



TOWN OF MEDFIELD

Office of the

BOARD OF APPEALS

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

MEETING OF:
April 12, 2023
MINUTES

Members Present: Michael Whitcher, Acting Chair; Jared Gustafson, Associate Member; Jared Spinelli, Associate Member

Members Absent: John McNicholas, Chair; William McNiff, Member; Kristine Barton, Associate Member

Staff Present: Sarah Raposa, Town Planner, Cara Wise, Administrative Assistant

Others Present: Timothy Burke, Brad Harris, Austin Chartier, Dennis O'Brien, Ted Cannon, Joe Kerwin, Allison Buff, Rich Coulombre, Jonathan Burns

Location: Virtual Zoom Webinar

At approximately 7:00 PM Michael Whitcher, Acting Chair, called the meeting to order and disclosed the meeting is being video recorded.

Mr. Whitcher discussed the rules and deliberation process regarding what will be heard before the Zoning Board of Appeals this evening.

The petition is as follows:

- Kingsbury Club Medfield, Inc. (applicant) seeks a modification of ZBA Decisions #1055 & # 1349 relating to a modification of the original design for proposed paddleball courts and patio. The property is located at 2 Ice House Road; Assessors' Map 56 Lot 45; IE Zoning District with Secondary Aquifer Overlay.

Mr. Burke shared his screen and showed a presentation of the plans being proposed for the Kingsbury Club updates. Mr. Burke is looking to add four more courts for tennis/pickle ball. He also showed some areas that will be tented/covered patio area as well as an area for a fire pit. Mr. Whitcher asked about the storm water drainage with the new courts. Mr. Brook clarified that courts will be impervious surfaces.

Mr. Whitcher inquired about adding additional parking since they are additional courts being added. Mr. Burke mentioned that there was parking added not that long ago when they updated the basketball courts. The entrance and exit of the parking lot causes heavy traffic at times but there are spaces. Possible parking options were discussed at length. Mr. Whitcher asked if there had been a traffic study done on Ice House Road. Mr. Chartier clarified that back in 2007

the Town had made some adjustments/requirements with the parking in the bylaws but Ice House Road is a dead end street and there was no traffic study done on it.

MOTION: Mr. Gustafson made a motion to close the hearing for special permit modification

SECONDED: Mr. Spinelli

ROLL CALL VOTE: Mr. Whitcher, aye, Mr. Gustafson, aye, Mr. Spinelli, aye

MOTION CARRIES: 3-0

- Dennis & Karen Etzkorn (applicant/owners) seek a special permit under MGL Chpt. 40A §9 and/or §6 and/or Medfield Zoning Bylaw §300-6.2.T and §300-6.3.E for the proposed work consisting of the expansion of an existing tennis court within the rear and side setbacks and with a lot coverage exceeding 15%. The property is located at 10 Trailside Road; Assessors' Map 61 Lot 030; RT Zoning District with no Aquifer Protection Overlay. (Continued from 3/8/23)

The applicant sent an email to Ms. Raposa and stated that he would not be moving forward with the application. Mr. Spinelli suggested a denial without prejudice.

MOTION: Mr. Spinelli made a motion to deny the 10 Trailside application without prejudice

SECONDED: Mr. Gustafson

ROLL CALL VOTE: Mr. Whitcher, aye, Mr. Gustafson, aye, Mr. Spinelli, aye

MOTION CARRIES: 3-0

-Athena Haseotes (applicant) and Wolpert/Gilliganti (owners) seek a special permit under MGL Chpt. 40A §9 and/or Medfield Zoning Bylaw §300-9.1.C.2. and the Table of Area Regulations referenced in §300-6.2 of the Zoning Bylaw that the proposed work consisting of the replacement of an existing deck with a slightly larger porch with an increased lot coverage will not be substantially more detrimental to the neighborhood than the existing nonconforming nature; and/or a variance from Chapter 300 Attachment 2. The property is located at 411 Main Street; Assessors' Map 43 Lot 055; RU Zoning District with Secondary Aquifer Overlay.

Mr. O'Brien, land surveyor for the project, stated the applicant want to replace the current back porch with a slightly larger porch. He explained that there was a recharge system installed in 2018 at the request of the ZBA when the garage was being built on this property. Mr. Whitcher asked if the drainage coming off the new porch could be tied into the recharge system. Mr. O'Brien said unfortunately the system is not close enough to the porch. The Board reviewed and discussed the dimensional chart.

MOTION: Mr. Gustafson made a motion to close the hearing

SECONDED: Mr. Spinelli

ROLL CALL VOTE: Mr. Whitcher, aye, Mr. Gustafson, aye, Mr. Spinelli, aye

MOTION CARRIES: 3-0

DELIBERATIONS:

MOTION: Mr. Gustafson made a motion to grant the application to modify the special permit for
2 Icehouse Road

SECONDED: Mr. Spinelli

ROLL CALL VOTE: Mr. Whitcher, aye, Mr. Gustafson, aye, Mr. Spinelli, aye

MOTION CARRIES: 3-0

MOTION: Mr. Gustafson made a motion to approve the application for 411 Main Street

SECONDED: Mr. Spinelli

ROLL CALL VOTE: Mr. Whitcher, aye, Mr. Gustafson, aye, Mr. Spinelli, aye

MOTION CARRIES: 3-0

MOTION: Mr. Spinelli made a motion to adjourn the meeting at approximately 8:10 PM

SECONDED: Mr. Gustafson

ROLL CALL VOTE: Mr. Whitcher, aye, Mr. Gustafson, aye, Mr. Spinelli, aye

MOTION CARRIES: 3-0

Respectfully submitted,
Cara Wise