



TOWN OF MEDFIELD MEETING NOTICE

Posted: 12/01/25, Amended
12/15/25
Town Clerk

Posted in accordance with the provisions of M.G.L. c. 30A, §§18-25. This meeting will take place remotely. Members of the public who wish to view, listen to, or participate in the meeting may do so by joining via the web, or a conference call.

Join from a PC, Mac, iPad, iPhone or Android device:

<https://medfield-net.zoom.us/j/84457428729?pwd=UWo5MGtHRzBmNWk0cmk3U2lYZFovdz09>

Passcode: 134515 **Or join by phone:** Dial (for higher quality, dial a number based on your current location): +1 312 626 6799 US (Chicago) / +1 646 931 3860 US / +1 929 436 2866 US (New York) +1 301 715 8592 US (Washington DC) / +1 305 224 1968 US / +1 309 205 3325 US +1 669 900 6833 US (San Jose) / +1 689 278 1000 US / +1 719 359 4580 US +1 253 205 0468 US / +1 253 215 8782 US (Tacoma) / +1 346 248 7799 US (Houston) +1 360 209 5623 US / +1 386 347 5053 US / +1 507 473 4847 US / +1 564 217 2000 US / +1 669 444 9171 US / **Webinar ID: 844 5742 8729** / **Passcode: 134515**

Zoning Board of Appeals Board or Committee

PLACE OF MEETING	DAY, DATE, AND TIME
Remote meeting held on Zoom	Wednesday, January 14th, 2025 at 6:00 PM

Agenda (Subject to Change)

6:00 PM - Call to Order (JM, JS, KB)

- **32 Farm St Realty Trust (applicant/owner)** seeks a Special Permit pursuant to M.G.L. c. 40A §9 and Medfield Zoning Bylaw §300-6.2(T), and/or a Finding pursuant to M.G.L. c. 40A, §6, or, in the alternative, a Variance pursuant to M.G.L. c. 40A, §10, to allow a rear yard setback of 29.2 feet, where the minimum required setback is 50 feet under §300-6.2 and 6.3 of the Zoning Bylaw. The subject premise is located at 32 Farm Street, shown as Assessor's Map 73, Lot 024, situated in the Residential Town (RT) Zoning District, and is not located within an Aquifer Protection Overlay District. **This is a continuance from 11/12/25.**
- **Andrew & Jennifer Montone (owners/applicant), 164 Harding St,** seeks a Finding and/or a Special Permit under MGL Chapter 40A §6 and §9, and/or a variance under MGL Chapter 40A §10, and/or Medfield Zoning Bylaw §300-14.10 for the proposed work consisting of a construction of additions to house for new garage/primary suite and Family Room, which would increase the already nonconforming lot coverage from **24.51%** to **27.88%** (without mitigation). The proposed mitigation system will treat

*Most applications and plans are available on the Town's website:
www.town.medfield.net > Boards and Committee > Zoning Board of Appeals*
Questions? Comments? Contact Maria De La Fuente:
(508) 906-3027 or mdelafuente@medfield.net

Note: Applications may be heard out of order at the Board's discretion

6.82% of the lot area. The maximum allowed lot coverage is 15%. The property is located at 164 Harding St in the RT Zone Districts, with no Overlays. The property is shown as Assessors' Map 80 as Lot 022.

<u>Administrative:</u>	Minutes of 10/16/25, 11/12/25
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