth, MA, United States	2017-02-03
Christine Hillier	Hanover, MA, United States	2017-02-03
Kenneth Reback	Plymouth, MA, United States	2017-02-03
Linda Farrell	Rockland, MA, United States	2017-02-03
Linda Ryan	Marshfield, MA, United States	2017-02-03
Mike Fallon	Merrimac, MA, United States	2017-02-03
Linda Silva	Pembroke, MA, United States	2017-02-03
Traci Graham	Pembroke, MA, United States	2017-02-03
Charlie Kieffer	Fairfield, CT, United States	2017-02-03
Dan Allen	Norwell, MA, United States	2017-02-03
patrick gilmartin	Somerville, MA, United States	2017-02-03
Rowan Lytle	Lake Mary, FL, United States	2017-02-03
Chase Bartee	North Attleborough, MA, United States	2017-02-03
Andrew English	Scituate, MA, United States	2017-02-03
K W	Quincy, MA, United States	2017-02-03
Kathleen Staples	Marshfield, MA, United States	2017-02-03
Mark Sigwart	Norwell, MA, United States	2017-02-03
Christine Wyman	Pembroke, MA, United States	2017-02-03
Caryn Contois Contois	West Bridgewater, MA, United States	2017-02-03
Kate Cullen	Marshfield, MA, United States	2017-02-03
Dina Johnson	Norwell, MA, United States	2017-02-03
Laura Saich	Norwell, MA, United States	2017-02-03
Laurie Strout	South Woodstock, VT, United States	2017-02-03
James Goodhart	Newburyport, MA, United States	2017-02-03
Susan Fitzgibbons	Pembroke, MA, United States	2017-02-03
Rob Davis	Norwell, MA, United States	2017-02-03



Name	Location	Date
Heather DePersia	Marshfield, MA, United States	2017-02-03
Daniel Boucher	Woburn, MA, United States	2017-02-03
Jennifer alman	Marshfield, MA, United States	2017-02-03
John Marchelletta	Pembroke, MA, United States	2017-02-03
Karen Holt	Melbourne Beach, FL, United States	2017-02-03
Kimberly Wood	Hanover, MA, United States	2017-02-03
Amy Potts	Ware, MA, United States	2017-02-03
Melinda Lynch	Grafton, MA, United States	2017-02-03
Susan Joseph	Hanover, MA, United States	2017-02-03
Susan Hall	Norwell, MA, United States	2017-02-03
bob meyer	Framingham, MA, United States	2017-02-03
faith whitney	rockland, MA, United States	2017-02-03
Linda Henry	Rockport, MA, United States	2017-02-03
dave burchill	Marshfield, MA, United States	2017-02-03
Kimberly Rader	Boston, MA, United States	2017-02-03
Ted Bolton	South Boston, MA, United States	2017-02-03
Melissa Maliff	Duxbury, MA, United States	2017-02-03
PATRICK O'GRADY	Hanover, MA, United States	2017-02-03
Laura Wagner	Plymouth, MA, United States	2017-02-03
Lisa Maffioli	Plympton, MA, United States	2017-02-03
Constance Agnew	Warwick, RI, United States	2017-02-03
Ann Dee Yurick	Pembroke, MA, United States	2017-02-03
Kessa Eldridge	Spruce Pine, NC, United States	2017-02-03
Quinton Donohue	Portland, OR, United States	2017-02-03
Gail Romano	Pembroke, MA, United States	2017-02-03
Paula Rivera	Pembroke, MA, United States	2017-02-03
Anne Hughes	Pembroke, MA, United States	2017-02-03
Kendra McKinley	Norwell, MA, United States	2017-02-03
Alison Noyce	Rochester, MA, United States	2017-02-03
Daniel Dyrek	Norwell, MA, United States	2017-02-03
beth bisson	Westwood, MA, United States	2017-02-03
Deirdre Mahoney	Carver, MA, United States	2017-02-03

Name	Location	Date
Charles Krastin	Norwell, MA, United States	2017-02-03
Mary Marcel	Hanover, MA, United States	2017-02-03
Elizabeth Costello	Braintree, MA, United States	2017-02-03
warrenhave been in place since 1925 nickerson	Plymouth, MA, United States	2017-02-03
Deb Slocum	Marshfield, MA, United States	2017-02-03
philip lofgren	North Weymouth, MA, United States	2017-02-03
Lorraine Conant	Weymouth, MA, United States	2017-02-03
daniel cogan	Marshfield, MA, United States	2017-02-03
Donna Knauber	Braintree, MA, United States	2017-02-03
Mario Papotto	Kingston, MA, United States	2017-02-03
Thomas Watson	Dundee, MI, United States	2017-02-03
Jeff Anderson	Halifax, MA, United States	2017-02-03
Alexandra Gunning	Abington, MA, United States	2017-02-04
Linda O'Brie	Middleborough, MA, United States	2017-02-04
Dale Potter	Pembroke, MA, United States	2017-02-04
Tracy Darpino	Marshfield, MA, United States	2017-02-04
Mark McQuaid	Norwell, MA, United States	2017-02-04
Brian Mcneil	Marshfield, MA, United States	2017-02-04
Kelly Cruise	Hull, MA, United States	2017-02-04
John Burns	Plainfield, MA, United States	2017-02-04
Mary Kate Agnew	Warwick, RI, United States	2017-02-04
Elizabeth Harding	Norwell, MA, United States	2017-02-04
Audrey Tribble	Charlotte, NC, United States	2017-02-04
jarrason still	Warwick, RI, United States	2017-02-04
Matthew Mannix	Dunedin, FL, United States	2017-02-04
Signa Pugsley	Plympton, MA, United States	2017-02-04
Deborah Loring	Burlington, VT, United States	2017-02-04
Jeannine White	Pembroke, MA, United States	2017-02-04
James Puyana	Marshfield, MA, United States	2017-02-04
John Domings	Wakefield, MA, United States	2017-02-04
Suzanne Mathisen	Pembroke, MA, United States	2017-02-04



Name	Location	Date
Denise Campbell-Kummer	Hull, MA, United States	2017-02-04
Pete Scott	Duxbury, MA, United States	2017-02-04
Richard Labrecque	Plymouth, MA, United States	2017-02-04
Lisa Perreault	Marshfield, MA, United States	2017-02-04
Janet Valair	Marshfield, MA, United States	2017-02-04
Janis Flynn	Scituate, MA, United States	2017-02-04
Lynn Neacy	Marshfield, MA, United States	2017-02-04
Christine shortall	Pembroke, MA, United States	2017-02-04
Greg McGinnity	Scituate, MA, United States	2017-02-04
Jason Smith	Rockland, MA, United States	2017-02-04
Erin Merchant MacAllister	Marshfield, MA, United States	2017-02-04
Dave Fielding	Marshfield, MA, United States	2017-02-04
Putnam maclean	Marshfield, MA, United States	2017-02-04
Ann DeRice	Hanover, MA, United States	2017-02-04
Michael Barrett	Marshfield, MA, United States	2017-02-04
Aimee Welch	Fort Collins, CO, United States	2017-02-04
Kerry Draicchio	Quincy, MA, United States	2017-02-04
Stacey Wallace	Manchester, NH, United States	2017-02-04
Pamela Loring	Hull, MA, United States	2017-02-04
Martha McCollough	Malden, MA, United States	2017-02-04
charlene long	Braintree, MA, United States	2017-02-04
kaitlyn landi	Boston, MA, United States	2017-02-04
ronald laramee	Plymouth, MA, United States	2017-02-04
Elena Kirk	Norwell, MA, United States	2017-02-04
Allison Cooley	Pembroke, MA, United States	2017-02-04
Shannon Holland	Pembroke, MA, United States	2017-02-04
Susan Desmarais	Hingham, MA, United States	2017-02-04
Don Clark	Hingham, MA, United States	2017-02-04
Daniel Mooers	Norwell, MA, United States	2017-02-04
Juliet Liposky	Scituate, MA, United States	2017-02-04
Kathleen Taylor	Scituate, MA, United States	2017-02-04
patrick ricardo	Whitman, MA, United States	2017-02-04

Name	Location	Date
Joyce morrissey	Marshfield, MA, United States	2017-02-04
Fred Doyle	Pembroke, MA, United States	2017-02-04
Edward Eisenhaure	Hingham, MA, United States	2017-02-04
Janine Tuley	Pembroke, MA, United States	2017-02-04
STEPHEN HOFF	Pembroke, MA, United States	2017-02-04
Michelle Boyne	Hingham, MA, United States	2017-02-04
Joseph Wallace	Marshfield, MA, United States	2017-02-04
Gina Vita	Hingham, MA, United States	2017-02-04
Kathy Marrone	Foxborough, MA, United States	2017-02-04
Derek Churchill	Carver, MA, United States	2017-02-04
Tattie Singer	Norwell, MA, United States	2017-02-04
Laurie Colaneri	Hingham, MA, United States	2017-02-04
James Raimondi	Quincy, MA, United States	2017-02-04
Domenic Pallaria	Cambridge, MA, United States	2017-02-05
Leslie Nies	Cohasset, MA, United States	2017-02-05
Phil Futrell	Pembroke, MA, United States	2017-02-05
Jessica Delcourt	Halifax, MA, United States	2017-02-05
Kenneth Soltys	Cape Coral, FL, United States	2017-02-05
Joe DeRice	Hanover, MA, United States	2017-02-05
Caitlin Gibson	Hingham, MA, United States	2017-02-05
Suzanne Dwyer	Brooklyn, NY, United States	2017-02-05
David Thompson	Duxbury, MA, United States	2017-02-05
Roger Williams	Mill Valley, CA, United States	2017-02-05
Graham Parnaby	Tewksbury, MA, United States	2017-02-05
Kathy Duggan	Scituate, MA, United States	2017-02-05
Bob Dunn	Marshfield, MA, United States	2017-02-05
Carol Ryan	Plymouth, MA, United States	2017-02-05
Kurt Gertsen	Rockland, MA, United States	2017-02-05
Pauline Hughes	Halifax, MA, United States	2017-02-05
Carolyn Crossley	Pembroke, MA, United States	2017-02-05
JoAnn McDade	Marshfield, MA, United States	2017-02-05
James Lynch	Pembroke, MA, United States	2017-02-05



Name	Location	Date
Joseph Neenan	Gilbert, AZ, United States	2017-02-05
Mary Bowet	Hanover, MA, United States	2017-02-05
Michael Minichello	Norwell, MA, United States	2017-02-05
Brian Hewitt	Scituate, MA, United States	2017-02-05
Jill Carnay	Cambridge, MA, United States	2017-02-05
Valerie Leung	Melrose, MA, United States	2017-02-05
Daniel Corbitt	Hyde Park, MA, United States	2017-02-05
Noel Twigg	Boston, MA, United States	2017-02-05
Aileen Kelley	East Boston, MA, United States	2017-02-05
Marion Christensen	Wellesley, MA, United States	2017-02-05
Megan Fiske	Williamstown, MA, United States	2017-02-05
Adrienne Albrecht	Holbrook, MA, United States	2017-02-05
jason mong	Pembroke, MA, United States	2017-02-05
Kelly Bedard	Norwell, MA, United States	2017-02-05
Kerrie Hunt	Pembroke, MA, United States	2017-02-05
Sandra Jarvinen	Pembroke, MA, United States	2017-02-05
Andrea Griffin	Marshfield, MA, United States	2017-02-05
Tanya Stewart	Taunton, MA, United States	2017-02-05
Kathleen Lang	Pembroke, MA, United States	2017-02-06
Elaine Kay	Hull, MA, United States	2017-02-06
Jimmy Craven	Marshfield, MA, United States	2017-02-06
Christopher Barber	Hanover, MA, United States	2017-02-06
Stephanie Swenson	Milton, MA, United States	2017-02-06
Barbara Digan	Abington, MA, United States	2017-02-06
stacy anastos	Norwell, MA, United States	2017-02-06
Adam Rieger	Croton-on-Hudson, NY, United States	2017-02-06
Chris Graham	Pembroke, MA, United States	2017-02-06
DAWN O HAMMITT	MARSHFIELD HILLS, MA, United States	2017-02-06
Ty Wallace	Okemah, OK, United States	2017-02-06
Dana Chubb	Ballston Spa, NY, United States	2017-02-06
Lora Webster	Pembroke, MA, United States	2017-02-06
Lauren Turner	Duxbury, MA, United States	2017-02-06

Name	Location	Date
Shannon Sweeney	Norwell, MA, United States	2017-02-06
Robert Schmitz	Pembroke, MA, United States	2017-02-07
Elizabeth Dodge	Pembroke, MA, United States	2017-02-07
Evelyn Case	KC, MO, United States	2017-02-07
Janet Story	Pembroke, MA, United States	2017-02-07
Linnea MacTavish	Kingston, MA, United States	2017-02-07
Danielle Everett	Pembroke, MA, United States	2017-02-07
Alan Dandrow	Pembroke, MA, United States	2017-02-07
Frederick P Jones	Pembroke, MA, United States	2017-02-07
Cindy Hill	Marshfield, MA, United States	2017-02-07
Darlene Hale	Marshfield, MA, United States	2017-02-07
Padraic Shanley	Pembroke, MA, United States	2017-02-07
Heidi Boie	Walpole, MA, United States	2017-02-07
Lauren Murray	Newbury, VT, United States	2017-02-07
Lisa Feely	Pembroke, MA, United States	2017-02-07
Lauren Papa	Plymouth, MA, United States	2017-02-08
Joyce Dandrow	Pembroke, MA, United States	2017-02-08
Sandy Walter	Marshfield, MA, United States	2017-02-08
Taylor Walter	Marshfield, MA, United States	2017-02-08



To whom it may concern,

My name is Brian Lenaghan and was the owner of 274 Water Street in Pembroke for 19 years until Dec 16<sup>th</sup> 2015. During the process of selling our family home we were very selective on the bids that we accepted. The first weekend on the market we received 3 offers at list price and accepted the offer from a young couple with children for full list price. We also had 2 others, one being from a lawyer from Duxbury that did not even see the property. We did not accept that offer thinking that it may be someone that had motives to use our house as a right of way to get to the acreage behind us. The original offer that we accepted from the young family fell through so we had to continue to show property. During this time we received a low offer from a single mother from Norwell (Kim Trapillo ) with 2 children. We accepted the offer for roughly 30,000 less than asking price. We signed the P & S with Kim Trapillo . When we closed on property on Dec 16<sup>th</sup> the name on the paperwork was a reality trust company called Red Castle LLC.

Thank you  
Brian Lenaghan  
Previous owner of 274 Water Street Pembroke MA

Town of Pembroke  
Board of Selectmen  
100 Center Street  
Pembroke, MA 02359



RE: River Marsh Village, MH#916

Dear Administrators,

I am a 9.5 year resident of Pembroke, proudly residing at 285 Water Street with my wife and two young children. We own the property only a few hundred feet away from the proposed entrance to River Marsh Village. We bought our house on Water Street in 2007 mainly because of its location, the rustic setting of the neighborhood, its horse farms as well as its quiet charm. We probably overpaid for the house but were certainly willing to let future value and appreciation positively run its course. It appears that course has ended.

This proposed project raises many concerns and objections, ranging from necessity, suitability, planning accuracy, environmental conservation, historical preservation, resident & child safety, and devaluing current Water & Cross Street properties to name a few.

We have already lost our iconic horse farm (River Wind Farm) to a large mental health care facility, which, in addition to altering the face of our neighborhood, is about to negatively impact the traffic concerns for 65 existing homes and approximately 140 cars. Although we understand the 48 patients of the facility do not drive, their guests AND a rotating staff of nurses and/or administrators do – we have YET to feel the traffic impact of this project as it is not scheduled for completion until this Fall, however I am sure ANY appropriate Congestion Management Study or Road Safety Audit will show that our neighborhood's capacity for additional vehicles has long been maximized. The current experience of entering and exiting our neighborhood is borderline hazardous. Additionally, the condition of Water Street and Cross Streets are, and have been, in disrepair since I've lived there, with narrow roads, no street lights, several blind spots, and pot holes and cracks that, while repaired briefly, inevitably are created again as a proper drainage system in our small neighborhood is non-existent. Building 68 more units, or any amount of units for that matter will create the potential for further safety issues.

I hereby ask the Town of Pembroke to deny the building request for River Marsh Village and any future projects related to building permanent structures on this historic land.

Sincerely,

A handwritten signature in black ink, appearing to read "George V. Howe".

George V. Howe  
285 Water Street  
Pembroke, MA 02359



MICHELLE 7818499200 253 US FINANCIAL ADVISORS, LLC 30 BRAINTREE HILL OFFICE PARK BRAINTREE MA 02184		0.0 LBS	LTR	1 OF 1
<b>SHIP TO:</b> BOARD OF SELECTMEN TOWN OF PEMBROKE 100 CENTER STREET <b>PEMBROKE MA 02359-2207</b>				
		<b>MA 025 9-02</b> 		
<b>UPS NEXT DAY AIR</b> TRACKING #: 1Z TT9 124 01 9764 9508		<b>1</b> 		
BILLING: P/P				
 UPS 19.1.11. WNTNVS0 84-0A 01/2017				

2-3-2017  
29 Old Landing Rd  
Pembroke MA 02359

Dear Pembroke Selectmen:

We are writing this to request your assistance in stopping the "River Marsh 40B Project". While we support and believe in affordable housing, this is not the "right" piece of property for this project.

The River Marsh 40B project is proposing to develop an extremely dense acreage of Marsh land. There are several red tailed hawks, painted turtles, snapping turtles, deer, coyotes, fox etc. that have limited places to live and they rely on this area of marsh to live. The 49 acres of "land" is in reality about 12-15 as the majority is actual marsh. For 35 years this property has been deemed unbuildable, and taxed accordingly. Why is it now suitable for 68 units? The 68 units which would also require waste removal. The creating of this entire project will affect the marsh and could potentially destroy wetlands, vernal pools and rare wildlife that have been designated by Mass Wildlife.

Our next concern is the amount of traffic this would create on an already over used and very narrow Water Street Ext, which is 20 feet wide at its widest and 17 feet wide in several areas making it very difficult now on a daily basis for 2 cars to pass let alone allowing for room for children who ride their bikes in this neighborhood. The angle exiting the neighborhood on Water Street Ext, only allows for right turns. Entering the neighborhood from the East one has to go on Cross Street because of the sharp angle turn on Water Street Ext.. If entering either street from the West it is very dangerous to stop on Rt 139 to turn left, the driver needs to wait and pray for traffic to stop behind them because the

RECEIVED

FEB 02 2017

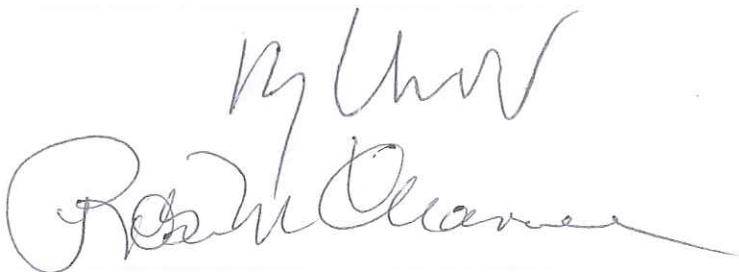
BOARD OF SELECTMEN



roads are very narrow and drivers are often unable to pass. The roads especially Cross Street are worn out with several pot holes. The combined Rt 139, Water Street Ext, and Cross Street area has had several accidents (approximately 43 in 3 years) in this small area of Pembroke. There is construction for a new Memory Facility at the end of Cross Street which isn't completed yet and will also impact the traffic congestion in this area. Cross Street is also dangerous to enter as it is very narrow. In addition the school bus is being affected by this construction as they need to park on the road and the bus can't fit down it safely. The bus has a tight fit on both streets as it is if another car isn't pulled into someones grass. This is also forcing kids to walk in the dark further to a re-located bus stop. Based on our experience this neighborhood can not support the amount of traffic we currently have, never mind traffic from another 68 units who need to travel these roads on a daily basis.

Lastly, based on the sensitivity of the North River environment and the safety of the community we are asking you to help support Pembroke in doing the "right thing" and preventing the River Marsh 40b project from taking place. We are grateful for your time and efforts in preventing this project from going further.

Sincerely,  
Robin and Ken Channell

The image shows two handwritten signatures. The top signature is in cursive and appears to read 'My Love'. The bottom signature is also in cursive and appears to read 'Robin Channell'.

January 31, 2017

Dear Members of the Board of Selectmen & Massachusetts Housing Authority,

We are writing to express our disapproval of the River Marsh Housing Development project proposed for 274 Water Street in Pembroke. We believe Pembroke has and will continue to make good faith efforts toward meeting the 40B threshold of 10% affordable housing and/or the 1.5% land mass threshold. For that reason, we believe it is beneficial for Pembroke to really weigh the plusses and minuses of a new development. We do not believe 274 Water Street is the right location for a development. When the time comes to approve a development for 40B reasons, we believe there are many parcels of land off of main thoroughfares in town that are more suitable locations. The proposed project demolishing an existing neighborhood home of 30 years (274 water street) and then dumping into a quiet neighborhood just seems a little too forced and unnecessary. There has to be better options elsewhere.

We see many negatives to the River Marsh project which include a disruption to ecological habitats, the integrity of the North River and surrounding wetlands, and the disruption of a small quiet neighborhood. There has been much discussion over the density of this project. While we understand Brian Murphy's feeling that 68 units on 18 plus acres of usable land is not very dense, we believe traffic is where we will all experience the density. Due to the difficulty of turning left at the end of Water Street to go east on Route 139, River Marsh residents will be using Cross Street when heading east. It seems a foregone conclusion to us that it will double the traffic on Cross Street. It will still be many months before we experience the increase of traffic on Cross Street that results from the Memory Care facility that is under construction already on Cross street (old River Wind Farm). We feel strongly that Massachusetts Housing authority should deny this 40B proposals request by Brian Murphy. Our town meeting with neighborhood residents and selectmen discussion last night was open and raised many points of concerns. All of which are valid and we hope you consider that although 40B proposals are great for the town in spirit, this particular proposal just does not make any sense and has too much disruption and negative consequences to outweigh the minor gains of affordable housing. Affordable housing can and will be achieved elsewhere a lot easier than this site proposal. Please consider our concerns and deny this project. Please call Chad or Jennifer Johnson if you would like to discuss further. Thank you for addressing our concerns and we hope you make the best decision on this matter.

Sincerely,



Chad & Jennifer Johnson

CURTIS LUDLOW

12 Cross Street Pembroke, MA 02349

11 CROSS ST PEMBROKE, MA

phone#781-826-3957

7819534644



Melissa Porter 4 CROSS ST. Pembroke 774-454-6194

Janis C. Spirella 20 CROSS ST. PEMBROKE 781-829-0064



## questions for town meeting jan 30 2017

Concerns for proposed development on water street

- 1.) the amount of traffic trying to get in/out of water street and cross onto 139
- 2.) As it is, it is dangerous to turn onto water street from 139
- 3.) cross street is so narrow 2 cars can barely pass each other
- 4.) The road conditions on cross street are so traveled there are pot holes as it is now
- 5.) We haven't even experienced the impact of the Alzheimers unit yet in the neighborhood to see how much of an impact this will have on traffic.
- 6.) There are so many kids in North now that the class rooms are so overcrowded that some kids are falling through the cracks and not getting the assistance they need or deserve.
- 7.) Most importantly what will this do to the river and marsh environment? If the land has been un-bulidable for 35 years why is it ok now.
- 8.) How will it affect the river and the animal species that live there.
- 9.) why not on Oak street where they already raped the land and haven't done anything to it.
- 10.)



January 30, 2017

Town of Pembroke  
Board of Selectmen and Town Administrator,  
Board of Assessors, Board of Health, Planning Board and Conservation Commission

**Re: DENIAL of MH #916: Proposed Project – Developer to build 68 townhouse condominiums – access point 274 Water, to be known as River Marsh Village**

Gentlemen,

As residents of the Water Street neighborhood and homeowner of 268 Water Street, a direct “abutter” to the aforementioned proposed project, it is quite necessary to raise our unequivocal and vigorous objection to any such construction, and therefore request denial of the above proposal.

Personal Concerns:

First, from a personal perspective and as the newer of residents, having purchased our home in January 2015, the proposed development is disheartening to say the least. We purchased our home at 268 Water Street, based on the location viewed as a desirable old New England, small country style setting, to include some antique homes – all contributing to a certain dynamic character of the neighborhood. Additionally, pre-purchase, we were assured by the Town that we abutted non-buildable wetlands, which weighed into our decision, as privacy and safety were concerns.

Further, as the home lot that according to the available project plans, would directly abut to the development’s “Road A” entrance, we have significant issue with a total reconfiguration of our home becoming a “corner” lot to a 50 foot wide entrance road, and smack in the middle of the neighborhood, which as described would have voluminous daily traffic. Our adjoining neighbor, at 260 Water Street, shares the same impact, as the proposed “Road B” would similarly pass alongside his existing driveway. There are many small children in the neighborhood and we have 4 frequent visiting grandchildren – again, a feature of the existing neighborhood that complimented safety concerns. This proposed development takes all of this away. While these are heartfelt concerns, economically, if allowed to pass, this development will no doubt impact the value of our home; decreasing its value by at least 25%, not to mention the decrease in value to the entire neighborhood; nothing fair or advantageous to any of the residents.

Personal and shared resident concerns:

- The adverse impact to the entire neighborhood is significant. Turning neighborhood driveways into roads as close as 20 feet to a current home owner’s property is negligent at best.
- Ostensibly, this development provides the Town compliance with Mass Housing 40B; however, as such, the developer is allowed to ignore local town zoning and actually exempt from regulations and by-laws that protect zoning, environmental and



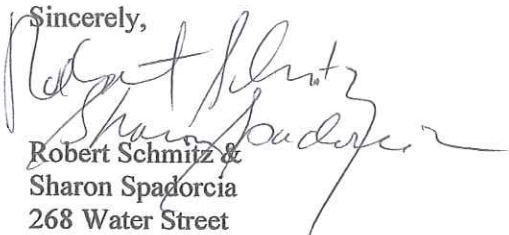


conservation statues – disturbing at best. What has happened to “wetland” protection, the scenic path, wild-life sanctuaries?

- The very proposed site has been previously denied and classified as **unbuildable** and now it will house 68 families and all of the amenities for necessary infrastructure!?
- What about the storm management and board of health regulations?
- The proposed project doubles if not more the size of the neighborhood, which certainly means an extreme increase in traffic volume; some 10 times the amount of cars; therefore, a negative impact on safety, noise pollution, congestion, which by the way, we must add into the equation the already added traffic that will ultimately come with the opening of the new memory-care facility on our adjacent Cross Street! Traffic that is already at peak within the existing demographics. Not to mention the all but hazardous access to and from rte.139 from both Cross and Water Street.
- Ultimately the proposed development would house more than double the residents in our entire existing neighborhood. This no doubt has impact on Town services, schools etc.
- Appropriately viewed, anyone involved in reviewing the proposal in question, would surely and logically conclude that this project should not be allowed to go forward and should be denied.

We respectfully submit that the Town of Pembroke and all those pertinent to the review of the proposed project to be known as River Marsh Village and 40B application **deny** the request for said proposal in any form.

Sincerely,



Robert Schmitz &  
Sharon Spadorcia  
268 Water Street

January 30, 2017

Town of Pembroke

Board of Selectmen and Town Administrator,

Board of Assessors, Board of Health, Planning Board and Conservation Commission

**Re: DENIAL of MH #916: Proposed Project – Developer to build 68 townhouse condominiums – access point 274 Water, to be known as River Marsh Village**

Board,

Thank you for the opportunity to speak tonight in opposition to the proposed development known as River Marsh Village. My name is Dr. Michael Wagner. My wife and I have lived on Old Landing Road in Pembroke for the last 18 years. We are here tonight in opposition to this proposed development. We are in agreement with the majority of the objections raised here tonight and would like to focus our comments on a few key issues.

We moved into Pembroke in 1999 and have enjoyed this quiet neighborhood known for narrow lanes and little road traffic. We have seen a dramatic amount of development over the past few years and currently a memory assistance unit being built at the intersection of Cross and Route 139. The proposed development off of Water Street will double the amount of traffic in this area and substantially change the character and safety of these streets. As the CEO of Tufts MC in Boston, I am responsible for managing the relationship my organization has with our surrounding community, including vehicular and foot traffic. What is lacking in the materials I have been able to review of the proposed "River Marsh Village" is a professionally completed comprehensive traffic study. I believe it would be irresponsible to allow a building project of this magnitude to be approved without a detailed traffic analysis completed by a professional firm expert in such a residential project.

Our second objection relates to the environmental impact. Based on the size of the project (i.e., # of housing units) and the location so close to the river and wetlands, we seriously question the logic of how this will not cause runoff and sewage problems in the North River watershed.

Our last issue is related to the placement of affordable housing in an area that will most certainly encounter flooding in the foreseeable future. In fact the development of this project is bad for those who will live there and those who currently live here, in fact the only person who this is good for is the developer.

We oppose this development.

Thanks,



Mike and Tracy Wagner  
13 Old Landing Road  
Pembroke, Ma 02359





Dear Mr. Thorne

On behalf of all the residents of Packet Landing, we, the Board of Trustees, are writing to voice our concerns surrounding the proposed development of 68 Townhouses along the North River accessing Water Street.

This specific area of the town is already going through major changes in traffic patterns through the neighborhood as a result of the Assisted Living complex being constructed on Cross Street.

Public safety and security regarding first responders, police, fire and so forth will have to be expanded to accommodate the growing population and are we the tax payers, expected to offset these costs? , What are the Town's plans to increase public service and at what cost?

Water Street (and Cross Street) are narrow, winding roads and two way traffic is often challenging. When traveling these roads, one must constantly be sharp-eyed in order to yield to oncoming vehicles. Moreover, when encountering a truck (such as rubbish trucks or other commercial vehicles) and school busses, there is barely enough room for the two vehicles to pass along side one another. What additional tax burden will be put on the residents in the neighborhood to expand and improve the already treacherous and torn up road conditions on Water and Cross streets?

Aside from the most obvious reasons stated above, the concern of the Packet Landing residents is the environmental impact this development will have, not only to the abutting residents, but the entire town of Pembroke as well as the many towns, down and upstream, on the North River.

Upsetting the balance of the environment is not just a quick fix with a water treatment facility handling all the waste (from a couple of hundred of residents in 68 Townhouses). This project will potentially pollute this sacred, historical and protected wetland environment. Protecting the habitat of the North River is critical not only for the abundance of plant and animal species that live in these wetlands but also for all the communities who abut the North River and enjoy its natural beauty and wilderness. Further, we, the Board of Trustees, would like outside environmental agencies such as the North River Water Commission to further evaluate and study the effects of this project on the environment.

Pembroke is a large expanse of land. If a 40b project must be considered by the town of Pembroke, surely there are more accommodating and accessible properties that would serve this need. Trying to squeeze a development of 68 Townhomes into an area that is not only inaccessible, but environmentally incompatible, is not in the best interest of the town or its residents. Please consider our appeal to reevaluate this project.

Respectfully,

The Board of Trustees of Packing Landing



323 Water Street  
Pembroke, MA 02359  
January 30, 2017

Board of Selectman  
Town of Pembroke  
100 Center Street  
Pembroke, MA 02359

Dear Board of Selectman,

I strongly oppose the development of "River Marsh Village" in our Water Street neighborhood.

Our neighborhood is a historical section of Pembroke, my home was built 263 years ago in 1754. There are many other **historic** homes in the neighborhood as well as two very old graveyard sites. Please help us preserve this historic section of our town.

The River Marsh Village project would completely change our **quiet** and **quaint** neighborhood, and cause disruption with noise, lights and traffic. There is much **wildlife** that lives here, deer, wild turkeys, raccoons, rabbits, squirrels and of course our feathered friends. Please don't allow their sanctuary to be destroyed.

The River Marsh Village would also destroy the **habitat** of the **wetlands** when it encroaches on land which is protected by the *The Wetlands Protection Act*.

Please don't allow our neighborhood to be destroyed.

Thank you for the opportunity to be heard.

Sincerely,



Anne Prall

323 Water Street  
Pembroke, MA 02359  
781-924-5777





The Town of Pembroke  
Board of Selectmen  
Pembroke, MA 02359

To Whom It May Concern:

Please allow this letter to represent the views of my husband and me. It is extremely unfortunate timing, because we will both be out of town at the time of the meeting on January 30, 2017.

We are very much opposed to the development proposition put forth on the property located on Water Street in Pembroke. We believe it is an abuse of the laws invoking 40B, because all of the previous development proposals have been rejected for various causes as inappropriate and undesirable. There are a multitude of facets and concerns including, but not limited to, the destruction of wetlands, loss of property value, ruination of way of life and safety issues. Our dedication to this town, in particular this section, is well known. We live in the oldest standing residence, our house was Homesteaded in 1666. The ship, The Beaver, was built on the North River behind Water Street and was involved in the original Boston Tea Party. We feel very strongly about preserving this area as an asset to both the Town of Pembroke and American history.

The property between 248 and 260 Water Street leads to a wooded wetlands/floodplain acreage that terminates at the North River. There are vernal pools, various Lady's Slippers, streams and other vegetation. This area provides a habitat for an abundance of wildlife including the typical New England animals one expects to find, but some may be on the endeared species list. I've seen mink, otters, a variety of turtles, song birds, owls and hawks.

The construction proposal at 274 Water Street seems to indicate that they plan to incorporate part of our driveway into their road. Please note there is a driveway easement between the two properties that favors 248, not the other way around. We would never grant permission for such an encroachment. Additionally, one of our septic systems is also included here, and was in use before the land was ever sold to the first developers.

There is not enough frontage for adequate turning radius at this location either. Emergency vehicles and school buses would not manage the turn into the proposed development, hence causing a safety issue that would directly affect my property and that of my neighbors. The developer knew that accessibility to the land would be impossible. There is no accidental loss of land. It is our understanding that the original developer who built 260 Water Street and others has now passed this property to his relative.

Traffic is already a problem on this street. Where Water Street on Route 139 intersect causes traffic back ups daily. There are many traffic accidents here every year, but the near misses that go unreported are truly abundant. We on Water Street will already be impacted by the Alzheimer's facility recently added to Cross Street with the addition of about fifty new cars per day, that does not include delivery vehicles or resident visiting. If it were to be assumed that each person only owned one vehicle at 274, which is below typical households, the additional



traffic onto Route 139 would be insurmountable. Imagine the school buses trying to maintain a schedule, not to mention mail delivery and other service related work that is often required on our street.

Obviously the property values for the entirety of Water Street, Cross Street and Old Landing Road would drop significantly. Who would want to live in the "fishbowl " they are creating? Their "city " would wrap around my whole property, and line everyone else's. We would be overshadowed by their noise and light pollution. Our privacy would be a thing of the past. I've been advised that they are even seeking a sewage treatment facility, so we can add smell pollution to the list. The idea that they would even consider such a facility should be a red flag to Pembroke.

The loss in tax revenues to the Town should not be overlooked either. In the long term, the loss of property taxes to Water Street would be significant . The impact to public services would be an additional expense. The additional use of police, emergency, fire services, etcetera must be considered. The flooding of this many potential students to our schools should also be a major concern. North Pembroke is taxed at a higher rate than other parts of town. Will the town be able to maintain this rate if we allow such a huge influx of new, undesirable development? It will change the historical nature of the street and jeopardize it's Scenic Route status.

The entire neighborhood agrees that this plan of development would be disastrous to us all. We do not believe that there is any benevolence involved by invoking the 40 B laws, but rather a ploy to avoid typical and necessary building codes the developers would violate by going forward with this development. There is no favorable outcome from this plan to me personally, my family, my neighbors, or the Town of Pembroke.

Sincerely,

Shannon F.L. Wilson  
J. Jace Wilson  
248 Water Street  
Pembroke, MA 02359



January 29, 2017

Lewis Stone, Chairman  
Board of Selectmen  
Pembroke Town Hall  
100 Center Street, Room 10  
Pembroke, MA 02358

Re: River Marsh Village, MH #916

Dear Mr Stone:

As a resident of Pembroke since August 1997, and an owner of property nearby the proposed River Marsh Village, I am writing you to formally make known my concerns with the proposal which is under your consideration.

Out of the numerous concerns that I have, the top several include:

- 1) **Increased Traffic Density** - The immediate area of Water Street, Cross Street, Old Landing Road and Packet Landing has 65 houses currently occupied, with each house having an average of slightly more than 2 cars per household. The proposed development would more than double the housing units in this area, and the proposal calls for approximately 5 parking spots per unit. When fully occupied, this development could double or triple the car volumes on Water Street and Cross streets, the principal access roads out of the neighborhood.
- 2) **Neighborhood Road Safety** - As mentioned above, Water Street and Cross Street are the principal access roads of the neighborhood, both accessing state Route 139. Under the Massachusetts Highway Cross Section and Roadside Elements manual, if built new these roads would likely be 11' or 12' wide per lane, with some shoulder for pedestrian traffic and emergency vehicles. As is, these two roads are at the widest point 20' wide, and at the narrowest 17' wide. A doubling or tripling of car trips daily on roads these narrow roads increases risk to all residents, including the numerous children who currently live in the area. In addition to the narrowness of these streets, their conditions are generally abominable, much to the chagrin of the current taxpayers who use them daily.
- 3) **Adjoining Road Safety** - According to the Pembroke Police, between 2014 and 2016 there were a total of 43 accidents that occurred either at the Cross Street / Route 139 intersection or the Water Street / Route 139 intersection. Access to / from Route 139



River Marsh Village

January 29, 2017

1

onto these roads is consistently challenging, and a doubling or tripling of car trips into the neighborhood would likely bring a corresponding doubling or tripling of accidents in the years following the completion of the proposed development. As Route 139 is a state highway, the developer and the town have no easy or certain recourse to address this increased risk, such as the installation of traffic lights or the widening of turning lanes. If you haven't recently driven these roads, I encourage you to make the approach from Marshfield during evening rush hour and attempt the turn onto Cross Street, or make the approach from Hanover during a Saturday afternoon and attempt the turn onto Water Street.

- 4) **Destruction of Wetlands** - As noted on the developer's proposal, in order to achieve the density of the housing units destruction of wetlands would need to occur to accommodate roads and / or buildings. While the developer seems to have considered this aspect of wetlands destruction, the proposal does not seem to consider the encroachment of the proposed site into the Scenic River Corridor, in violation of the Scenic and Recreational River Protective Order For the North River. In addition to the proposed housing units and roads that would encroach on the Scenic River Corridor, the developer also proposes to install the primary stormwater detention basin in the Corridor as well. The North River is a beautiful asset to our and the adjoining communities, and I would like your confirmation that you are engaged with the North River Commission in reviewing this proposal's impact.
- 5) **Increased Neighborhood Density** - In 2016, the owners of River Wind Farm on Cross Street sold their property to a developer of a Memory Care Center, a sale which was generally, if cautiously, supported by the current residents of the neighborhood. This center, currently under development, will have 50+ units and bring new jobs to the area. It will also bring an unknown number of new car trips, principally on Cross Street, which is approximately 18' wide along this development. While the occupants of the memory care center will not drive, the employees, visitors, emergency vehicles and delivery trucks will all add to the existing volume of cars, and risks, that are present in the Route 139 / Cross Street intersection.
- 6) **Destruction of Neighborhood Characteristics** - Notwithstanding the introduction of 2 new streets to intersect with Water Street, the building density and proximity to adjoining properties is not in the character of the neighborhood. The proposal calls for one building to be located approximately 20' behind an existing single-family structure, easily viewed from the street. The development will be built directly behind the oldest house in Pembroke, built in 1666 and currently owned by Jace and Shannon Wilson. The development will also abut a current working farm, owned by Charles and Carolyn Crossley, long-time residents of Pembroke. Unlike other developments of this density in



Pembroke, like Pembroke Woods, River Marsh simply doesn't fit in the context of the existing neighborhood.

- 7) **Recent Progress on 40B Goals** - Of all towns adjoining Pembroke (Duxbury, Halifax, Hanover, Hanson, Kingston, Marshfield, Norwell, Scituate), we had the highest 40B stock as a % of the overall housing stock in 2014, and recent developments in our town have continued to increase the number and percentage of affordable homes. In the 19+ years that I have lived here, I have appreciated the mix of blue- and white-collar families that make up our town, and am proud of the past efforts to improve the affordability of homes. With additional progress in 2015 and 2016, I believe our current stock stands at 9.9%, and I would like you to incorporate this into your consideration and response to MassHousing.
- 8) **Attention to Detail** - This may seem to be a nit, but I find Mr. Murphy's lack of attention to detail to be quite astonishing for a development of this size. In his letter to MassHousing dated December 30, 2016, he made the most simple of errors by indicating that out of the stock of 68 units, 25% would be categorized as affordable, yet stated that would be a total of 9 units. A development of 68 units with 300+ parking spots over wetlands and protected zones requires the utmost attention to detail in order to not irreparably damage the area proposed for development, but his lack of attention to detail in the small stuff should call into question his attention to detail in the big stuff.

I am hopeful that my concerns as stated above will assist you, the Selectmen and members of the various town Boards considering this proposal to express serious misgivings in your response to MassHousing, and to deny the application on these and other grounds as they are raised to you.

Sincerely,



Earl W. Littlefield  
300 Water Street  
Pembroke, MA 02359  
(taxpayer since 1997)

Board of Selectmen  
Pembroke Town Hall  
100 Center Street, Room 10  
Pembroke, MA 02358

Re: River Marsh Village, MH #916

Dear Selectmen,

As a life-long resident of Pembroke, I have watched this town transform from a quaint rural community to a bustling city-like landscape. Where once there were small communities separated by forests, there are now shopping malls, big box stores and condos. The town's immense growth has stripped the land and its wildlife inhabitants in the name of progress and by doing so, has lost its rural charm that attracted many of us who are here tonight.

To give you context, I grew up on Standish Street when it was a dirt road, Fernandez was the only supermarket in town and you went to Tobies Hardware if you needed tools. There were no traffic lights, because the traffic didn't warrant them. I understand growth is important, but the town I have loved for years is becoming unrecognizable. The growth proposed today does not, in my opinion, represent progress, but greed. There is little to no value to this proposal that will enhance the value of this town, whether those values are aesthetic, social, or moral values. These are the values that drew me to Pembroke, and have, in large part, kept me here. This proposal significantly detracts from those values I, as well as many others here, hold dear.





In addition to these values, it is the rich history of this town that makes me a proud resident. For example, my home is the final resting place of Ephraim Randall, a former occupant of 300 Water Street, who also worked on The Beaver, famous for the Boston Tea Party, which set the path to the American Revolution. Up and down Water Street, on the extension side, the history is evident. This proposal will soil this historical legacy for no other purpose than to turn a buck. Accepting this proposal is to sell out not only this neighborhood, but this town for all we hold sacred.

The Town of Pembroke website, [www.pembroke-ma.gov](http://www.pembroke-ma.gov), quotes, "The Town of Pembroke experienced what can be described as a spectacular growth over the seventy-year period 1930 – 2000. During that time, the town increased by over one-thousand percent, from a population level of 1,492 in 1930 to 16,927 in the year 2000." "The town has grown from a small rural community into a bustling suburban community. The town reported the population for 2014 as 19,563." At what point do we say that the growth should not come at the expense of our identity, of who we are and what we hold dear? That point is now and starts with the rejection of the River Marsh, LLC proposal.

Sincerely,



Karen E. McCormack  
310 Water Street

January 30, 2017

Town of Pembroke  
Board of Selectmen  
100 Center Street  
Pembroke, MA 02359

RE: River Marsh Village

Please be advised that after careful consideration and review of the proposal for 40B called River Marsh Village, we must object to this proposal and strongly urge the town to reject same. We live at 286 Water Street. We are an immediate abutter to the River Marsh Village 40B project proposed by Mr. Murphy. For the record, we would like to voice our strong opposition to this project. The proposal calls for 68 units to be built on approximately 50 acres on the North River. Regrettably River Marsh Village is poorly planned, too dense and will have long term environment impact that is unacceptable.

The project proposes 68 units to be built on approximately 50 acres. However a preliminary look at the plans seem to indicate that the project will be contained to approximately 19 acres. Further, the proposal indicates 25% or 9 units will be affordable, however, 25% of 68 is 17 units. I respectfully request clarification with regard to whether the developer is proposing 68 units, of which 17 will be affordable, or 36 units, of which 25%, or 9 units will be affordable.

Regardless of whether the proposer is proposing 36 or 48 units, the project is too dense. There are several concerns regarding this proposal. The density itself is out of character with the neighborhood. The neighborhood consists of only 67 homes. These are comprised of 2 family condominiums in packet landing, to million dollar homes on Old Landing Road, to antique homes on Water Street. There are a total of 67 homes in this area. The proposal calls for doubling the number of families which is unacceptable. There are only 2 ways out of this area, Cross Street and Water Street. Both streets require the merging onto Route 139, a major road which is tangled with traffic each day during rush hour, and even during non rush hours, route 139 is still utilized by an excessive number of vehicles.

Not only will there be quite a back up of cars on both Cross Street and Water Street, but attempting to exit Cross Street or Water Street at any time, is perilous at best. With the doubling of the number of homes in the area, there will no doubt be countless cars lined up on both streets waiting to exit the area. Further, this does not take into consideration the impact on traffic the new assisted living complex will add.

The project also proposes a septic system that appears inadequate to service the number of individuals who will be living in the development.

Another concern is with regard to the habitat. The entire site is contained within an area designated as a habitat for endangered species and endangered wildlife. Included in this area has been sighting of bald eagles, sharp shinned hawks and the box turtle. Further contained in this area are vernal pools and wetlands. According to the Massachusetts Audubon, Vernal pools are extremely vulnerable to





development. Developing this land will forever change the environment, and further threaten the wildlife habitat.

Another observation is that part of the proposed development lies in the Scenic Corridor. This is unacceptable.

I further have a concern with regard to water containment, and run off. The proposed development calls for a retaining pond on the development, close to our property line. This retaining pond is proposed to collect water, and direct it away from our property, and drain out towards the marsh. However, water does not run up hill. Our property line is within a few feet of this retaining pond, and our property is approximately 12 to 18 inches lower than the surrounding area. It is clear that groundwater and rain water will be diverted onto our property. This threatens our livelihood and property value and will have a severe impact on our continued viability. We raise crops and hay on this land which we rely on to feed our animals and supplement our income. Flooding our fields with excessive run off, which cannot be contained by this simple man made pond created on wetland, is unacceptable.

In conclusion, the River Marsh Village project is poorly planned, poorly situated, threatens wetlands and endangered species, is unacceptable in its density and environmental impacts, and must be denied. Thank you for your time and consideration.

Best Regards

  
Charles and Carolyn Crossley

286 Water Street  
Pembroke, MA 02359

-Turkey Hollow Farm ESTABLISHED 1702.

Cc:

Michael Busby, 40B Specialist  
MassHOUSING  
Massachusetts Housing Finance Agency  
One Beacon Street  
Boston, MA

January 30, 2017

Lewis Stone, Chairman  
Board of Selectmen  
Pembroke Town Hall  
100 Center Street, Room 10  
Pembroke, MA 02358

RE: River Marsh Village, 40B project consideration

Dear Mr. Stone and all interested Town of Pembroke Boards and Commissions,

As a resident of Pembroke since November 1997, and an immediate abutter to the proposed River Marsh Village and access road to said project, I am writing to voice my concerns with the proposal which is under your consideration.

To be clear, I share the many concerns I'm certain my neighbors will stress in their letters to your attention. Issues such as safety of access roads both from Rt139 and to the proposed project itself, suitability of neighborhood roads for doubling traffic capacity, destruction of neighborhood characteristics, wetland destruction, conservation issues, schooling capacity concerns, health issues, North River scenic preservation concerns, and the unknown resource and traffic impact from the future assisted living facility, to name a few. These are, of course, major concerns that affect the neighborhood and Pembroke as a whole. That said, in order to reduce duplication of comments, and as a direct abutter to the site and a proposed access way, I will concentrate my comments on the massive costs the proposal will have on me and my family; financially, emotionally and to the standard of living we have worked tirelessly to obtain.

My wife Jane and I bought our house (260 Water) in November 1997. We were 29 years old, new to the area, and drawn to the unique characteristics Pembroke had to offer. We were young, scared, first time home buyers excited about owning our own home on such a beautiful, historic street in a town we immediately fell in love with. We had some concerns with the surrounding undeveloped land, but after speaking with the town, we were told that the 49 acres behind our property was unbuildable land for a variety of reasons. These comments were backed by the fact that the 1998 assessed value of the 49 acres was a mere \$117,000, less than 2x the value of my properties 1 acre (\$61,732 - land value only). Today's assessment values tell the same story. 49 acres assessed at \$260,600, versus my 1 acre land only assessment of \$200,100. Math would conclude that the proposed site is assessed to accommodate a little more than 1 house. The point is clear; this land has never been assessed at, taxed at, or referred to as Buildable land. In fact, I've been told that the owner himself has petitioned over the years to maintain this low assessed value.





I'm not a rich man. I do ok and certainly have less financial stress than some, but the financial impact the proposed development would have on my family is massive. The fact is, I owe more today on my home (mortgage plus equity line) than I did when I first purchased the house. Last summer I borrowed from my 401k to replace a leaking roof, and I still carry the credit card scars of replacing a ripped liner in a 12 year old pool. The amount of money I've put into my house to simply try to maintain its condition is unreal. But homeownership is part of retirement planning, I've struggled to keep my mortgage duration inside of the original 30 years, and at today's value I do have some positive equity in the property. However, the proposed project would take a huge bite out of this equity – OVERNIGHT! My initial estimates have my home value dropping by 25%, cutting my equity in half. Note, the first building is about 100 feet from my deck, 40 feet from my pool area, and well inside of the tree line that encloses my property. The access road, which is only 40 feet wide and connects to water street at a right angle on one side (there is no curvature on the side closest to 139), turns my once private yard into a corner lot, surrounded on three sides by either roadway or massive condo structure. The project itself would create 4 new corner lots and 2 roadways within 700 feet of RT 139. Again, this on a property that has always been assessed at and considered UNBUILDABLE.

I have 3 boys who have grown up on this property. They're getting older, with the oldest currently applying for college, followed by a Junior and Freshman in high school. I'm not going to go into the additional financial stress college considerations create, but obviously the home equity we've worked so hard to maintain is important in that calculation. We purchased this property with the plan of raising a family here. We put some money into the property over the years, because we loved the private yard and we had no reason to believe it would ever be encroached upon. We've had birthday parties and tee ball games essentially where the first Condo building is planned for development. Years ago we put in a pool which sits roughly 40-50 ft from the corner of this same building. Our fire pit, which my 3 boys painfully landscaped two years ago (very fun to watch) will lose all privacy. Again, this is not a loss due to miscalculated risk on my part – the land is, and has always been considered UNBUILDABLE.

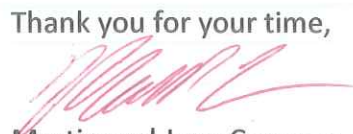
I truly believe, regardless of political affiliation, most Americans are charitable people. 40B is an honorable cause. But somewhere along the line, and in some situations, the spirit of the law gets lost. In a 40B arrangement, the cost is supposed to be absorbed by the builder who gets exemptions from local zoning laws. But in this case the exemptions are massive and dangerous, and the builder bears NO COST. He takes a piece of property that has been valued as unbuildable, that he pays less taxes on than I do for my one plot, and with the swipe of a pen he can build \$20-\$25 million dollars' worth of Condos. Make no mistake about it, the builder bears no cost, and benefits the most, out of all parties involved. It's me and my neighbors that bear the cost – entirely. It's simply the transfer of assets from a guy who's is doing "ok" – to someone doing slightly less than ok. To that note consider those that benefit from the affordable units (document says 9, but of course his attention to detail is lacking – 9 is not 25%). Pembroke median income, I believe, is around \$105,000. 80% of that is \$84,000, which qualifies you for 40B housing. The rule of thumb says 30% of gross income can be afforded for a home, so we're talking \$2100 a month. I'm sorry, I don't get it. I'm going to lose \$100,000 in

hard earned home equity overnight so someone who can afford \$2100 a month gets subsidized housing. There are plenty of homes in Pembroke currently assessed at below that affordability value.

The Spirit of the law is lost in this situation. There are many charitable laws that I believe rightfully include deliberately giving to some, while deliberately taking away from others. But that agenda is only fair when the benefactors and the cost bearers are those the law originally intended to target. In this case, the needy and the builder should be targeted, but neither is truly impacted by this proposal.

Please deny the River Marsh proposal.

Thank you for your time,

  
Martin and Jane Cournan  
260 Water Street  
Pembroke, MA 02359  
Taxpayer since 1997





January 30, 2017

Lewis Stone, Chairman  
Board of Selectmen  
Pembroke Town Hall  
100 Center Street, Room 10  
Pembroke, MA 02358

Dear Mr. Stone,

I am writing to voice my opposition to the River Marsh development proposal for 274 Water Street. I have numerous concerns, among them are safety of the current residents, the destruction of wetlands and wildlife along the North River, and the general unsuitability of a development of this magnitude in a small, existing neighborhood.

#### Safety

- There are currently 65 households in the Water Street, Cross Street, Packet Landing, and Old Landing Road neighborhood. The River Marsh proposal is for 68 units, which would more than double the size and the traffic in the neighborhood.
- The new residents of River Marsh would traverse both Water and Cross streets to access route 139, due to the difficulty of the hairpin turn at the top of Water and Route 139. It will not be a problem for just one end of Water Street but an issue for everyone along Cross St. and the upper part of Water St.
- Exiting Cross Street to turn left onto 139 is also harrowing, as the oncoming traffic is racing be in the lead when merging from one lane to two, or trying to pass a car is trying to turn into strip mall that includes Muckey's.
- According to the Pembroke Police Department, there have been 43 accidents at these two intersections in the past three years alone. That is an extraordinary number for a half mile stretch of road. By more than doubling the size of the neighborhood, we can expect double the amount of accidents in this short stretch of 139
- A memory loss center is under construction at the top of Cross Street, and we have not yet seen the traffic effects of this new addition to our neighborhood and the frequency of accidents
- The corner of Cross and Water Street is also treacherous. The corners are blind, the streets are narrow, and there are no stop or yield signs. Every resident here has had to swerve at some point at to avoid an oncoming car, a person walking a dog, a child, or a jogger.
- This problematic corner of Cross and Water is also the school bus stop for high school and middle school kids. They meet here at 6:40 in the morning, when it is still dark outside. There are no street lights.

RECEIVED

JAN 30 2017

BOARD OF SELECTMEN

## **Environmental and Scenic Concerns**

- The proposed development is on wetlands.
- The area includes vernal pools, and has been declared an Estimated Habitat of Rare Wildlife by the Massachusetts Department of Fish & Game.
- The proposed area is also part of the Scenic River Corridor of the North River. This designation carries restrictions of its own under the North River Protective Act.
- This land has been considered unbuildable for the past 35 years or longer. All other development proposals here have been turned down because of these environmental and other concerns in the past.

## **Unsuitable to the Character of the Neighborhood**

- One of the most glaringly asinine parts of the River Marsh proposal is the construction of one of its buildings about 20 feet from an existing home, smack dab in the middle of Water Street. In no way does this, as Brian Murphy wrote in his proposal to MassHousing, "blend with the neighborhood."
- There are five historic homes on the street, among the newer homes. The oldest house in Pembroke at 248 Water Street will be engulfed by the proposed development, and the new roadway goes over 248's driveway and septic system.

## **Old Data, Old Plans**

- Mr. Murphy has used old information and old plans to make his proposal. In this letter to Mass Housing, he notes that Pembroke's current 40B housing stock is 9.6% based on 2014 data. I hope that the Board of Selectmen will note all the recent approvals of 40B housing in its reply to Mass Housing, which put us over the 10% threshold.
- The site plans seem to be based on far older information. The map specifies what conditions were in 2002, 15 years ago. Clearly, the plans need to be redone with current information and using new flood plain maps. I am unsure of the dates of the plot plans on Water Street, but as many of the homeowners whose names appear have not lived here for many years. Using such old data for a such a large development is irresponsible. These plans must be redone using current information.

I hope you will consider all these problems and concerns regarding the River Marsh development, and I urge you to deny this application.

Thank you for your time and consideration.

Sincerely,



Cara Littlefield  
300 Water Street  
Pembroke, MA 02359



Board of Selectmen  
Pembroke Town Hall  
100 Center Street, Room 10  
Pembroke, MA 02358

Re: River Marsh Village, MH #916

Dear Selectmen,

We are writing in response to the application filed by River Marsh, LLC to build up to 68 single family homes at 274 Water Street in Pembroke. The proposal for these single family homes, which will be eligible for resale at market rates if not sold after six months, was filed under Chapter 40B and the filing was done directly with Mass Housing, bypassing the Town of Pembroke entirely. This course of action should speak volumes for the true intent of River Marsh, LLC, and our hope is that you can see the filing under 40B for the charade that it truly is. The 40B filing was done solely to bypass the zoning regulations, including the prohibition to build on the area's wetlands that have to date been deemed unbuildable.

These wetlands are a vital part of the 62 family community that co-exist with the teeming wildlife who inhabit the area. It is not unusual to see some of the more common species, such as deer and turkeys, coming from that area to our backyards, but also less common species, such as snapping turtles, frogs, foxes, owls, and fisher cats in the area as a result of making those wetlands their home. This proposal will all but destroy this vital environmental area under the false pretense of "affordable housing". We, the collective "we", should not allow this to happen.

There are a handful of projects underway in the Town of Pembroke, (e.g., Pembroke Woods, Birch Street), that will more than satisfy any 40B requirements. Therefore, the Town of Pembroke does NOT need the proposed development of River Marsh, LLC. To say it more bluntly, the utter destruction of the environmental landscape, not to mention the Water Street Extension Community itself, is not necessary and should be strongly rejected by the Board of Selectmen.

The destruction of the environmental landscape is obvious, but the destruction of the Water Street Extension community may not be as evident for those who do not reside there. The Water Street Extension Community is a small, narrow road that was originally forged by the paths created by the Town's forefathers, including prominent names such as the Magouns (248 Water Street, built in 1666) and the Randalls (300 Water Street, built in 1791), as well as the relative historical newcomers, the Crossleys, who have had family inhabiting their residence at 286 Water street since the 1880's. In addition, there is the home at 323 Water Street, which was built in 1754, further adding to the historical framework of the neighborhood. The community has embraced its historical legacy where most, if not all, of the houses built in the modern era have adopted a similar structural appearance to preserve its historical connection.

**RECEIVED**

**JAN 30 2017**

**BOARD OF SELECTMEN**

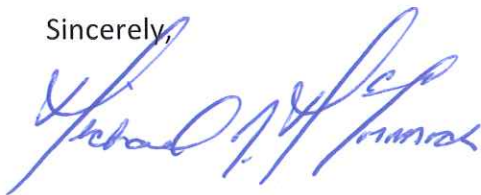
The condominiums proposed by River Marsh, LLC will be a blight not only on the current neighborhood, but also on the preservation of the Town's historical past. This proposal is no different than building condominiums behind the Pembroke Historical Society itself, which is, or should be, unthinkable.

The Water Street Extension, with its historical charm, is a quaint neighborhood that has recently been subject to increased development, including the yet unfinished Memory Care facility on the adjacent Cross Street. The advent of this facility will increase the traffic in the area, including the traffic on the Water Street Extension itself. To believe that travel will only be contained to Cross Street is absurd and is turning a blind eye to reality. The addition of the proposed development of River Marsh, LLC will further increase the traffic of this once quaint neighborhood, putting its residents, including the many children, at risk. Getting onto or off of Route 139 is a challenge today and to more than double the size of the community without providing safe access will increase the risk to the Water Street Extension residents substantially. The safety of the Water Street residents does not fall to the developer, but to you, the Board of Selectmen.

There is, however, a simple solution to address all of the above mentioned points and that is to reject the River Marsh, LLC proposal. By doing so, you preserve the environmental landscape, the historical legacy of the neighborhood, and the safety of its residents. We also request that you take the necessary steps to protect the proposed area under the Wetlands Protection Act (Massachusetts General Laws (MGL) Chapter 131, Section 40) to prevent the residents of Water Street and the Town of Pembroke from such charades as those perpetrated by River Marsh, LLC, forevermore.

We thank you for your consideration and have faith that you, the Board of Selectmen, will do the right thing.

Sincerely,



Michael J. McCormack  
310 Water Street



Karen E. McCormack  
310 Water Street



Kate Y. McCormack (11 years old)  
310 Water Street



**Objections to 14B project, River Marsh at 274 Water St.**

We are residents of 275 Water St., direct abutters of this monstrously huge project. We have multiple objections to this proposal. They include but are not limited to the following:

1. **We have an eight-year-old child who is hard of hearing and therefore special needs.** We attach documentation to prove that this is indeed the case. He has moderate to severe hearing loss in one ear which he has had since birth.

A project of this scope, with 68 (!) units on a very tiny lot, **no more than** an alleged 18.54 acres of land (and that is **extremely doubtful given at that data comes from the proposed builder!**) would put our son in physical danger from the extreme volume of traffic and from the number of people that will be added, which increases the risk to his safety, that will be going in and out from a 50 foot(!) roadway which is proposed to be built across the street on the lot of an existing single-family home.

Our son plays outside, rides his bike, and cannot necessarily hear everything and would be at high risk due to the inflow and outflow of visitors and residents throughout the day from such an enormous complex.



- 2. There are no sidewalks, no streetlights, and a very narrow, country road (Water Street) which is most definitely not 45 feet wide as stated by the builder in his proposal.** The road is so narrow that two cars cannot pass, and one car must stop and wait for the other car to go by in order to be safe. What would happen with the addition of trucks, construction vehicles, and then ultimately cars trucks and delivery vehicles adding a huge volume of traffic to this tiny road in this quiet country neighborhood?
- 3. There are no traffic lights at either of the two highly dangerous exits from this neighborhood.** One is a very sharp intersection of 139 and Water Street, which is most definitely **not** in actuality as it is depicted on the proposed plan by Mr. Murphy. In fact, that intersection is so sharp that it is impossible to take a safe right-hand turn off of 139, and certainly one takes one's life in one's hands to make a left-hand turn from Water Street onto 139. One also is highly at risk when stopping on Route 139 attempting to left onto water Street as cars whiz past on the right at high speed. Therefore, residents of this neighborhood already have to wait a very long time to enter and exit the neighborhood either at the intersection with 139 where one can only take a right-hand turn when leaving, or if one is leaving and heading toward the highway, one must go down Water Street towards Cross street and to the intersection where the giant



new project is already being built in our small neighborhood, a memory care facility.

4. **The memory care facility is still under construction, but is also a huge project right in the middle of our small neighborhood, which has very limited access on and off route 139.** Even at present, one is constantly threatened for being hit from behind when one is turning right on Cross Street or left onto Water Street. One must often wait five minutes or more to turn left off of Cross Street on to route 139, since this is the only way to turn left out of our neighborhood as it is impossible to turn left, due to a very sharp angle of the intersection of 139 and Water Street.

Our small neighborhood has not yet even suffered the completion of the memory care facility with the concomitant traffic that will bring! To add the burden of yet even more hundreds of cars with multiple hundreds of visits per day by those hundreds of cars is an assault upon the safety and the character of the neighborhood. The roadways in our small neighborhood are very narrow and already so busy that it is impossible often to get in and out of the neighborhood.

5. **There are no traffic lights at either of the entrances and exits to 139 from this neighborhood.**
6. **There is no public transportation whatsoever in the area.** There are no buses. There is no train. There

is absolutely nothing. Therefore, residents would need to have cars. Assuming two cars per house, and a minimum of two entrances and exits per car per day, (and not even counting visitors, delivery trucks, etc. ) that would be 272 entrances and exits of cars directly across the street from our house.

7. **Mr. Murphy proposes a giant roadway (wider than Water Street itself) which is going to replace the large single-family home, driveway, pool, and basketball court that exists there now and has existed there for more than 20 years.**

That would dramatically change the character of the neighborhood all by itself, not to mention the addition of even one house, much less 68.

8. **All the houses surrounding this project are large single-family homes on lots of more than 1 acre.**

It is ridiculous for Mr. Murphy to assert that a project of 68 townhomes on 14 acres could in any way emulate the character of the neighborhood. This would be nothing less than gigantic development plopped right on a wetlands, right in the middle of a quiet country neighborhood with houses surrounding all sides, and the destruction of an existing single-family house and land.

9. **To insert a 50 foot wide road, which incidentally is wider than Water Street itself, directly across the street from our house accessing this proposed monstrously huge development is**



**absolutely unacceptable and dangerous.** There is no way that we will be able to safely use our lot, enter and exit our lot, or have any safety whatsoever with respect to our child and pets. There is absolutely no barrier between our lot and this proposed gigantic road, meaning that any lights traffic people parking construction vehicles etc. will all be directly in front of our house.

There is absolutely no provision made in the plan for our safety, and no provision made for our comfort ,and no provision made for the extreme imposition it will have on the character of our home. We do not have any benefits whatsoever from this plan. We do not even have a proposed barrier of fence bushes or trees as do other neighbors ---and that is unacceptable. We are direct abutters and we require compensation.

**10. This neighborhood is very quiet. There has been no provision made whatsoever concerning noise.** Even at present, due to the narrowness of the road and the lack of sidewalks, there's too much traffic and too many people speeding. Those problems will be exacerbated tenfold with the 272 ins-and-outs per day minimum that this development would incur once finished, not to mention during its development phase.

**11. There are many young children in this neighborhood.** The lives and safety of these children would be endangered by the addition of more houses, with multiple cars, than currently exist in the entire neighborhood.

12. **Mr. Murphy is currently the owner of a single family home which he rents to tenants, purchased through deceptive practices from the Lenehans. He has been a very bad landlord of the house.** He let the house remain empty for a period of time, and then rented it to tenants who he poorly supervises. They have multiple vehicles which they park on the street not even in the driveway. They have a German Shepherd which they have allowed to run free in the neighborhood, terrorizing the residents.

How much worse will Mr. Murphy -- a resident of Norwell -- be as a developer of this property? Mr. Murphy is clearly greedy, inconsiderate, and a man who has absolutely no consideration whatsoever for the character of the neighborhood in which he is **intending to insert more houses than currently exist in the entirety of the neighborhood.** He clearly feels that this type of development is appropriate for our middle-class neighborhood in Pembroke, which I highly doubt he would appreciate in his backyard in Norwell. He has not bothered to adequately monitor his current tenants. What will happen if he is allowed to run roughshod over us all?

13. **The giant 50 foot wide access road which is proposed to be directly across our house would result in lights traffic, dirt, noise, and danger to us at 275 Water St. the rise in crime alone, which would directly affect us, is incalculable.**



14. **If the town or the Mass housing feel that this project is important to be added to this location, then the town and the state should provide access for this project directly off of route 139, and not through a country neighborhood road, Water Street.** There's absolutely no reason why direct access off of route 139 could not be provided and that should be the access route if this project is permitted.
15. **This project is proposed to be put over what should be protected wetlands.** Just because Mr. Murphy claims that there's 18.54 acres of land, the fact is that his land also is comprised of 31.4 acres of wetland and we believe it to be far more than that. There are animals of all kinds living back there, protected and not protected species. The runoff from the paved areas would be incalculably damaging to our ecology and the wetlands and river. This an extremely large proposed catchment basin, which would destroy the natural wetlands. There is a huge septic area, which also has high probability of failure and destruction of the wetlands. Plain simple, this land is not developable. To put the development of this size and scope on such fragile land is unacceptable. Note that Mr. Murphy is even proposing a roadway to be built over the protected wetland, so that he can exploit yet more land for development. He has crammed houses onto every square inch of what he claims to be developable land. This is unacceptable. If the development were a few houses, that will be an

entirely different situation. 68 houses is an assault upon our public Water supply, our public lands, and the well-being and health of our citizens and wildlife.

16. **The maps utilized by Mr. Murphy are not accurate and up-to-date.** They are not accurate as to the width of Water Street. They are not accurate as to the intersection of 139 and Water Street. They're not even accurate as to the names of the owners of the lots abutting his property, which includes us. We have owned this house at 275 Water St. since 2005, almost 12 years. Yet the plan still shows the owners that owned the house before us.
17. **It is unfair, unjust, and unnecessary to put this gigantic new project in the same neighborhood as a gigantic new project is already being constructed, the memory care facility.**
18. **There are multiple other 40 B projects underway in Pembroke, and a miscounting by Pembroke officials of all the affordable housing that already exists in the town of Pembroke.** The town definitely has met or exceeds affordable housing standards in that it has a large proportion of affordable housing stock certainly the town can go back and recalculate what it does have an existing affordable housing. Furthermore other 40 B projects which were prior to this one should receive prior approval and therefore eliminate the need and the possibility of this overly large project being installed in this very inappropriate place.



- 19. The volume of traffic in the area of this neighborhood, and in particular in a section of roadway between 274 Water St. and Route 139, would be totally unacceptable with 68 units, at least 136 cars, and a minimum of 272 trips per day in and out. That would more than double the current volume of cars and number of trips in and out of this neighborhood.** Even if cars go the other direction, toward Cross street, there is also very dangerous intersection between Water Street and Cross Street, composed of a Y shape on a hill, is already difficult to turn in and off of without striking another vehicle. With the huge increase in volume will be huge increase in accidents as well. Additionally it is an area where children play in the streets, given there are no sidewalks. A huge risk to the people who walk and play in the neighborhood results from the more than doubling of the current volume of cars and trips.
- 20. Mr. Murphy has been benefitting from a very low tax rate for unbuildable land, paying tax on about 240,000 value for the entirety.** The town has always told us that it was unbuildable because it is wetlands, why is it suddenly buildable?
- 21. Many homes in Pembroke are even more affordable than these condominiums will be at the "affordable" rate. The costs of these units will be disproportionate, and not truly "affordable" for this area.**

**22. Pembroke Woods already has 100 units under development, which will cause Pembroke to exceed the minimum affordable housing requirement.**

**23. This is an historic neighborhood.** Our abutting home is partially built in 1700, one of the other abutter's homes was built in the 1600's, and another abutter's home was also built in the early 1700's. A development of this kind in this area will destroy the historic character of the homes and area.

**24. We recommend DENIAL of this petition on this and on future projects which would require a 50' drive on land which is an established family home, or on any wetlands or natural wooded areas, in this historic district.**



1/30/17

Christine and John Kan  
275 Water St.  
Pembroke, MA 02359



Town of Pembroke  
Board of Selectmen  
100 Center Street  
Pembroke, MA 02359

RE: River Marsh Village, MH#916

Dear Administrators,

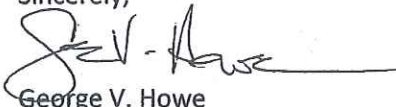
I am a 9.5 year resident of Pembroke, proudly residing at 285 Water Street with my wife and two young children. We own the property only a few hundred feet away from the proposed entrance to River Marsh Village. We bought our house on Water Street in 2007 mainly because of its location, the rustic setting of the neighborhood, its horse farms as well as its quiet charm. We probably overpaid for the house but were certainly willing to let future value and appreciation positively run its course. It appears that course has ended.

This proposed project raises many concerns and objections, ranging from necessity, suitability, planning accuracy, environmental conservation, historical preservation, resident & child safety, and devaluing current Water & Cross Street properties to name a few.

We have already lost our iconic horse farm (River Wind Farm) to a large mental health care facility, which, in addition to altering the face of our neighborhood, is about to negatively impact the traffic concerns for 65 existing homes and approximately 140 cars. Although we understand the 48 patients of the facility do not drive, their guests AND a rotating staff of nurses and/or administrators do – we have YET to feel the traffic impact of this project as it is not scheduled for completion until this Fall, however I am sure ANY appropriate Congestion Management Study or Road Safety Audit will show that our neighborhood's capacity for additional vehicles has long been maximized. The current experience of entering and exiting our neighborhood is borderline hazardous. Additionally, the condition of Water Street and Cross Streets are, and have been, in disrepair since I've lived there, with narrow roads, no street lights, several blind spots, and pot holes and cracks that, while repaired briefly, inevitably are created again as a proper drainage system in our small neighborhood is non-existent. Building 68 more units, or any amount of units for that matter will create the potential for further safety issues.

I hereby ask the Town of Pembroke to deny the building request for River Marsh Village and any future projects related to building permanent structures on this historic land.

Sincerely,



George V. Howe  
285 Water Street  
Pembroke, MA 02359

Paul J. Kernan  
25 Old Landing Road  
Pembroke, MA 02359



February 3, 2017

Lewis Stone, Chairman  
Board of Selectmen  
Pembroke Town Hall  
100 Center Street, Room 10  
Pembroke, MA 02358

**Re: River Marsh Village, MH #916**

Dear Mr Stone:

As a resident of Pembroke since 2004, and an owner of property nearby the proposed River Marsh Village, I am writing you to formally make known my concerns with the proposal which is under your consideration.

I would like to submit this letter in opposition of River Marsh, LLC's Water Street Project in Pembroke, Massachusetts for the following reasons:

**1. Intentions**

40b was intended to provide affordable housing to the communities of the Commonwealth of Massachusetts. The developer, Brian Murphy and his family, have owned the parcel for over three decades. The Murphys attempted to obtain permitting to put a development on this same parcel in the past and have been denied. I believe that the builder does not have the neighborhood community's interests in mind at all. I believe it is only an exit strategy to finally rid their family of this otherwise unbuildable parcel along the North River corridor. The developer allegedly used a straw buyer to enter into the P&S contract of 274 Water Street then Red Castle, LLC (Manager Brian Murphy) showed up to purchase the property on the day of closing leaving the seller no choice as to who they sold it to. The developer allegedly has plans to construct a roadway through this property to site. If the project helps any lower income families receive affordable housing, it will have a negative financial impact on the hard working middle class families that may have relied on their residence and its value to someday sell and retire. The project does more damage than good for the community. Not what 40b was meant to do. The intentions of the developer are selfish and he has no regard for the impact it will have on the abutters and the general neighborhood, vernal pools, wildlife, and wetlands.

**2. Impact**

This proposal has a tremendous impact on the local neighborhood's infrastructure and roads. This is a narrow country road that doesn't see much traffic. It come out to Route 139 with a hairpin turn to get to Rt. 3. Taking a left on Rt. 3 at Water Street is next to impossible at any time of day with more difficulty during rush hours. Everybody in our neighborhood knows to take Cross Street to get to Rt. 3 but even taking a left out of Cross Street has its challenges especially during rush hour. The Lowes plaza has a right turn only with only a yield sign that launches vehicles towards Cross Street at an alarming rate. We recently had a horse farm in our neighborhood on Cross St. that was sold to a developer to construct a memory loss center. The project is underway and Cross Street is riddled with potholes from the increased usage by construction vehicles. Traffic



was a concern during the planning of that project and we have yet to see the impact of that in our neighborhood with respect to traffic. The proposal more than doubles the amount of vehicles that will need to come and go in our neighborhood which will have an adverse effect on our roads. This brings me to my next point.

### **3. Safety**

According to the Pembroke Police, between 2014 and 2016 there were a total of 43 accidents that occurred either at the Cross Street / Route 139 intersection or the Water Street / Route 139 intersection. The proposal would double if not triple these numbers. 43 is already too many and something already needs to be done. There are also no sidewalks nor street lights in this neighborhood. We love our children and moved here because we found it be a nice safe neighborhood.

### **4. Destruction of Wetlands, Protective Uplands, Wildlife & Environment**

As noted on the developer's proposal, in order to achieve the density of the housing units destruction of wetlands would need to occur to accommodate roads and / or buildings. While the developer seems to have considered this aspect of wetlands destruction, the proposal does not seem to consider the encroachment of the proposed site into the Scenic River Corridor, in violation of the Scenic and Recreational River Protective Order For the North River. In addition to the proposed housing units and roads that would encroach on the Scenic River Corridor, the developer also proposes to install the primary stormwater detention basin in the Corridor as well. The North River is a beautiful asset to our and the adjoining communities, and I would like your confirmation that you are engaged with the North River Commission in reviewing this proposal's impact. Under the current regulations and restrictions, one would not be able to build a shed on the proposed parcel nevermind a 68 unit condo complex.

### **5. Neighborhood Character**

This neighborhood was settled in the 1600's to shipbuilding family named Magoun. This family's home still stands today and abuts one of the proposed entranceways to the proposed River Marsh Village. On the other side of this particular proposed roadway entrance is you have an abutter who has beautiful Colonial home with the proposed road coming within a few yards of their in-ground pool. Very close to the proposed site was the site of the Brick Kiln Shipyard where the brig "Beaver" was constructed. The Beaver is one of the ships that was involved in the Boston Tea Party. The Magouns family graveyard is located directly across the street from this proposed entrance. There is another graveyard down towards the other proposed road where a Mayflower descendant was buried.

In closing, I would say that 40b and affordable housing are a great thing but this is just the wrong spot. This same builder owns land all over and is only choosing this spot again to exit from a bad investment 30+ years ago.

Sincerely,

  
Paul J. Kernan



February 3, 2017



Lewis Stone, Chairman

Board of Selectmen

Pembroke Town Hall

100 Center Street, Room 10

Pembroke, MA 02358

Re: River Marsh Village, MH #916

Dear Mr. Stone,

As a long time and concerned resident of Pembroke living nearby the proposed River Marsh Village development, I am writing to you so that you have my objection to the project on file along with my concerns.

1. Increased Traffic Density to be more than double the traffic on Water Street which is currently used by 65 households between Water St, Cross St, Old Landing Rd, Packet Landing. Currently the street is approximately 20 feet wide and most difficult passing parked vehicles or an oncoming vehicle. I might add the lovely Historical look to Water Street with many homes dating back to the 1600's and the Historical cemetery as well. This certainly is not an area to put a road 50ft wide leading into a very dense array of 68 condo units. The spread out area of Streets mentioned about only contain 65 properties.
2. Safety must play a vital part of any project and the safety issues here alone with just traffic and getting out onto RT 139 to make a turn or coming in from 139 to the neighborhood is very dangerous. We don't even know the impact the Memory Care Facility, now being constructed on Cross St, will cause between visitors, medical staff, employees and deliveries.
3. Environmental chaos is all I can say about the construction of such a project surrounded by wetlands, vernal pools and wildlife. All of this area leads to the lovely North River. I am sure this will be a violation of the Scenic Recreational River Protection Order and that the State would no doubt get involved to protect the wetlands and conservation. I also have many concerns about the Title V of this property and how the waste is managed and very concerned about the wastewater runoff being so close to the River and Wetlands. I see this as destruction



of a beautiful wetland area surrounded by vernal pools and wildlife which is probably the reason this was unbuildable for the last 35yrs and taxes being paid as such.

Overall, I am not opposed to another 40B project in Pembroke. Pembroke is very supportive of affordable housing and is very high on the states scale of 10% minimum at 9.6 I believe. I attended the Town Hall Meeting and it was standing room only. I don't believe anyone apposing this project is against a 40B but rather against a 40B in this beautiful Historical area of Pembroke and certainly the negatives will out way the positives but I am hoping that the law prevents this from going to an appeal with all the aspects and departments that would be involved to agree to such a development in this area of Town. I appreciate all the work the Selectmen and all the members of the various town boards are doing to let Mass Housing know how the concerned residents in this area feel and that we do not want the application for this project to be approved.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Philip DeVasto', written over a horizontal line.

Philip DeVasto

10 Old Landing Rd.

Pembroke, MA. 02359



February 2, 2017

Michael Busby  
Mass Housing Financing Agency  
One Beacon Street  
Boston, MA 02108  
Re: River Marsh Village MH#916



Dear Mr. Busby:

The North and South Rivers Watershed Association (NSRWA) is a nonprofit grassroots environmental organization that has been protecting the North and South Rivers and their watershed since 1970. With over 1,100 members we are a strong voice for the protection of these irreplaceable natural and recreational resources on the South Shore and we strongly object to the proposed 68 unit River Marsh Village development at 274 Water Street in Pembroke.

We realize that affordable housing is a priority for our Commonwealth, but this kind of intensive dense development should not be placed on lands that are environmentally sensitive and unique. This parcel is of regional importance because of its proximity to the North River which has exceptional recreational values and special designation as an environmentally sensitive area. More specifically:

**The North River is the Only State Scenic Protected River**

In 1978 the North River Protective Order was passed making the North River the only Scenic Protected River in the state of Massachusetts. The aim of the state Protective Order is to protect public and private property, wildlife, fresh and saltwater fisheries, and irreplaceable wild, scenic and recreational river resources. The Order protects the North River, as well as parts of associated tributaries in the towns of Scituate, Marshfield, Pembroke, Norwell, Hanover, and Hanson within 300 feet of the banks of the North River and is the only one of its kind. A portion of the proposed 68 unit development lies within the Protected Corridor and all of it directly abuts the Protected Corridor.

**The North River is a Federal National Natural Landmark**

In 1977 the North and South Rivers were designated as a National Natural Landmark by the Department of the Interior, as "possessing national significance in illustrating the natural character of the United States." The National Natural Landmarks Program recognizes and encourages the conservation of sites that contain outstanding biological and geological resources. Sites are designated by the Secretary of the Interior for their condition, illustrative character, rarity, diversity, and value to science and education. The National Park Service administers the program and works cooperatively with landowners, managers and partners to promote conservation and appreciation of our nation's natural heritage.

**Significant State and Local Investments Have Been Made to Save Land Along the North River**

The North and South Rivers Watershed Association, in partnership with the 5 towns that abut the river, local land trust and with state funding support, have worked to protect significant tracts of land along the North River either through purchase of open space or through conservation restrictions on private lands. In the past decade alone over 250 acres of lands abutting the North River have been saved, much of it up and downstream of this proposed development, to create a permanent regional greenway along the North River for the public to enjoy and to protect its unique natural and historic resources. Millions of public tax dollars have been invested to acquire as much property to protect



the North River as possible to prevent the kind of ecological damage that this kind of intense development would have.

#### **The Property Lies Within Priority Habitat for Endangered Species**

An examination using Massachusetts GIS online mapping of natural resources shows that the majority of property, including the proposed development, lies within mapped Natural Heritage and Endangered Species Priority Habitat (PH 1353 – See attached map).

#### **Stormwater and Wastewater Will Directly Impact Wetlands and the North River**

The significant stormwater and wastewater generated from this proposed development will impact the health of the North River and potentially damage its water quality. The proposal, as conceptualized, indicates no effort to decrease the footprint of the development in order to minimize impacts to the sensitive wetland resources on the site. In fact, it maximizes pavement and buildings on every piece of available upland on the site and some wetlands.

Both the wastewater and stormwater treatment systems directly abut sensitive wetland areas adjacent to the North River and FEMA mapped AE Flood Zones. The wastewater treatment system that will treat approximately 15,000 gallons of wastewater per day, requires crossing and filling a wetland and a USGS delineated stream that drains directly into the North River. Sixty-two percent of the site is wetland that directly drains into the North River. It is likely, given the wetlands on site, that the groundwater elevations are high. This will make it potentially challenging to safely infiltrate the high volumes of wastewater and stormwater that this dense development will create without contaminating the water that drains into the North River. The development is also located in the headwaters of the North River, so contributions from the site could impact the entire North River corridor.

For these reasons and more we believe this is a completely inappropriate site for this dense development. The North River is a unique national, state and regional natural, scenic, cultural and recreational resource enjoyed by thousands of citizens on the South Shore and is worthy of protection. This is truly a special place with unique character and sensitive resources, and is a highly treasured regional asset. The density of the development proposed threatens to undermine the scenic quality, wildlife habitat, water quality, and environmental health of this unique natural resource.

On behalf of the many people on the South Shore who care for this resource and have worked tirelessly to protect it for decades we ask you to deny this proposed project and find it ineligible for development under Chapter 40b.

Sincerely,

Samantha Woods  
Executive Director, North and South Rivers Watershed Association

CC:  
Josh Cutler, State Representative  
Judy Grecco, North River Commission  
Ed Thorne, Town Administrator Pembroke  
Paul Jahnige, Mass Dept of Conservation and Recreation  
NSRWA Board of Directors



## Casey Driscoll

---

**From:** Paul Kernan <paul@accessinv.net>  
**Sent:** Friday, February 03, 2017 10:27 PM  
**To:** Casey Driscoll  
**Subject:** Re: Letter in Opposition to River Marsh Village



Enterprise, The (Brockton, MA)  
May 10, 2005

### **Pembroke board tightens stance on 40B proposals**

Author: *Mary Salters, Enterprise correspondent*

Article Text:

**PEMBROKE** — Selectmen vow to be selective when asked to support further Chapter **40B** housing proposals now that the town has achieved 9.5 percent of its affordable housing goal.

Selectmen on Monday night agreed to meet in one week with Delphic Associates LLC of New Bedford, which is seeking a comprehensive permit to develop North River Village, 64 townhouses in 17 buildings on a 20-acre parcel at **Water Street** Extension. Plans were filed by Norwell developer William **Murphy Jr.**

This project would be the town's third adult community for people 55 and older.

In a letter sent to selectmen from MassHousing's HomeOwner Division, the board reacted to the new proposal with questions and concerns that placing another large townhouse complex in North **Pembroke** is asking too much from people in that part of town.

"It's too much in one part of town. We will have 240 apartments off **Oak Street**, 24 at **Barker Street**. How many adult communities do we need?" said Selectman Hilary Wilson.

Selectman Paul Dwyer said the applicants need to be notified in advance to come prepared to answer questions about traffic in that congested part of Route 139.

"Enough is enough. I'd like to save them a trip. It's unfair to North **Pembroke**. It will take a lot to convince me we need another comprehensive permit," said selectmen Chairman Arthur Boyle Jr.

Selectman Terry Finnegan said while the board has not set a moratorium on Chapter **40B** proposals, the town has the right to be "picky."

Chapter **40B**, the state's so-called anti-snob zoning law, allows developers to circumvent local zoning regulations in return for earmarking 25 percent of the homes as affordable in communities where less than 10 percent of houses are considered by the state as affordable

Chapter **40B** permits already approved by the town include 24 units on **Barker Street**, 25 units on **Washington Street**, 45 units on **School Street**, 12 units on **Wampatuck Street**, 240 apartments on **Oak Street**, 45 units on **Center Street** and 35 apartments on **Schoosett Street**.

In other business, plans were announced for the first graduation ceremony for the new **Pembroke High School**. The Class of 2005 will graduate at 4 p.m. on June 11 in front of the Community Center, the former **Pembroke High School**.

The graduation ceremony will take place in the same spot as the last graduation ceremony at the old **Pembroke High School** for the Class of 1951, whose members accepted their diplomas 54 years ago.

Members of the Class of 1951 and any other **Pembroke High** graduate have been invited to celebrate with the newest **Pembroke High School** graduates on June 11.

Town Administrator Edwin Thorne explained the plans for the ceremony and the 2,000 people who may attend. **Center Street** will close at 2:30 p.m. at **Curve Street** and the Boys Club. There will be volunteers and six police officers directing traffic and parking, with vehicles being directed to the Town Hall and police station and then behind the Community Center. He said portable toilets have been rented and will be placed near the Boys Club building. Also, 1,000 seats have been ordered. Thorne said volunteers are still need and anyone who can help is asked to call him at 781-293-3844.

Copyright 2005, 2009 Enterprise, The (Brockton, MA), All Rights Reserved.

Record Number: 051005news09

---

**From:** Casey Driscoll <CTobin@townofpembrokemass.org>

**Date:** Friday, February 3, 2017 at 3:47 PM



February 6, 2017

Lewis Stone, Chairman  
Board of Selectmen  
Pembroke Town Hall  
100 Center Street  
Pembroke, Ma 02358



Re: River Marsh Village, MH #916

Dear Mr. Sone:

With regard to the proposed 40B proposal presented by the developer Brian Murphy, River Marsh Village, LLC, I wish to make known my strong objection to this development.

As clearly described in the hearing on January 30<sup>th</sup>, this project is the wrong size wrong location and the wrong time.

#### DENSITY

68 townhouse condominiums with two car garages will increase the size of the neighborhood by 110% (Water Street, Cross Street, Old Landing Road and Packet Landing).

The developer's own condominium sales chart for Pembroke (section 5.3) shows that his proposal for 45 three bedroom units represents a 22 year supply based on sales of 8 units in the past four years.

#### LOCATION

The North and South River Watershed Association, The North River Commission and the Pembroke Conservation Department are in disbelief that a proposal for this location and this size would ever be proposed or considered. More than 60% of the site is swamp and marsh that drains directly into the North River. There is a

vernal pool on site and the land is home to a wide variety of wildlife and vegetation.

In 2005 the current owner, seeking tax relief, requested that the plot be designated as unbuildable. The change in the assessment was made and the owner has enjoyed the tax relief for the past twelve years.

### TRAFFIC

By virtue of the design proposal the traffic from River Marsh Village will be directed to either Water Street to route 139 or to drive through the neighborhood to Water Street to Cross Street to route 139. Traffic generated by the existing 65 residents encounters great danger trying to enter or exit.

The speed limit on Route 139 is 45 mph and directly at Cross Street the traffic narrows from two lanes to one. Simultaneously, traffic from the industrial park is merging at this same location while cars try to enter or exit from a strip mall.

At this exact location described above, a 50 bed Alzheimer Care facility is under construction with completion expected in six months. This facility alone could equal the existing volume of traffic with visitors, staff shift changes and delivery trucks.

### TIME

The Town of Pembroke is a very affordable town and currently has 9.67% SHI inventory. This number does not include approximately 100 units that have been approved for Avalon's existing housing facility at Pembroke Woods. Clearly we will greatly exceed the 10% goal when this project is started.

It does not make sense to jam a high density housing development on land not suitable or conducive for building that produces many detrimental conditions that effectively destroy a historic and scenic neighborhood with narrow country roads.

### AFFORDABILITY

Although the market price of River Marsh Village is not available nor was it discussed, based on the pricing of townhome condominiums in Pembroke today, the price would be in the \$500,000 range. The affordable (?) units would be priced approximately \$375 – 400,000 range.



I suppose that it would be nice for anyone to save \$100,000 on a condo but the fact is that in the Town of Pembroke there are very nice homes available at this price point. Should the Town of Pembroke, MassHousing and the residents go through all of this so that 17 people can choose to buy either a \$400,000 home or a condo? It seems that other than providing this choice the primary beneficiary is the developer?

In this case of River Marsh Village, the developer's father who owns the virtually worthless 50 acre parcel, will enjoy a \$1,950,000 windfall if Brian Murphy receives approval.

Respectfully, I request that the Town of Pembroke deny the 40B plans for River Marsh Village.

Regards,

Walter E. Costello

February 6, 2017



**TO:** Town of Pembroke Selectmen Lewis Stone, William Boulter, Jr., Arthur Boyle, Jr., Daniel Trabucco, Matthew Furlong, and MassHousing Application Review Personnel

**RE: Opposition** to 274 Water Street Assessor's Parcel ID# E15-17 and E-15-17-A to be known as River Marsh Village proposed by River Marsh, LLC.

As residents of Pembroke since 2002, we have enjoyed the Water Street neighborhood thoroughly. This quaint neighborhood and surrounding area is now under significant threat from this proposed development. We are writing to vigorously oppose the application for a 40B housing project consisting of 68 condominium units proposed by River Marsh, LLC.

We feel that this project is absolutely wrong for the projected site for several reasons.

**1. Obtrusive neighborhood impact.**

The Water Street neighborhood is a quiet neighborhood of single-family homes some of which have historic value to the town. This project would absolutely destroy the character of the existing neighborhood. It will undoubtedly cause current home values in the neighborhood to plummet resulting in an absolutely unfair burden of cost that will be applied to the current owners and residents of this neighborhood. Secondly, The density of this proposed development for this neighborhood is absolutely and unequivocally too high and would effectively double the population of the neighborhood. This increase would have devastating consequence to the current quality of the neighborhood. Thirdly, the plan calls for new building placement that will create intense encroachment on existing abutting properties.

**2. Negative impact on current infrastructure and increased safety risk.** The Water Street neighborhood roadway is absolutely not designed to accommodate the volume of increased traffic that this proposed project would create. The width of the roadway is grossly exaggerated in the outdated proposal plans. The points of merger from Water Street and Cross Street onto 139 are currently already dangerous. Doubling or tripling the amount of traffic on Water and Cross Streets would have serious safety consequences.



**3. Negative environmental impact.** This project undoubtedly will create significant negative environmental impact to the sensitive area that it occupies on the North River watershed. The parcel of land in question has on prior occasions been deemed unbuildable by the zoning board of appeals in Pembroke. This area contains a large wetland habitat. This 40B application will no doubt allow the developer to circumvent safeguards that would otherwise protect this rich and fragile natural resource. Also to be considered is environmental impact from herbicide, pesticide and fertilizer application that is typical in the management of commercial property. If that were not enough, the proposed development includes a wastewater treatment plant that will no doubt pose a significant risk to this environmentally sensitive area which includes a large area of wetland distinction, vernal pools and of course the North River Watershed as well.

**4. Good faith action and compliance by the town.** The town of Pembroke has made significant and consistent efforts to comply with affordable housing requirements under the 40B statute. The town is very close to it's 10% requirement and other projects are underway to complete this requirement. Merely accepting this project as one more step toward the required 40B quota is simply wrong given that so many other factors speaks so strongly against approval of this proposed development.

For the reasons noted above, we urge the Board of Selectmen for the Town of Pembroke to unequivocally oppose this proposed development. Further, we request that MassHousing deny this application.

Thank you for your kind consideration in this matter.

Respectfully,



Scott Chapman and Carol DeFranca - Chapman

226 Water Street

Pembroke, MA 02359 February 1, 2017

River Marsh LLC

69 Brick Kiln Lane

Pembroke, MA 02359

February 6, 2017

Board of Selectmen

Town of Pembroke

100 center Street

Pembroke, MA 02359



RE: River Marsh LLC 40B Application, Water Street, Pembroke, MA 02359

Dear Board of Selectmen;

I am writing to voice opposition to the application of Brian Murphy, River Marsh LLC under Chapter 40B to build 68 townhouse condominiums of which 17 will be available to purchasers earning under 70% AMI, \$68,670 for a family of four. The Town of Pembroke currently has more than 9.65% of its housing inventory certified as affordable under the requirements of 40B.

I served on the Board of Appeals from 1987 through 2007, and as chair from 1997 through 2007. At that time, the Board of Appeals heard all but the one previous application for the development, Josselyn Farms. Of the applications, only a few were not approved, and one in the early 1990's was overturned by HAC. The Town has a strong commitment to affordable housing and worked diligently to place larger developments in areas that are not overwhelmed by the scale, density, and environmental impact that larger developments bring. Because of this commitment and concern, the Town has been successful at generating community support for affordable units.

This project was presented as a subdivision plan to the Board of Appeals around 2002 by the applicant's father, William Murphy. Mr. Murphy had purchased the parcel with frontage along Water Street. He subdivided the frontage into 3 residential lots and retained ownership of a 40 foot strip to access the rear of the lot as a "pork chop" which had been allowed under previous zoning. The parcel has been continuously assessed as a single family house lot. At that time, the development would have required multiple variances and construction of a subdivision roadway. Several lots intruded into the protected corridor of the North River as defined by the Protective Order, and the plan had not yet cleared the Conservation Commission due to the extensive wetlands issues as the site has 49.94 acres, but 22.94 acres are upland. The applicant withdrew the petition; the Board was not supportive of the plan.

One of the Selectmen made a motion at the hearing to declare a moratorium on multi-family developments in the Town until there was a plan in place. The Town has an affordable housing committee and the Pembroke Housing Authority which owns and manages the Town's affordable units



is interested in working with the affordable housing committee to develop a needs based plan for affordable housing. As a member of the Pembroke Housing Authority Board and I have extensive affordable housing experience, I am committed to participating in the process.

In closing, the sensitive nature of this parcel on the North River, a river and marsh that is protected and through the efforts of residents in every town that the river runs through, is not a site for this large development. The construction, devastation of the wetlands, the extensive leaching field the waste water treatment plant would require would disturb and alter the nature of the marsh permanently. The applicant proposed a *3 to 5 year* construction period! This would have a negative impact not only on the sensitive nature of the site, but on the quality of life for the neighborhood and residents.

My husband and I have lived 31 years upstream of this development and my personal experience with the site and Pembroke's commitment to affordable housing, make us petition Mass Housing not approve the next step in this application process.

Thank you for your consideration.

Sincerely,



Judith A. Parks



David M. Parks