



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> |
|---|-------------------------------------|
| SITE VISIT 21, 25 and 29 Hospital Road, Medfield, MA | Friday, November 4, 2016 at 9:00 am |

AGENDA (Subject to change)

Country Estates Site Visit: The site visit is scheduled for Friday, November 4, 2016 at 9:00 am. The site visit is open to the public and its purpose is to assist the Board members and other interested parties to become familiar with the property involved in the application. Board members and other interested parties may, through the Chairman, ask questions about, and the applicant may point out, site details pertaining to the application, such as boundaries, contours, proposed buffers, driveways, etc. No other testimony will be taken, and no other discussion should occur.

9:00 AM – SITE VISIT

Country Estates of Medfield, LLC , 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. *(Continued from 10/13/16)*

Signature

10/14/16

Date