



TOWN OF MEDFIELD

Office of the

BOARD OF APPEALS

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

(508) 359-3027
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MEETING OF:
September 21, 2020
MINUTES

Members Present: John J. McNicholas, Chairman; William McNiff, Member; Michael W. Witcher, Member; Jared Spinelli, Associate Member

Members Absent: Charles H. Peck, Associate Member; Jared Gustafson, Associate Member

Staff Present: Sarah Raposa, Town Planner; Marion Bonoldi, Recording Clerk

Others Present: Edward Cannon, Courtney Oremus, Ryan Oremus

Location: Virtual Zoom Webinar

At approximately 6:45 pm, Chairman Jack McNicholas called the meeting to order and announced the meeting is being recorded. Chairman McNicholas introduced William McNiff and Michael Witcher. Chair McNicholas read:

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, this meeting of the Medfield Zoning Board of Appeals is being conducted via remote participation. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings as provided for in the Order. A reminder that persons who would like to listen to or view this meeting while in progress may do so by following the instructions on the agenda and meeting notice. The meeting is being recorded.

Chair McNicholas explained the procedures and processes of the meeting.

Deliberations

6 Walden Court – Mr. Witcher said the site visit was helpful. Mr. Witcher said the space has been used well and if the owners are confident that pool can be added safely, and they would not be the only one in the neighborhood to add a pool or a sport area. Mr. Witcher believes the plan is a good one. Mr. McNiff agrees with Mr. Witcher and the site visit was helpful. Mr. McNiff feels comfortable with the screening of trees and the addition of fence. Mr. McNiff feels there is enough of a buffer for neighbors. Mr. McNiff feels the addition of the pool would not be detrimental to the neighborhood. Chair McNicholas said he was on the Board when

the application was denied 2 years ago. Chair McNicholas is happy with the changes that owners have made since the last application.

Mr. Whitcher made a motion at 6:56 pm for approve the special permit with conditions for 6 Walden Court. Seconded by Mr. McNiff. Roll Call Vote: WM=yes; MW=yes; JM=yes. The Vote: 3-0.

Open Spaces Builders/David MacCready (applicant) and LCB Medfield, LLC (owner) seek the following approvals under MGL Ch 40A Section 9 and Medfield Zoning Bylaw Section 300-5.6 (ZBA Historic Properties Special Permit), Section 300-14.10 (ZBA Special Permit criteria), and Section 300-14.12 (PB Site Plan Approval) for the proposed work consisting of the adaptive reuse of the existing property as a multi-family development (existing two-family dwelling and the new construction of a two-family dwelling and new single family dwelling for a total of 5 units), plus ancillary attached garages, driveways, utilities, landscaping, etc. The property is located at 353-355 Main Street; Assessors' Map 43 Lot 067; RS Zoning District with Secondary Aquifer Overlay. The Application has been revised to include three additional parking spaces on property owned by Frederick King, off Main Street, parcel ID 43-184 which was recently combined with 51-007 and 43-183. (Continued from 7/8/2020 and 8/3/2020)

Mr. Edward Cannon, attorney for the applicant, said there is a request for a continuance until October 7 or October 8, 2020. Mr. Cannon said everything has been submitted to the Board of Health and they are waiting for a response. The applicant is also working with Tetra Tech to make some changes. Mr. Cannon said the information from the Board of Health is needed to move forward.

Mr. Whitcher made a motion to continue the hearing to Thursday, October 8, 2020 at 7:00 pm. Seconded by Mr. McNiff. Roll Call Vote: WM=yes; MW=yes; JM=yes. The Vote: 3-0.

Chair McNicholas said a draft of the historic preservation approval should be worked out with Mr. Mark Cerel, Town Counsel. Chair McNicholas said Mr. MacCready was going to come up with ideas. Mr. Cannon said he will ask Mr. MacCready to get the information for the next hearing. Mr. McNiff said the idea is that if materials cannot be saved; the reason why materials can't be saved would be helpful. Chair McNicholas said the more information that the Board can have, the better.

Mr. McNiff made a motion for adjournment at 7:10 pm. Seconded by Mr. Whitcher. Roll Call Vote: WM=yes; MW=yes; JM=yes. The Vote: 3-0.

Respectfully Submitted,

Marion Bonoldi, Recording Clerk