



TOWN OF MEDFIELD

Office of the

Board of Appeals on Zoning

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

No. 1412

June 11, 2021

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 aka Hennery Way

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

Medfield Assessors' Record: Map: 42

Lot: 019

A public meeting was held on Friday, June 11, 2021 to hear the request of Paul McGovern of Medfield Meadows LLC regarding a modification of ZBA Decision Nos. 1362, 1366, and 1407 to approve a Transfer of Ownership from Medfield Meadows, LLC to Medfield Meadows 18A, LLC. The requested transfer is being made solely in connection with the subdivision of the Project from a separate parcel in order to own the Project in an independent and distinct "single purpose entity" to satisfy the construction lender for each parcel.

DECISION:

The Medfield Zoning Board of Appeals hereby determines the request to be insubstantial in accordance with the factors set forth in 760 CMR 56.07(4) and amends its approval to allow the Transfer of Ownership. All conditions from previous Decision Nos. 1362, 1366, 1407 remain in full effect.

THIS DECISION WAS UNANIMOUS.

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MEDFIELD ZONING BOARD OF APPEALS

John J. McNicholas
John J. McNicholas, Chairman

William McNiff
William McNiff, Member

Michael Whitcher
Michael Whitcher, Member

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

PLEASE NOTE: There is no 20-day appeal provision for board determinations of insubstantial changes under 760 CMR 56.07(4) and this decision should be recorded as is.