



# TOWN OF MEDFIELD

## PLANNING BOARD

459 Main Street, Medfield, MA 02052

### APPLICATION FOR HEARING – SPECIAL PERMIT

(TO BE FILLED OUT BY APPLICANT)

### REQUEST FOR MODIFICATION

18 JUN -8 AM 11:52

Phone: 508-906-3027

Fax: 508-359-6182

Date \_\_\_\_\_

Name of Applicant Medfield Holdings LLC

Mailing Address \_\_\_\_\_

City, State, Zip c/o Law Offices of James W. Murphy

Phone (508) 653-7162 Email james.murphy.esquire@gmail.com

The record title of said property stands in the name(s) of: 80 Pleasant Street, Unit A: Filomena D'Agata and Renato D'Agata 82 Pleasant Street, Unit B: Fabio D'Agata

Whose address is Same as above

Applicant is: Original Permit Holder/Former Owner  
(owner, tenant, other)

Location of Property: 80-82 Pleasant Street, Medfield, MA 02052

Name of Proposed Project: 80-82 Pleasant Street

Deed duly recorded in the Norfolk County Registry of Deeds:  
Book 35910 Page 431 & 459 (or) Norfolk Registry District Page \_\_\_\_\_  
Year lot created 2018 Plan of Land recorded as Book 668 Page 47 or \_\_\_\_\_  
Medfield Assessors Map 37 Lot 182 / Zoning District RU / Overlay \_\_\_\_\_

**SPECIAL PERMIT #:** 17-01

Written summary of request, identify changes (attach add additional pages, as necessary)  
See attached

If Applicable, I hereby authorize James W. Murphy to serve as my Official Representative to represent my interests before the Town of Medfield with respect to this application. In submitting this application, I also authorize the Planning Board, its agents, and other Town officials to access the site during the site plan review process; provided the permission of the present Owners is obtained.

I hereby request a hearing before the PLANNING BOARD with reference to the above application. In the event that a site plan approval is granted, I will record the same with the Norfolk Registry of Deeds or the Norfolk Registry District of the Land Court, as appropriate.

I have read and accept the rules and fees of the "Rules of the Medfield Planning Board."

Signed [Signature] Printed MEDFIELD HOLDINGS LLC

Signed \_\_\_\_\_ Printed \_\_\_\_\_

## **Site Plan Modification Request**

On July 17, 2017, the Medfield Planning Board issued a site plan decision for the property then known as 82 Pleasant Street. Subsequently, the property was converted into two condominium units, one designated as 80 Pleasant Street (sometimes referred to as Unit A) and 82 Pleasant Street (sometimes referred to as Unit B). Certificates of Occupancy for the Units were issued on March 19, 2018 and the Units were both sold on April 12, 2018. The legal owner of 80 Pleasant Street is Filomena D'Agata and Renato D'Agata, and the legal owner of 82 Pleasant Street is Fabio D'Agata. There is a family relationship between the two current named owners.

Subsequently, it was brought to the Applicant's attention that a 6' foot high "privacy" fence shown on the submitted plans, but not specifically mentioned in the decision had not been constructed. The Applicant consulted with the abutting owner at 76 Pleasant Street, who indicated that he did not feel it was necessary to build the "privacy fence." The Applicant therefore requests that to the extent necessary that the site plan be modified to delete any requirement for construction of the "privacy fence" on the northerly side of the lot between 76 Pleasant Street and what is now 80 Pleasant Street.

The Applicant also seeks confirmation that the other landscaping actually performed at the site meets the site plan requirements imposed by the decision. To the extent that, in the opinion of the Planning Board, the existing conditions do not substantially conform to the requirements of the decision, the Applicant requests that the decision be modified so that the existing landscape conditions are deemed to be acceptable.