



# TOWN OF MEDFIELD

*Office of the*

## BOARD OF APPEALS

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

(508) 906-3027  
(508) 359- 6182 Fax

### **INSTRUCTIONS FOLLOWING THE RECEIPT OF A 40B MODIFICATION DECISION:**

- Your decision was filed with the Town Clerk on: Wednesday, April 27, 2022
- Contact the Town Clerk's Office for the certified decision.
  - Marion Bonoldi, Town Clerk (508) 906-3024 or [mbonoldi@medfield.net](mailto:mbonoldi@medfield.net)
  - *Town Hall Hours:*
    - Wednesday 8:30 AM to 4:30 PM
    - Thursday 8:30 AM to 4:30 PM
    - Friday 8:30 AM to 1:00 PM
  - Monday 8:30 AM- 4:30 PM
  - Tuesday 8:30 AM to 7:30 PM
- Take the decision to the Registry of Deeds in Dedham and record them. (There is a fee of around \$106 according to recent filings.)

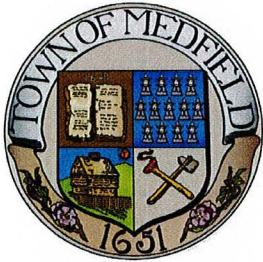
Norfolk County Registry of Deeds  
649 High St, Dedham, MA  
(781) 461-6101 [norfolkdeeds.org](http://norfolkdeeds.org)  
email: [registerodonnell@norfolkdeeds.org](mailto:registerodonnell@norfolkdeeds.org)

Directions from Town Hall, Medfield: - ***Call first, COVID procedures may be in place!***

- Take 109 East to Dedham
- Bear Right on High Street
- Destination will be on the left in approximate ½ mile
- Note: On street meter parking or parking in rear (w/ fee)

- **Save the numbers they will give you as proof of recording. Call or email my office with the Book and Page numbers. *This is a required part of the process!***

Sarah Raposa, Town Planner  
(508) 906-3027  
[sraposa@medfield.net](mailto:sraposa@medfield.net)



# **TOWN OF MEDFIELD**

*Office of the*

## **Board of Appeals on Zoning**

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

No. 1434

*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 Wednesday, April 13, 2021 to hear the request of Paul McGovern of Medfield Meadows LLC regarding a modification of ZBA Decision Nos. 1362, 1366, 1407, 1412, and 1417 to approve the following modifications:

- To install 8' high perimeter fencing at the rear of house numbers 1 through 5, Henney Way, along Rte. 27.
- To create a new sidewalk within the property to provide safe access directly to Dale Street for school bus pickup.

**DECISION:**

The Medfield Zoning Board of Appeals hereby determines the requests to be insubstantial in accordance with the factors set forth in 760 CMR 56.07(4) and amends its approval to allow the modifications consisting of:

- the installation of an 8' fence along Route 27/North Meadows Road
- the construction of an interior sidewalk for access to Dale Street in addition to any and all previously approved sidewalks.

All other conditions from previous Decision Nos. 1362, 1366, 1407, 1412 and 1417 remain in full effect.

THIS DECISION WAS UNANIMOUS.

MEDFIELD ZONING BOARD OF APPEALS

  
John J. McNicholas, Chair

  
Michael Whitcher, Member

  
Jared Spinelli, Associate Member

WILLIAM MCNIFF, MEMBER, JARED GUSTAFSON, ASSOCIATE MEMBER, AND CHARLES PECK, 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.