



TOWN OF MEDFIELD
MEETING

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NOTICE

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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	Thursday, October 13, 2016 at 7:30 pm

AGENDA (Subject to change)

Notice is hereby given that the Zoning Board of Appeals of the Town of Medfield will conduct a Public Hearing on Thursday, October 13, 2016 at 7:30 P.M. at the Medfield Town House, 459 Main Street, on an application from Country Estates of Medfield, LLC , with respect to properties located at 21, 25 and 29 Hospital Road (Assessor Parcel IDs: 64-011, 64-010, 64-009, 64-008, and 64-108) in the RT Zoning District with Well Protection Aquifer Overly District.

The application is for a Comprehensive Permit under MGL c. 40B, Sections 20 through 23 as amended, to allow construction of a development to be called "Country Estates of Medfield" that will consist of 48 non-age restricted condominium units comprised of 1- and 2-unit buildings with driveways, roadways and associated infrastructure. Access to the site will be provided by a 20 ft. wide roadway with two access points from Hospital Road. The condominiums range in square footage from 1,700 to 2,900 sq. ft. All units will have either 1- or 2-car garages and will consist of 3- and 4-bedrooms. The project will access the utility infrastructure located on Hospital Road, including sanitary sewer, water, gas, electric, telephone and cable. The stormwater management system will be designed to fully comply with all the standard of the MA DEP Stormwater Management Regulations. The Applicant is proposing that twenty five (25%) percent, or twelve units will be identified as affordable units and will blend with the proposed market rate homes and will be evenly distributed throughout the development.

The application and plans may be viewed during regular business hours. All town boards and other interested parties wishing to be heard should appear at the time and place designated.

MetroWest Daily News:
September 28, 2016
October 5, 2016

The application and plans may be viewed on the Town's website at:

- www.town.medfield.net
- "Quick Links" (found on left-hand column)
- Click on "40B Comprehensive Permit Projects"
- Click on "Proposed Country Estates of Medfield (40B)"
- Project files are available for view/download

Shawn 9/27/16

Any additional business that came in after the deadline that must be discussed prior to the next meeting
OLD BUSINESS/ NEW BUSINESS / MINUTES / VOUCHERS/ INFORMATIONAL