



TOWN OF MEDFIELD
MEETING

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NOTICE

POSTED IN ACCORDANCE WITH THE PROVISIONS OF M.G.L. CHAPTER 39 SECTION 23A AS AMENDED.

ZONING BOARD OF APPEALS

Board or Committee

<u>PLACE OF MEETING</u>	<u>DAY, DATE, AND TIME</u>
Town Hall, Second Floor Meeting Room	Wednesday, September 14, 2016 at 7:30 pm

AGENDA (Subject to change)

(SN, CP, NO) 7:15 PM –Medfield Holdings LLC c/o Robert Borrelli (applicant) and The Montrose Foundation, Inc. (owner) seek to amend their existing application currently open before the ZBA to request, in the alternative, a special permit under Medfield Zoning Bylaw §300-5.6, Historic Properties, to allow for up to six (6) residential units in conjunction with the principal otherwise permitted commercial use in the B-District. Relief is likewise made for such other zoning relief as may be necessary to permit construction of the proposed mixed use commercial and residential structure. The property is located at 67 North Street; Assessors' Map 43, Lot 016; B Zoning District with Secondary Aquifer Overlay. *(Continued and modified from 8/10/16).*

CONTINUANCE REQUIRED (SN, CP, DB) 7:30 PM – LCB Senior Living of Norwood, MA seeks a special permit pursuant to M.G.L. Chapter 40A, Sec. 9; and the following sections of the Medfield Zoning Bylaw: 300 Attachment 1.2-2.8; 300-14.10; 300-14.12; 300-5.2; 300-5.4; 300 Attachment 2; 300 Attachment 3; Article 8; and Article 16 for the proposed construction and associated grading of a 78-unit/85 bed, 2.5 story, assisted living residence and appurtenant structures. The property consists of Assessors parcels 43-183 (Main St) and 43-184 (Main St), owned by LCB Medfield, LLC; 51-071 (Rear Main St) owned by Stephen J. and Lynne E. Browne; and 43-066 (361 Main St) owned by Gloria S. Yankee. The total area of these parcels consists of approx. 13.78 acres in an RS Zoning District with Secondary Aquifer Overlay. The application was amended to include the land at 353 Main Street, Assessor's Parcel ID 43-067 – commonly known as the "Clark Tavern" property. *(Continued from 01/27/16, 3/8/16 & 4/14/16, 5/17/16).* **A note about continuances: The ZBA will still meet at the time and place designated to act upon the requested continuance. No new information or testimony will be received at the meeting.**

(SN, CP, DB):

7:30 PM – Thomas & Kathleen Merrell (owner/applicants) seek a variance pursuant to MGL Ch 40 §10 and under Medfield Zoning Bylaw §300-6.2.K. for a 14'x24' garage accessory structure to be constructed 41' from the front property line. The property is located at 208 Causeway Street; Assessors' Map 14, Lot 005; RT Zoning District.

7:40 PM – Ghazi Elias (owner/applicant) seeks a special permit under MGL Chpt. 40A §9 and/or a determination under M.G.L. Chpt. 40A §6 and/or Medfield Zoning Bylaw Article 9, that proposed use of auto repair, auto sales, and small engine repair will not be more nonconforming than the existing nature of the property and/or a variance under MGL ch 40 §10; and/or the following special permits under MGL Chpt. 40A §9 and/or Medfield Zoning Bylaws: (1) Attachment 1 §4.15 (auto repair); (2) Attachment 1 §4.4 (auto sales); Attachment 1 §4.26 (small engine repair); and , §300-16.8(2), Aquifer Protection District. The property is located at 50-52 Park Street; Assessors' Map 37 Lots 075 & 082; BI Zoning District with Secondary Aquifer Overlay.

7:50 PM – Mary F. Graham and John P. Delapa (owner/applicants) seek a special permit pursuant to M.G.L. Chapter 40A, Section 6 and Medfield Zoning Bylaw Section 300-9.1.C.2 to allow the applicants to convert the existing barn on the premises into a second residential dwelling. The applicants also respectfully request that the Board grant a variance from the requirements of Bylaw Section 300-3.3.D to allow the extension of the proposed two-family residential use into the RS zoning district more than thirty feet. The property is located at 44 South Street; Assessors' Map 43, Lot 121; RU & RS Zoning District.

Any additional business that came in after the deadline that must be discusses prior to the next meeting

OLD BUSINESS/ NEW BUSINESS / MINUTES / VOUCHERS/ INFORMATIONAL

DM
8/26/16