



(508) 906 - 3027

TOWN OF MEDFIELD

Office of the

Board of Appeals on Zoning

TOWN HOUSE, 459 MAIN STREET
MEDFIELD, MASSACHUSETTS 02052-2009

No. 1366

June 12, 2019

Decision of the Board of Appeals on the petition of: Medfield Meadows, LLC

Property owned by: Medfield Meadows, LLC

Location of Property: 41 Dale Street, Medfield, MA

Norfolk County Land Court Certificate of Title No: 138147 and plan reference Lot 7 of Land Court Plan 383K.

Medfield Assessors' Record: Map: 42 Lot: 019

By request dated June 5, 2019, filed with the Medfield Zoning Board of Appeals ("Board") on the same date, Medfield Meadows, LLC c/o John Kelly ("Applicant") seeks a modification of ZBA Decision No. 1362 to clarify the unit mix per sections A.8. and also to amend the language of Condition F.3.

A public meeting was held on Wednesday, June 12, 2019 to hear the Applicant's request within 20 days of receipt in accordance with 760 CMR 56.05(11)(a). The Board reviewed the regulations regarding changes to an approved 40B project under the factors set forth at 760 CMR 56.07(4).

DECISION:

The Board hereby deems the Applicant's requested change to be insubstantial in accordance with the factors set forth at 760 CMR 56.07(4). Accordingly, the Board hereby amends Decision No. 1362by:

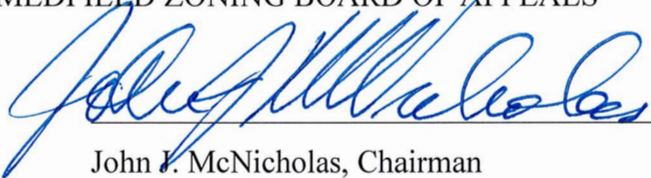
- Modifying the language set forth under A.8 as follows: "The rental unit portion of the Project shall consist of five (5) one-bedroom units, sixteen (16) two-bedroom units, and three (3) three-bedroom units, as depicted on the Approved Plans. The homeownership portion of the Project shall consist of six (6) three-

bedroom units and six (6) four-bedroom units, as depicted on the Approved Plans.”

- Modifying the language set forth under C.2 as follows: “For the purposes of improving North Meadows Road and West Street the Applicant shall pay the Town the sum of Ten Thousand Dollars (\$10,000). Payment shall be made within 120 days from the issuance of any building permit (not including a foundation permit) for said project.”

THIS DECISION WAS UNANIMOUS.

MEDFIELD ZONING BOARD OF APPEALS



John J. McNicholas, Chairman



William McNiff, Member



Jared Spinelli, Associate Member

MICHAEL WHITCHER, MEMBER, JARED GUSTAFSON, ASSOCIATE MEMBER, AND CHARLES PECK, ASSOCIATE MEMBER, DID NOT SIT ON THE BOARD AT THE PUBLIC MEETING CONCERNING THIS MATTER NOR DID THEY PARTICIPATE IN THE DELIBERATIONS OF THE BOARD OR IN THIS DECISION.

APPEALS FROM THIS DECISION, IF ANY, SHOULD BE MADE PURSUANT TO APPLICABLE STATUTE.