

MEDFIELD PLANNING BOARD  
October 1, 1984

Members present: Bancroft, Brennan, McCullough, Nye and Parker. Others attending: Messrs. Paul Nyren and Ronald Kerr; Highway Superintendent Kenneth Feeney and Inspector Paul Curran; Messrs. Roy Boudette and Michael Marholin; Mr. and Mrs. Hollis; Messrs. Nelson and Costello.

The meeting was called to order at 8:10 p.m. by Vice Chairman Brennan and the following business was transacted:

ROCKY LANE/LAKEWOOD TERRACE/RIDGE ROAD - PLAN UNDER SUBDIVISION CONTROL NOT REQUIRED: Messrs. Paul Nyren and Ronald Kerr appeared before the Board to request that the Board sign a Plan Under Subdivision Control Not Required using frontage from the three above-listed streets. As Ridge Road is not constructed and there is a wetland where it abuts Map 11, Lot 9, and there is insufficient frontage on a public way for three lots.

Mr. Nye suggested that the subdivider construct a cul de sac in order to obtain the proper frontage for the third lot.

Mr. Nyren withdrew his plan and now intends to take the matter to the Board of Appeals.

Chairman Nye took over the chairing of the meeting.

HIGHWAY SUPERINTENDENT AND SUBDIVISION INSPECTOR: Highway Superintendent Kenneth Feeney and Paul Curran met with the Board to discuss subdivision inspections and the Land Subdivision Rules & Regulations.

Superintendent Feeney said that the Town has to be careful with what is allowed for plantings in the center of the cul de sacs for safety and for durability and minimal care.

The point was discussed that the Subdivision Rules should include the statement that driveway permits must be obtained from the Superintendent of Streets before a building permit may be issued.

Superintendent Feeney said that drainage is not being continued from subdivision streets to the arterial road and is costing the Town money to install such drainage. He is of the opinion that bringing drainage to already-established streets is important as the new construction often causes sheeting on both streets and is a dangerous situation.

Mr. Feeney also said that catchbasins should be constructed on the upper part of the radius.

Cape Cod berm was discussed. Superintendent Feeney said that just over the Medfield line in Norfolk is a good example of Cape Cod berm. Mr. Feeney would like to have Cape Cod berm added to the Subdivision Rules as an alternative.

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Mr. Curran said as inspector he makes spot checks when streets and sidewalks are being constructed and paved. He said he comes when called to make these inspections.

NORTH STREET CLUSTER PROPOSAL: Messrs. Roy Boudette and Michael Marholin met with the Board to discuss a cluster proposal for a large acreage off North Street. Mr. Marholin, the subdivider, said he had a purchase-and-sale agreement on the "Kingsbury" land off North Street. He said he plans to cluster 33 homes on a 2400-foot cul de sac and build five other homes on conventional lots. His plan is to have a barn and clubhouse in the center of the development for the convenience of those people who would like to keep their horses there. He said the rails would be maintained year round. The homes would be in the \$300,000 to \$400,000 range and would be designed by Matarazzo Design to blend with the Kingsbury home. He further said a lot of stone would be used as a unifying material throughout.

Mr. Marholin said there is a question as to whether his plan is consistent with the market place. He said that the subdivision would be connected to the Town sewer.

Mr. Parker asked about general drainage as it has been brought to the Board's attention that this subdivision could potentially cause additional problems with drainage in the area.

Mr. Marholin said that some of the drainage would go into the brook at the rear of the subdivision and some could go under the street. He said he would not allow any drainage onto North Street.

There is public water available, but it might require booster pumps because of the height of portions of the subdivision.

Mr. Marholin said he would like to have all permits before spring; namely, subdivision approval, Special Permit from Board of Appeals, Special Permit for stable, approval of the sewer and possibly Conservation Commission approval.

A question was raised if the people on Farm Street would be "bettered" by the installation of a sewer. It was the consensus that they would not because the subdivider is paying for the sewer installation and it is understood that a forced main does not allow for other tie-ins easily.

Mr. Marholin asked if the Board would like to see the Matarazzo Design people. He also asked if the Board had any thoughts on how to come to grips with the 500-foot cul-de-sac problem.

The Board is looking for a way to tie the two streets together primarily for emergency vehicle access.

HOLLIS SITE PLAN - NORTH MEADOWS ROAD: Mr. and Mrs. Hollis met with the Planning Board to discuss the requirements of a Site Plan for the lot known as the "Owens" lot near the intersection of West Street and North Meadows Road.

Mrs. Hollis said that they anticipated having a Space prefabricated building constructed. Mr. Hollis said that they would be storing heavy equipment and construction trailers on the site when they were not in use.

The Board recommended that the Hollis' go to the Board of Appeals for permission to store construction materials and equipment on the site. They said that they could have the Planning Board and Appeals Board hearings simultaneously.

The Board informed Mr. and Mrs. Hollis that it is necessary to provide runoff calculations for the lot.

PRELIMINARY PLAN FOR SUBDIVISION ON PLAIN STREET: Mr. Nelson of Guerriere and Halnon presented a Preliminary Subdivision Plan for Mr. Ralph Costello. This subdivision is located on Plain Street and contains seven lots. He said that there are wetlands on the site which are in the Watershed Protection District.

Mr. Nelson said there was an esker in the center of the subdivision. Mr. Nelson said that it was their plan to take the hill down and flatten the site. He said there would be onsite wells. All Board of Health requirements for wells and septic systems on the same lot would be followed.

The Board said they were concerned with dealing with the natural contour of the land.

The plan will be sent to Whitman & Howard for review.

ARROW SITE PLAN: As more than 20 days have elapsed without an appeal, the Board signed the Arrow Site Plan.

PINE STREET - PLAN UNDER SUBDIVISION CONTROL NOT REQUIRED: The Board reviewed a Plan Under Subdivision Control showing three lots on Pine Street, drawn by Landmark Engineering, dated September 26, 1984. This land is under contract to Walter Reynolds Senior.

VOTED: To sign the plan.

The plan was signed.

Respectfully submitted,

Joseph R. Parker, Jr.  
Secretary

MEDFIELD PLANNING BOARD  
October 15, 1984

Members present: Bancroft, Brennan, McCullough, Nye and Parker. Others attending: Messrs. Charles G. Ellis and Dale MacKinnon of Whitman & Howard; Walter Reynolds, III; and representative of MPM.

The meeting was called to order at 8:10 p.m. by Chairman Nye and the following business was transacted:

WHITMAN AND HOWARD REPRESENTATIVES: Messrs. Charles Ellis and Dale MacKinnon met with the Board to discuss matters of general interest. Mr. Ellis said he was planning to retire on January 29, 1985, and that Dale MacKinnon would be Medfield's consultant after that date.

Mr. Nye said that the Board has been very pleased over the years with the work which Whitman & Howard has done for the Town. He further said that, to the Board, Charles Ellis is Whitman & Howard.

The Board said that this year they were reviewing the Subdivision Rules & Regulations, and, although the Board anticipates doing this project themselves due to budget restrictions, they would appreciate any suggestions that Whitman & Howard might be willing to forward.

Mr. MacKinnon reported that Mr. Ellis had compiled a list of changes to update various towns' Subdivision Rules & Regulations. Mr. MacKinnon said he would send this information and excerpts from other towns' Rules & Regulations which he thinks might be of interest to Medfield. He will also send updated design standards.

The Board said that they have a problem as to when access to Whitman & Howard should be granted to developers. Mr. Ellis suggested that designers should be required to write a one-page overview of what they are proposing to do. This would be helpful to both the Board and the consultant. Mrs. Bancroft suggested that perhaps drainage options should be introduced into the Subdivision Rules.

Mr. Ellis explained (regarding fees) that the Town of Plymouth requires a deposit for services and when the deposit is depleted for that project, another deposit is required. Mr. Ellis will send the Board a copy of the procedure used in Plymouth.

Whitman & Howard's fee structure changes about 7% a year and this should be considered in Medfield's fee structure and for budgeting purposes.

The Board thanked Messrs. Ellis and MacKinnon for their cooperation and the excellent work which they are doing for Medfield. It was the consensus of the Board and the consultants that it would be a good idea to have meetings of this type annually.

PINE STREET - FRONTAGE REQUIREMENTS: Walter Reynolds, III, met with the Board to inquire if frontage has to be contiguous or if it can be added together with other standard lots between. There was also a question regarding width at setback. The Board told Mr. Reynolds that a meeting was scheduled with Town Counsel on this matter and the Board would inform him of the results of that meeting.

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SITE PLAN QUESTIONS - MPM: A representative of MPM met with the Board to discuss the requirements for expanding their building on North Meadows Road. A draft plan was shown to the Board.

The Board informed the representative that it would be in their best interest to design the building so that it does not require excavation or building within the Flood Plain Zone.

The Board said that a Notice of Intent must be filed with the Conservation Commission as a portion of the land is within the Flood Plain Zone. If, as shown on the plan, any excavation or construction would be within 25 feet of the Flood Plain, it would be necessary to have a Board of Appeals Special Permit as well.

It is necessary to obtain a Special Permit for Site Plan Approval under Section 14.13 of the Zoning Bylaw.

NORTH STREET - PLAN UNDER SUBDIVISION CONTROL NOT REQUIRED: A Plan under Subdivision Control Not Required showing four lots off North Street, drawn by Cheney Engineering, Needham, dated September 18, 1984, was reviewed by the Board.

As Lot 3 did not have sufficient frontage on a public way, it was the consensus of the Board to request the engineer to change the legend to read, "Since Lots 1 and 3 are not to be used as separate building lots", or similar wording.

The engineer will be notified of the Board's consensus.

TOWN COUNSEL - RE HUNA ROSENFIELD COMPLAINT: The Board is in receipt of a letter dated October 3, 1984, from Town Counsel regarding the Huna Rosenfeld complaint. He said that Mr. Rosenfeld's attorney, Eugene L. Tougas, asked to meet with the Planning Board to discuss some mutually-agreeable resolution rather than continuing the litigation.

VOTED: To send a letter to Mr. Fuller stating that the Board would meet with him and Mr. Tougas at 8:00 p.m., Monday, October 22, 1984.

EARTH REMOVAL WITHIN SUBDIVISION: The Selectmen are holding a hearing on Earth Removal from Pondview Subdivision. Mr. Nye feels that there may be a jurisdictional question here. The Board would like to know if it is possible for them to have jurisdiction over Earth Removal within subdivisions similar to that which the Selectmen have generally.

This question will be sent to Town Counsel for answering.

If the Board has the right of jurisdiction over Earth Removal within subdivisions this will be incorporated in the Subdivision Rules.

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COUNTRY MEADOW ESTATES: The Board would like to know what the size of lots are in Dover and Sherborn where they allow both wells and septage on the same lot. This is not allowed under the Subdivision Rules & Regulations and a waiver is being requested. Board members will walk the proposed subdivision on Plain Street before a determination is made.

BICYCLE PATH COMMITTEE: Mr. Parker reported that there will be a meeting of the Selectmen and Bicycle Path Committee on October 17th. He also said that the MPIC will be meeting with the Bicycle Path Committee on November 7th. The Board hopes that the Selectmen are fully aware of the force of the Board's feeling about the road. To reiterate, they would like to keep the basic character of the road but make it a safe 28-foot wide way with a safe pedestrian/bicycle way. The Board also strongly supports the County Engineer's plan.

TRANSFER STATION: The Selectmen have requested that the Planning Board waive the width of road to the Transfer Station and also waive the installation of underground utilities.

On first view, the Board feels that the road should be wider than 24 feet and that the utility lines should be underground; however, they will be willing to talk with the Town Administrator and/or the Selectmen regarding this matter.

The meeting was adjourned at 11:00 p.m.

Respectfully submitted,

Joseph R. Parker, Jr.  
Secretary

MEDFIELD PLANNING BOARD  
October 29, 1984

Members present: Bancroft, Nye and Parker. Others attending:  
Messrs. John Gagliani and Robert Larkin.

The meeting was called to order at 8:00 p.m. by Chairman Nye and the following business was transacted:

REORGANIZATION OF THE INDUSTRIAL COMMISSION: John Gagliani, Chairman of the Industrial Commission, met with the Board to discuss any assistance that board might give to the Planning Board. Mr. Gagliani said he had met with the Selectmen last week and they suggested that the Industrial Commission be instrumental in a beautification program for North Meadows Road in the Industrial area in particular and possibly also encompassing the Business Zone.

The Board requested that when Mr. Gagliani and his committee meet with representatives of the various industrial companies that they inquire as to whether or not there is sufficient parking required.

SAM WHITE STORAGE WAREHOUSE: It has been brought to the Board's attention that the building mounted lights on the storage warehouse are a problem. The Board will request that Building Inspector O'Toole meet with the Board to discuss a solution to the problem.

MEDFIELD TECHNOLOGY PARK: The Board is in receipt of a letter dated October 22, 1984, requesting an extension of time to December 31, 1984, for a decision to be made on Medfield Technology Park.

VOTED: To allow the extension and to advise the Town Clerk and John Morley.

1985-86 BUDGET: Mrs. Willis will prepare a preliminary budget for the Board's November 5th meeting.

COMPUTER STUDY COMMITTEE: The Board will talk with the Selectmen and recommend that the Computer Study Committee be reinstated to study further computer needs within Town Hall.

A. J. LANE COMPANY SITE PLAN - OFF NORTH MEADOWS ROAD: The Board reviewed the site plan and noted that the lighting plan had not been submitted. A. J. Lane will be requested to submit that plan. The following conditions have been suggested for acceptance of the plan after receipt of an acceptable lighting plan:

1. The finished surface of roads, paths or parking areas shall be below the 125-foot flood plain level.

2. There shall be a sign at the entrance clearly prohibiting truck traffic from West Street.
3. All Conservation Commission conditions must be met.
4. All Board of Appeals conditions must be met.

WAMPATUCK DEFINITIVE SUBDIVISION PLAN: If the Board receives an extension request within which the Board may act, it will be allowed; however, if none is received, approval of the plan will be denied because sufficient information was not provided to the Board in time for adequate review.

CABLE TV: Town Administrator Sullivan's memorandum of October 11, 1984, stated that the Selectmen awarded the provisional license for cable TV on October 9th. It is anticipated that the company will commence installation of cable in April or May. He requested that the Board consider including regulations for underground cable in subdivisions.

KINGSBURY PROPERTY - MARHOLIN: A revised talking plan has been received showing improved traffic circulation. It shows a gravel road for emergency vehicles.

PLAIN STREET PRELIMINARY PLAN: Mrs. Willis will check to determine when the Board's answer is required on Mr. Costello's Plain Street plan.

CONTIGUOUS FRONTEAGE: Three members present believe that frontage and width at setback must be contiguous. If Mr. Reynolds would like a ruling, he could bring in a Plan Under Subdivision Control Not Believed to be Required for the Board's action.

SNYDER ROAD: This matter will be discussed at the Board's November 5th meeting.

PLAN UNDER SUBDIVISION CONTROL NOT REQUIRED - NEBO STREET: The Board is in receipt of a Plan under Subdivision Control Not Required showing two lots, drawn by Norwood Engineering Company, Norwood dated October 1, 1984, owned by James Nickerson.

VOTED: To sign the plan.

The plan was signed.

INVOICES: The Board signed Whitman & Howard invoices totalling \$1,168.64 and subscribed to the Planning and Law Newsletter of the American Planning Association at \$15.

The meeting was adjourned at 11:00 p.m.

Respectfully submitted,

Joseph R. Parker, Jr.  
Secretary

MEDFIELD PLANNING BOARD  
October 22, 1984

Members present: Bancroft, Brennan, McCullough, Nye and Parker. Others attending: Eugene Tougas and Huna Rosenfeld; Anthony Delapa, William Perkins, William O'Neil and residents interested in Wampatuck hearing; William Fallon and Gerald Irwin; Town Counsel Fuller.

Chairman Nye called the hearing to order at 8:10 p.m. and the following business was transacted:

SNYDER ROAD - PLAN UNDER SUBDIVISION CONTROL NOT REQUIRED: Messrs. Tougas and Rosenfeld met with the Board to discuss frontage for Lot A shown on a Plan of Land, Medfield, Massachusetts, property of Huna Rosenfeld, dated March 8, 1983, and prepared by J. D. Marquedant & Associates, Hopkinton.

Attorney Tougas stated that Mr. Rosenfeld would like to build one house on a 3.2-acre lot, using Snyder Road as frontage. Attorney Tougas said that they would observe all setbacks from both Snyder Road and Ridge Road.

Town Counsel Fuller suggested that what Messrs. Tougas and Rosenfeld are trying to do is to amend the original definitive subdivision plan.

Attorney Tougas said they did not wish to pursue that avenue except as a last resort. He said that there is a "quid pro quo" here. In exchange for use of Syder Road for frontage for Lot A, Mr. Rosenfeld would complete Oxbow Road to Ridge Road and clean up the area.

This matter will be discussed at the Board's October 29th meeting.

CONTINUOUS FRONTAGE: Town Counsel Fuller said he could not find any court cases on this matter; however, he did find a definition of frontage, as follows: "From one side to the nearest point of the other side." This could preclude split frontage. Counsel Fuller said that width at setback could not be split as it would derogate from the zoning.

The weakness in turning down a lot simply because it has divided frontage is access to a public way.

The Board will discuss this at its next meeting and inform Mr. Walter Reynolds III of their decision.

PLANNING BOARD JURISDICTION OVER EARTH REMOVAL IN SUBDIVISIONS: Town Counsel stated that authorization for earth removal for Planning Boards applies only to streets.

PUBLIC HEARING - WAMPATUCK SUBDIVISION: Chairman Nye called the hearing to order at 8:55 p.m. Secretary Parker read the notice which appeared in the SUBURBAN PRESS on September 27 and October 3, 1984.

Chairman Nye stated that the abutters had been notified by certified mail; however, all cards had not been returned.

Chairman Nye called on the subdivider, Anthony Delapa, who introduced his engineer, William Perkins, and his attorney, William O'Neil.

Mr. Delapa said that changes were made in the plan originally submitted to eliminate Delapa Drive. He said that this subdivision has 32 lots with two entrances from 109 and it satisfies the Town's Subdivision Rules & Regulations. He said his engineer and lawyer are present to answer questions.

Mr. Perkins, Mr. Delapa's engineer, said that one of the entrances will be where the Westwood Gun Club entrance is now situated. This same road is designed to connect with Wood End Lane. We thought we owned the 50-foot wide connector, but we don't own it. We are, therefore, obliged to construct a cul de sac and not go through to Wood End Lane. We are asking for a waiver on the length of the streets. There will be two roads with a connector. There will be a detention pond to take all the surface water. We have legal lots with the exception of two. If you walk the land you will see quite a good sized eskar. The Planning Board does not wish us to disturb the eskar. We have eliminated a road and created one lot that doesn't meet zoning. The other lot which we will not be using is on the southeasterly corner where the detention pond is.

Chairman Nye read letters from the Water & Sewer Board, Board of Health, Mr. & Mrs. Pietro and Mr. & Mrs. Barrett.

Mr. McCullough noted that the developer pointed out that the Board asked that he not disturb the eskar and suggested that Delapa Hill could probably be a public park, a general green area for the neighborhood or a playground with swings and other equipment.

Mr. Nye asked Mr. Delapa if he has any plans for that area.

Mr. Delapa stated that he will not make plans for the use of Delapa Hill until the subdivision is completed. There are about two acres on Delapa Hill and presently there are no plans for it. It could be turned over to the residents and the cost would be spread throughout the subdivision.

Mr. O'Neil said that under the jurisdiction of the Land Court, ways have to be designated - one is Old Mount Nebo Road. That name must remain on the plan because it is under the jurisdiction of the Land Court. Once it terminates it becomes Old Mount Nebo Street heading toward the Gun Club. There cannot be a curb at Old Mount Nebo Street.

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To reclarify the statements Mr. O'Neil made to the Board, Assessors Lot 141 is termed as a connector, but the developer does not have title to that strip of land. The land is owned by Carol Ann Corporation, which is defunct and there are many attachments to this land.

Mrs. Bancroft asked if the Board has information as to what role the Town could plan.

Mrs. Willis stated that this land did not go into Tax Title as Mr. Delapa paid the taxes; however, I understood Town Counsel to say that the connection could be a condition of the subdivision approval.

Walter Landry of Westwood Gun Club was concerned that passage to the Gun Club would be closet out. He said that the area is in use from May through October and then it slacks off considerably.

Mr. Delapa said the Gun Club would have no problem. If necessary, he would make a temporary way adjacent to the street under construction.

Mr. William J. Maloney, Member of Walpole Planning Board, asked if there would be any connection to Walpole as Mr. Reith came into the Walpole Planning Board with a study plan and he wanted us to ease up on our 750-foot cul de sac length. He did not tell the Walpole Planning Board that there was a hearing tonight on an abutting subdivision. We would like you to consider some kind of spur going over this land to the Walpole subdivision. The road Mr. Reith is proposing would come along the stonewall and it doesn't make sense to have the road as shown on Mr. Reith's study plan.

Mr. Nye said that making this connection would take one of Mr. Delapa's lots.

John Guthrie, in addressing the question of the connection of Wood End Lane to Old Mount Nebo Road, said he would like to see Old Mount Nebo Road end in a cul de sac and not be connected to the Wampatuck Subdivision. His concern is public safety as there are, by Mr. Guthrie's count, 3<sup>4</sup> children on Wood End Lane grammar school age and younger.

Gordon Blanchard is concerned about the street to 109 closest to his home. It exits on a corner where there have been multiple accidents. He asked that the Board consider this.

Mr. Delapa stated that presently there is a  $\frac{1}{2}$ -mile speedway. He feels that the introduction of two new streets should slow cars down.

Anisia Gifford said she lives on Main Street and driveways do not slow people down. Mrs. Gifford is concerned with this curve and she is also concerned with possible pollution of the brook which feeds into the Town's water supply. She is further concerned with the possibility of a recreation area on the hill as it abuts her property and it would attract additional children to the pond on her property.

Dr. Sullivan asked what a retention pond is.

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Mr. Perkins said that a retention pond is an area about 8 feet deep and its purpose is to stop the water from rushing into the swamp and let the water go back into the ground within the subdivision.

Mr. Nye asked if there would always be water there.

Mr. Perkins said there would be water only when it rains and rains hard.

Mr. Brennan said that the pond is about 20,000 square feet in area and eight feet in depth.

Dr. Sullivan asked where the water which would come to the detention pond would come from.

Mr. Perkins said that it is rain water which drains from the subdivision streets.

Dr. Sullivan agreed with Mrs. Gifford and Mr. Blanchard that the curve on Main Street in the vicinity of this proposal is very dangerous. Dr. Sullivan said that many people who travel the road are unaware of the curve and in the winter time it gets very icy. People hit their brakes and slide into the oncoming lane. Dr. Sullivan said he was concerned with safety and the traffic impact. A few years ago when Texaco had the gas leak, we found we were protected by a ledge as there is no drainage through to this area. He is concerned that septic drainage would flow towards the brook and is further concerned about a possible pollution factor.

Mr. Perkins stated that drainage will be away from Route 109 and as far as septic systems are concerned they must meet the specifications of the Board of Health.

James Sullivan, 41 Millbrook Road, said that he has fished Mill Brook for many years and since the Gun Hill Subdivision has been constructed there are very few fish in that area of the brook. The brook above the subdivision is clear.

As the Planning Board engineers did not have an opportunity to review the updated plan, the hearing was continued to 8:30 p.m., Monday, November 19th.

PRIVATE POOL/TENNIS CLUB ON PUBLIC LAND: Messrs. William Fallon and Gerald Irwin met with the Board to seek advice and guidance for a private pool and tennis club to be situated, if possible, on public land. The club would be limited to 250 to 300 mostly Medfield families. It is anticipated that a \$1000 bond would be purchased by each family and a yearly stipend in the vicinity of \$400 to \$500 for upkeep would be required.

Mr. Fallon said that estimated cost for construction of swimming pools and tennis courts would be \$500,000. This would not include the cost of land.

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SOUTH STREET IMPROVEMENTS: Messrs. Daniel Fritzsche, Gregory Beedy and Joseph Parker met with the Selectmen regarding South Street improvements. Mr. Parker reported that the Selectmen seemed enthusiastic about the total project and they would like to meet with the Planning Board to discuss this matter.

VOTED: To invite the Selectmen to a Planning Board work session to be held at 8:00 p.m., Thursday, November 1st.

NORTH STREET - PLAN UNDER SUBDIVISION CONTROL NOT REQUIRED: The Board is in receipt of a revised Plan of Land in Medfield showing unregistered parcels North and South of Lot B, Land Court Plan 3159A by Cheney Engineering showing Lots 1, 2, 3 and B. with the notation "Since lots 1 and 3 are not to be used as separate building lots . . . ."

VOTED: To sign the plan.

The plan was signed.

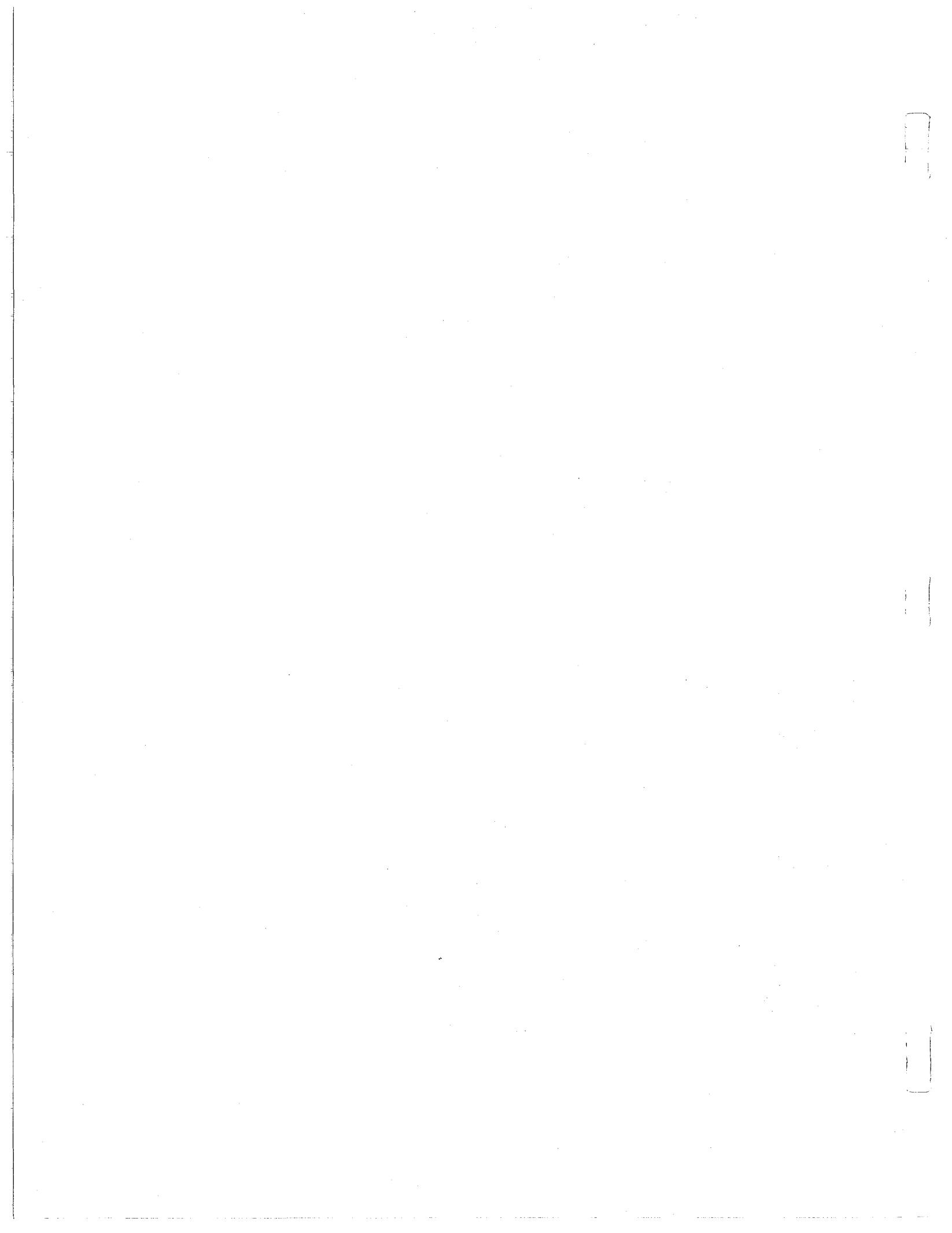
The Board is in receipt of a letter from Michael Marholin dated October 15, 1984, enclosing a revised plan relating to the Kingsbury property. This plan takes the Board's comments into account by adding an emergency access road and thus creating a large "loop."

The Board will review the new plan.

The meeting was adjourned at 11:20 p.m.

Respectfully submitted,

Joseph R. Parker, Jr.  
Secretary



MEDFIELD PLANNING BOARD  
November 1, 1984

Members present: Bancroft, Brennan, Nye and Parker. Others present: Selectmen Childs, Larkin and Thompson and Town Administrator Sullivan.

Chairman Nye called the meeting to order at 8:05 p.m. and the following business was transacted:

SOUTH STREET EXTENSION IMPROVEMENTS: Selectmen Chairman Childs showed the Board a plan for South Street Extension, with a 28-foot layout, drawn by County Engineer, Al Downes. The Bike Path was drawn in by Mrs. Bancroft and significant trees were marked on the plan by Tree Warden Allen. The street and bicycle path both are within the 60-foot Town layout of South Street, except along a short piece of Conservation Land.

Mr. Childs said that members of the Bicycle Path Committee and the Board of Selectmen met and have agreed that the Bicycle Path be designed for the west side of South Street, with no crossing of the street.

It was the consensus of those present that the bridge over the Stop River be designed to be 34 feet in width to allow safe passage for bicycles, pedestrians and "fishermen" in addition to vehicles.

There are several places where a special effort to design the road and bicycle path will have to be made and these will be incorporated into the plan and discussed with the residents.

As everyone present is in general agreement with the plan, as soon as state compliance with the 28-foot width of road is received, County Engineer Downes will be requested to draw up a plan incorporating the bicycle path with the road design.

As Town Officials must be concerned with the safety of pedestrians and vehicles, a 28-foot wide road with a four-foot grass strip and six-foot wide bicycle path/sidewalk as a total project is being considered.

In order to keep residents informed, there will be meetings with each individual showing the cross-section of Town property at each lot to inform owners of changes in Town-owned land that abuts each property. These individual meetings will be conducted by the Selectmen, Planning Board, MPIC and Bicycle Path Committee.

Mr. Parker reminded those present that the Bike Path Committee has already spent 16 hours talking to people on South Street; however, at that time they were proposing the Bike Path only and were planning to use other-than-Town land for several portions of the Path.

The Selectmen's goal is to have the reconstruction of South Street Extension and the bicycle path ready for Town Meeting in April 1986.

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Mrs. Bancroft and Mr. Nye will meet with the Park & Recreation Committee and will then advise the MPIC.

Mr. Parker will attend the MPIC meeting Wednesday, November 7, 1984.

1986 FISCAL YEAR BUDGET: The Board will request \$11,500 for consultant's fees, with a total \$12,700 budget. The budget explanation will show fees which were taken in for the 1984 budget year and to date in 1985.

VOTED: To accept the budget as presented.

WAMPATUCK DEFINITIVE SUBDIVISION PLAN: The Board is in receipt of the Whitman & Howard Report on Wampatuck. It will be sent to Mr. Delapa, with the additional request that a plan be provided the Board in accordance with Section 4.323(j) of the Land Subdivision Rules and Regulations of the Medfield Planning Board.

VOTED: To send report and letter to Mr. Anthony Delapa.

The Planning Board will request that Whitman & Howard give them a traffic analysis of the impact of two roadways from the proposed Wampatuck Subdivision.

VOTED: To request what the cost of such an analysis would be.

COUNTRY MEADOW ESTATES PRELIMINARY PLAN: The Planning Board has reviewed the above-described plan and has noted that it meets most of the Planning Board requirements; however, Section 3.1 of the Land Subdivision Rules & Regulations of the Medfield Planning Board, regarding connection to public water supply, has not been met.

VOTED: To deny the Preliminary Plan of Country Meadow Estates, dated September 29, 1984, drawn by Guerriere & Halnon because it does not show that it is connected to the public water supply.

OXBOW ROAD/RIDGE ROAD/SNYDER ROAD: It was the consensus of the Board that it will be necessary for Mr. Rosenfeld to have a public hearing under Section 81-W of Chapter 41 of the General Laws to modify his subdivision plan to provide frontage on an accepted public way for Assessors Lot #63, Map 10, or it will be necessary to complete Ridge Road where it abuts Snyder for a minimum of 142 feet.

There was also general consensus of the Planning Board that we look favorably upon relinquishing the paper street, if, in accordance with our conversations with Mr. Rosenfeld, he completed the loop which links Oxbow Road to Ridge Road and abandon Ridge Road to Snyder.

KINGSBURY PROPERTY: It would be helpful if Mr. Marholin or his engineer could give the Planning Board a tour of the property as it is extremely difficult to imagine the site as it is.

The meeting was adjourned at 11:30 p.m.

Respectfully submitted,

Joseph R. Parker, Jr., Secretary

MEDFIELD PLANNING BOARD  
November 19, 1984

Members present: Bancroft, Brennan, McCullough, Nye and Parker.  
Others attending: Ellis Allen; Messrs. Delapa, O'Neil and Perkins  
for Wampatuck Subdivision and residents.

PUBLIC HEARING - SCENIC WAY - PINE STREET AND CAUSEWAY STREET:  
Chairman Nye called the hearing to order and requested that Secretary Parker read the call to the hearing.

Tree Warden Allen said that he didn't have a combined hearing because there was a total of 45 trees on public ways, but only 10 on scenic ways. He held a separate hearing on all of the trees. Everyone was inquisitive at the site as to why it was necessary to have a hearing to remove a dead tree.

Mr. Nye asked if when trees were removed new trees were planted.

Mr. Allen said that they try to replant.

Mr. Allen said it is necessary to have a hearing when a tree is to be removed. If there is objection, then it goes to the Selectmen and if the Selectmen and Tree Warden deem that the tree is a hazard, then it can be removed.

The purpose of this hearing is to allow the removal of the following dead and dying trees on Causeway Street: Red Maple (pole #51-52, Elm (#45-46), Oak (#48-49) and a Maple at #11 and #12; on Pine Street two Elms (#52-53), Hickory (Opp. 56-57), Hickory (Opp 57-58), Oak (Opp. #58-59) and Oak (#91).

The Board will take this under advisement and notify Tree Warden Allen of their decision.

NOON HILL STREET - SCENIC ROAD HEARING: There will be a public hearing regarding the removal of about a dozen 4" to 6" diameter trees for driveway access and also a trench for utilities will be made adjacent to a utility pole and the stones to be removed will be replaced. The hearing will be scheduled for December 17, 1984.

REPORTS OF BOARD MEMBERS: Mr. Parker said he had met with the Bicycle Path Committee and the MPIC. The MPIC will meet with the Board of Selectmen on November 20, 1984, to pledge their support to the Selectmen for the Bicycle Path Program. Their premise for going to the Selectmen is that in the Master Plan it states that Bike Paths should be studied.

1986 FISCAL YEAR BUDGET: A copy of the proposed 1986 fiscal year budget was presented to the Board. They will review it over the week and vote on Monday, November 26th.

November 19, 1984

CONTINUATION OF PUBLIC HEARING ON WAMPATUCK: Messrs. Delapa, Perkins and O'Neil met with the Board to answer questions raised by the Board and their consultants. Mr. Perkins said that Whitman & Howard and he had a difference of opinion regarding grease trap locations. Mr. Perkins said the traps were designed so they would be located in the manhole before it enters the retention area. Mrs. Willis was asked to contact the Highway Department Superintendent to ascertain his preference regarding location of grease traps.

The Board is in receipt of a letter dated October 29, 1984, from Whitman & Howard enumerating 38 items which had not been addressed by the Wampatuck Definitive Plan.

Mr. Perkins went through the items and has corrected most of them. The plan will be sent to Whitman & Howard for further review.

He stated that the slopes are now shown for all the roads and they are between 1% and 6% grade, with the exception of a portion of Wampatuck which has a 9.72% grade. Mr. Delapa requested a waiver from the Land Subdivision Rules & Regulations to allow a 9.72% slope on Wampatuck. The Board will take this request under advisement.

Mr. Perkins said he would like to construct an asphalt shute three feet wide to direct water for about 150 feet. This will have to be designed to the Board's and Whitman & Howard's satisfaction.

Mr. Parker said he was interested to know if any sight distances had been taken. Mr. Perkins said distances are all right; however, it is an unsafe stretch of road.

Mr. Nye stated that in the past the Board has requested that traffic studies be done by developers. They have all been self-serving. For this reason, the Board has talked with Whitman & Howard about making a traffic study. One way to reduce the cost would be to have Mr. Delapa's engineer do the sight distances for the entrances. The Board would like to have Mr. Delapa instruct his engineer to do this and to bear the cost. The Board is looking for data on which a decision can be made.

Mr. Nye said that when the Walpole Planning Board representative was in here, he requested that you provide an access to the adjoining land in Walpole.

Mr. Delapa said that the abutter could purchase a lot and use that as a connector.

Mr. McCullough questioned the geometry of lot #26. He is of the opinion that this lot should be redesigned. It is just on paper now and it is a good time to make this lot more palatable.

The plan shows a cul de sac in the general area where the subdivision would connect with Wood End Lane. Mr. Brennan asked that this connector be discussed as it is still an issue.

November 19, 1984

Bernard Barcello of Dover said that he has been appointed guardian of his mother's estate. He said that this land would be on the market soon and would like to be sure when Mr. Delapa puts the water main down Main Street that it is large enough to allow water for his area.

Mrs. Gifford, Main Street, said that there is a terrible traffic problem at the end of her driveway and she asked if any manholes would be put in 109.

Mr. Delapa said that the catchbasins will be in his subdivision.

Mrs. Gifford said that water flows over both sides of the road into the brook.

Mr. Delapa replied that "we're lucky of have the brook."

Dr. Gifford said that Wampatuck is not only on a curve but also on a hill. In the winter that is a concern. Cars speed going down the hill and are a real source of concern if there is ice. The entrance on the top of the hill is more sensible.

Mr. Guthrie said that Mr. Brennan brought up the question about connecting Wampatuck with Wood End Lane and asked the Board what their thoughts were about the connection.

Mr. Parker said that it would be good to have the road connected. It should be a safer traffic situation. In order to determine this, we have to look at the traffic study.

Mrs. Bancroft stated that if Wampatuck is considered unsafe, it would be better to have access over Wood End Lane as a second access.

This hearing will be continued on January 7, 1985.

The hearing was adjourned at 9:45 p.m.

LANE DECISION: The Board discussed the Lane Site Plan. Mrs. Bancroft and Mr. Parker do not feel that access onto Route 27 would be dangerous for trucks or cars. They are more concerned about putting trucks out onto West Street.

Mr. McCullough said that he was concerned with the acceleration of trucks coming out onto Route 27 from the sloped driveway. He felt that this is a safety issue.

The following conditions were suggested for approval of the Site Plan:

1. The finished surface of roads, paths and parking areas shall not be below the 125-foot flood plain level. Buildings must be constructed in accordance with flood plain requirements.

2. The applicant shall be required to provide a level platform of not less than 100 feet in length from the top of the ramp to the edge of the existing pavement on Route 27.
3. If the construction is implemented in phases, each increment should include parking, drainage, lighting and traffic circulation so it can function as a complete unit. The complete roadway from North Meadows Road to West Street must be constructed at the beginning of the project.
4. All Conservation Commission conditions must be met.
5. All Board of Appeals conditions must be met.

VOTED: The above conditions. Four voting in favor with Mr. McCullough voting in opposition because he does not think that a left-hand turn should be allowed onto North Meadows Road.

VOTED: To approve the Site Plan dated July 18, 1984, drawn by H. K. Dodge Associates.

Mrs. Bancroft said that the reason the light poles are shown to be ten to twelve feet in height is because that is what the Lane people understood us to say we wanted. If they were just trying to please the Board, they should be told that higher poles would be approved.

SCHOOL COMMITTEE: The Board is in receipt of a letter dated November 8, 1984, from William A. Hajjar, Chairman of Medfield School Committee, asking that a member of the Planning Board be appointed to serve on a committee to study re-use possibilities for the Memorial School. Mr. Brennan will be the Planning Board representative.

<u>INVOICES:</u>	Whitman & Howard	
	(Wampatuck)	\$145.73
	(Country Meadows)	297.46
	Hobbs & Warren	31.45
	Petty Cash	25.28

VOTED: To pay above invoices.

The meeting was adjourned at 10:55 p.m.

Respectfully submitted,

Joseph R. Parker, Jr.  
Secretary

MEDFIELD PLANNING BOARD  
November 26, 1984

Members present: Bancroft, Brennan, McCullough, Nye and Parker.  
Others present: Messrs. Fickeisen and Nickerson; Messrs. Ralph Costello and Donald Nielsen.

The meeting was called to order at 8:00 p.m. by Chairman Nye and the following business was transacted:

REZONING FROM B-I TO R-U - West Mill Street: Messrs. Fickeisen and Nickerson met with the Board to discuss the rezoning of a 2.09-acre lot off West Mill Street from B-I to R-U. They wished to confirm that the Board would have a favorable response to this rezoning.

If the lot were rezoned to R-U, it would be surrounded by B-I and I-E. The closest residence is across the railroad tracks.

Mr. McCullough asked how many units were proposed for the lot.

Mr. Fickeisen said that they have plans to build 15 units within two buildings. The road and wetland lines have been engineered. The sewer stub will be brought over to the property line.

The Board asked about "spot" zoning. Mr. Nickerson said they will be taking a piece of land which is of little value to the town and will be adding tax revenue.

Mr. Nickerson said that this is a specific proposal and they would be willing to make a commitment at town meeting that they will develop the project exactly like the plan presented.

Mr. McCullough asked how this would affect the real estate values. They would like to know the size of the units.

Mr. Fickeisen said that the flats would contain 1000 s.f. of living space and the town houses would contain 1500 s.f. and they would be sold at \$100,000 to \$120,000.

Mrs. Bancroft asked how the Board could justify changing business-zoned land to RU when there is so little B-I land available.

Mr. Nickerson said that if there was a higher and better use for business space they would be using the land for that purpose.

Mr. Fickeisen and Mr. Nickerson said that they would petition the Town meeting to rezone a 2.09-acre lot to R.U. and requested Planning Board support for the article.

COUNTRY ACRE ESTATES: Ralph Costello, developer, and Donald Nielsen, engineer from Guerriere and Halnon, met with the Board to discuss the Board's letter of November 20th turning down Mr. Costello's preliminary plan primarily because there was no connection to town water shown for the site, which is required in the Land Subdivision Rules & Regulations of the Planning Board.

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Mr. Nielsen said that it would required one-half mile of pipe from the nearest hydrant and he did not feel it was reasonable for the Town to require Mr. Costello to bring water that distance. He felt that it would cost somewhere between \$50,000 and \$75,000 additional for a subdivision containing five lots.

Mr. Nielsen said that having onsite water and sewer on the same lot is "not so much of a problem."

Mr. Nye said that the Planning Board has never approved any subdivision in Medfield without public water.

It was discussed that a note be sent to both the Water & Sewer Board and the Board of Health asking their opinion on this matter. Due to time constraints on the plan, the Board was unable to approve the preliminary plan.

Mr. Costello said he has no intention of doing any work in the wetlands and will not need Board of Appeals approval for his project. However, a hearing before the Conservation Commission will be required.

Mr. Nielsen said that drainage would be discharged into the 100-foot buffer strip.

The Board said they would reconsider the public-water requirement.

A. J. LANE CO., INC. - SITE PLAN APPROVAL: At the Planning Board meeting held on November 26, 1984, the Board

VOTED: To sign Decision No. 17 to allow a Special Permit for Site Plan Approval for Medfield Industrial Park Site Plan, dated 7/18/84 and revised 11/2/84, drawn by H. K. Dodge Associates, Inc., Framingham, and owned by A. J. Lane & Co.

DOE ACRES ESTATES: The Board is in receipt of a Definitive Subdivision Plan for Doe Acres Estates. A public hearing will be held on December 17, 1984.

CEDAR ACRES - RETURN OF SURETY: In accordance with a request from Cedar Acres to reduce surety, Whitman & Howard reviewed the subdivision and the Board

VOTED: To release Needham Cooperative Bank Term Deposit Certificate No. 76-005965 in the amount of \$5,000 and Certificate No. 76-005966 in the amount of \$25,000 in exchange for surety in the amount of \$7,500.

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The surety to be held is for the completion of the following:

1. Clean up of debris and seeding of a five-foot wide strip about 75' long is needed at the cul de sac end of Larkspur Lane.
2. Seeding has recently been completed along the new section of shoulder work from Station 8+0 to -1+20 Blacksmith Drive, but grass growth has not yet appeared.
3. A street sign is necessary for Larkspur Lane and one at each end of Blacksmith Drive.
4. It is understood that the Superintendent of Streets will approve the fence necessary for the right side wall top in the Station 11+0 area.
5. Cheney Engineering Co., Inc., should date the sheet for new construction certification. A covering sheet with numbering of the "as-built" plan package sheets would be convenient for the Board's filing use.

NOON HILL ESTATES III: In accordance with Mr. Colwell's request, the Board has had their consultants inspect Algonquin and Shawnee Roads and have noted that the following work remains to be completed:

Algonquin Road - Station 5 to Station 11+70

1. Replace bituminous berm that is cracked and dislodged or missing.
2. Improve growth/seeding of grass areas, including island and back of walk.
3. Sweep Algonquin Road and gutterways and the apron at Delaware.
4. Clean out four catchbasin sumps, as required by the Superintendent of Streets.
5. Adjust three watergates to grade at Station 11+70.
6. Complete paving of surface course on apron at Delaware Road.
7. Clean and paint two rusty street sign posts.

**VOTED:** To release Needham Cooperative Bankbook No. 91-000222 in the amount of \$22,500 in exchange for a new bankbook in the amount of \$5,000.

Shawnee Road - Station 1+00 to Station 9+50

1. Replace 35 L.F. bituminous berm
2. Improve loam and seeding strips.
3. Sweep roadway, gutterways and the apron silt at Delaware Road.

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November 26, 1984

4. Clean six catch basins as required.
5. Clean and paint one sign post.
6. Lower hydrant extension 12" to 18" at station 2+60, right.

VOTED: To release Needham Cooperative Bankbook No. 91-000221 in the amount of \$30,000 in exchange for a bankbook in the amount of \$7,500.

WAMPATUCK ESTATES: The Board is in receipt of a letter dated November 21, 1984, requesting that the date for which the Board must make its decision on the Wampatuck Subdivision be extended to January 21, 1985.

VOTED: To send a letter to Mr. William O'Neil, attorney for Wampatuck Estates, agreeing to the extension of time to January 21, 1985.

NYREN/KERR VARIANCE - BEFORE BOARD OF APPEALS - November 28:

VOTED: To send a letter to the Board of Appeals stating that the Planning Board has recommended an alternative solution to the problem.

WOOD END LANE CONNECTOR: The Board would like to talk with Mr. Michele Stivaletta in regard to the use of the Wood End Lane connector.

WAMPATUCK TRAFFIC STUDY: The Planning Board has requested the following information for the proposed entrances designed for Wampatuck Estates:

1. Width of Route 109 (edge of travelled way).
2. Topography along the subdivision fronting on Route 109 (walls, trees, poles, etc.).
3. A preliminary design with alternatives for two exit islands or entrance/exit widening plan, as he considers necessary - one entrance/exit location.
4. The available sight distance information, vertical and horizontal.

This information will be the basis of Whitman & Howard's study regarding the safety of the accesses.

The meeting was adjourned at 11:00 p.m.

Respectfully submitted.

Joseph R. Parker, Jr.  
Secretary

MEDFIELD PLANNING BOARD  
December 3, 1984

Members present: Bancroft, McCullough, Nye and Parker. Others present: Town Counsel Fuller and Huna Rosenfeld; Paul Borrelli.

Chairman Nye called the meeting to order at 8:00 p.m. and the following business was transacted:

STAGECOACH ESTATES - Oxbow/Ridge: Mr. Rosenfeld met with the Board to discuss the completion of Oxbow and Ridge Roads to Station and the deletion of Ridge Road at Snyder to Station to allow a three-acre building lot with frontage on Snyder Road.

It will be necessary to have a public hearing to abandon Ridge Road in accordance with Plan of Land, dated June 25, 1982, by J.D. Marquedant & Associates.

Mr. Rosenfeld said that all the drainage would be flowing toward the pond, the same as it is now.

The Board will need a plan showing the deletion of Ridge Road and the plan would have to be reviewed by Whitman & Howard.

Mr. Parker suggested that drainage calculations should be required for this change.

Mr. Rosenfeld said that water from the peak on Oxbow and the peak on Ridge Road would drain into the pond.

Mr. Rosenfeld said that he will have a hearing with the Conservation Commission. He said his intention is to "pretty up" the Ridge Road/Oxbow Road connection.

Town Counsel was present during this conversation.

CEDAR ACRES: Mr. Paul Borrelli met with the Board to discuss the return of surety which the Board had voted on November 26, 1984. Mr. Borrelli said that all the work had been completed and he would like to have more surety released. The area was again inspected by Whitman & Howard and the Superintendent of Streets. They agreed that more work had been done since their subsequent inspection.

VOTED: In return for surety in the amount of \$1200, the Board will release Needham Cooperative Bank Term Deposit Certificate No. 76-005965 in the amount of \$5,000 and No. 76-005966 in the amount of \$25,000.

MEETING WITH PARK AND RECREATION COMMISSION: Mrs. Bancroft and Mr. Nye met with the Park and Recreation Commission on November 29, 1984, to discuss the updating of the Recreation Master Plan. The Park and Recreation Commission said that they would be very enthusiastic and will work with the MPIC on the Recreation Master Plan. There is a possibility that the MPIC would also work with the consultant to the "Y" on this project.

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December 3, 1984

FIELDSTONE ESTATES - Fieldstone Drive: The Board is in receipt of Whitman & Howard's report on the completion of Fieldstone Drive.

VOTED: To return surety held for Fieldstone Drive upon acceptance of a bankbook in the amount of \$500.

SCENIC ROAD DECISION - Causeway and Pine Streets: The Board reviewed the minutes of November 19, 1984, and

VOTED: To allow the dead and dying trees to be removed in accordance with the public hearing held November 19, 1984.

WAMPATUCK ESTATES: Mrs. Willis was instructed to telephone Mr. Ellis of Whitman & Howard and ask them to proceed with the traffic study in accordance with their letter of November 26th.

MARVIN TECHNOLOGY PARK: It will be suggested to John Morley, attorney for Marvin Technology Park, that they request an extension of time within which the Planning Board must make its decision for at least three months.

MINUTES: VOTED: To accept the minutes of September 24, October 1, 15, 22, 29 and November 1st.

SAM WHITE LIGHTING: Several Board members have reviewed the Sam White Ministorage Warehouse and have noted that there is less light, but it does not present a satisfactory appearance.

VOTED: To send a letter to John O'Toole, Building Inspector and Zoning Enforcing Officer, to inform him that the Board is not satisfied with the Sam White lighting and ask that the plan as presented and approved by the Planning Board be implemented.

The meeting was adjourned at 10:10 p.m.

Respectfully submitted,

Joseph R. Parker, Jr.  
Secretary

MEDFIELD PLANNING BOARD  
December 10, 1984

Members present: Bancroft, Nye and Parker.

The meeting was called to order at 8:00 p.m. by Chairman Nye and the following business was transacted:

FORMER ALLEN LOT: A question was asked of the Board as to whether it would be possible to change the 4½-acre lot on which a variance had been obtained to a 40,000 square foot lot. The Board is of the opinion that the Board of Appeals should rule on this matter.

KINGSBURY PROPERTY CLUSTER APPLICATION: The Board is in receipt of a copy of the application and the Environmental Impact Statement for the Kingsbury property. The Board will review the plan for grades of streets, length of cul de sacs and other areas that come under the Planning Board's umbrella. The Board will give its input for the public hearing.

PLAN UNDER SUBDIVISION CONTROL NOT REQUIRED - High Street/  
Pondview Avenue

The Board is in receipt of a Plan of Land in Medfield, Mass., drawn by Pilling Engineering Co., Inc., Dedham, Massachusetts, dated December 4, 1984, showing Lot 1B (8,197 sq.ft.) subdivided from Lot 1A, leaving 52,200 sq.ft. for Lot 1A, and noting that "Lot 1B is not a building lot and is to be conveyed to William C. & Mary Demos."

The Board said that this plan is acceptable, but requires that the linen and form need to be presented.

TRANSFER STATION: The Board is in receipt of the Board of Health siting proposal. The site has been approved with the following conditions:

1. No construction or use of the facility shall take place until the plans, specifications, and operational procedures have been approved by the Medfield Board of Health and the Massachusetts Department of Environmental Quality Engineering and their approval in writing has been obtained. Board of Health approval shall be subject to such limitations as may be necessary to protect the public health, comfort, and convenience.
2. The access road shall be constructed as wide as possible within existing site constraints.
3. Electric power utility lines shall be underground.

A copy of a letter from the Selectmen to the Department of Mental Health, dated November 27, 1984, was received regarding power lines. Inasmuch as there is a great cost differential the utility lines will be overhead.

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December 10, 1984

PARK & RECREATION COMMISSION MINUTES: The Board is in receipt of the Park & Recreation Minutes of November 29th when Mrs. Bancroft and Mr. Nye met with them regarding the assistance of the MPIC in updating the Recreation Master Plan so that the Town could receive federal and state funds for programs.

STREETS FOR TOWN ACCEPTANCE: In reply to a memorandum from the Selectmen, the Planning Board

VOTED: To recommend the following streets and easements for acceptance at the 1985 Annual Town Meeting:

1. Blacksmith Drive - from Station 0+0 to Station 8+0
2. Blacksmith Drive Sewer Easement - Station 0+0 to Station 8+0
3. Blacksmith Drive from Station 8+0 to Station 11+15.52
4. Larkspur Lane from Station 0+28.57 to end of cul de sac
5. Fieldstone Drive from Station 0+25 to Station 5+41.58

SUBDIVISION RULES & REGULATIONS: Mrs. Bancroft presented the Board with an updated page 1 of the "Proposed Reorganization of Subdivision Rules".

A question was raised as to whether or not the State Law should be included in the Town's Subdivision Rules. It was decided that where the Board would like to incorporate State Law, it should be done by reference.

The Board will think about the Fee Schedule. It has been suggested that a 10% across-the-board increase should be made. It was further suggested that the Fee Schedule should be changed in early January.

ZONING CHANGE FOR MOTHER-IN-LAW APARTMENTS: Mrs. Willis was requested to call Mr. Sylvia to determine if he is still interested in having an article before town meeting regarding mother-in-law apartments. If so, Mr. Sylvia will be asked to draft the proposed change.

The meeting was adjourned at 10:10 p.m.

Respectfully submitted,

Joseph R. Parker, Jr.  
Secretary

MEDFIELD PLANNING BOARD  
December 17, 1984

Members present: Bancroft, Brennan, McCullough, Nye and Parker. Others attending: Doe Acre Hearing attendees and John Clark and Tree Warden Allen for Scenic Roads Hearing.

SCENIC ROADS HEARING - NOON HILL STREET:

Vice Chairman Brennan called the hearing to order at 8:10 p.m. Secretary Parker read the notice as it appeared in the SUBURBAN PRESS on November 28 and December 6, 1984.

Mr. John Clark, the applicant, said that he would like to remove the trees as noted in the notice to allow a driveway to his proposed home. The Superintendent of Streets has seen the trees to be removed.

Tree Warden Allen said that he had an appointment with Mr. Clark a week or so ago, but Mr. Clark was not present so he hasn't seen the trees in question.

Mrs. Bancroft asked Mr. Clark if he had a driveway permit from the Superintendent of Streets.

Mr. Clark replied that the driveway permit is pending until the decision from this hearing has been made. The reason why the driveway has been placed as it is as it appears to be the safest location.

Mr. Brennan asked the tree warden to look at the trees and make an evaluation for the Board.

Messrs. Allen and Clark agreed to meet on Thursday, December 20th, at 3:30 p.m.

Mr. Brennan asked if there is an existing house or if Mr. Clark were trying to build.

Mr. Clark said he was planning to build a new house and that the house plans have been filed with the Building Inspector.

The hearing will be continued at 8:00 p.m., January 7th, after both the Planning Board and the Tree Warden have an opportunity to review the trees to be removed.

DOE ACRES SUBDIVISION:

Chairman Nye called the hearing to order at 8:15 p.m. and explained the procedure to be followed. He stated that all abutters were notified by certified mail.

Secretary Parker read the call to the meeting which was in the SUBURBAN PRESS on November 28 and December 6, 1984.

George N. Giunta, Registered Land Surveyor, from Needham, Massachusetts spoke for the applicant, Ronald Tocci. Mr. Giunta said that the Doe Acres Subdivision Plan shows the entire site. Access thereto is approximately across from Donnelly Drive and adjacent to Needham Builders new subdivision off Blacksmith Drive. There are 21+ acres for nine building lots. The backland is wet. The Board of Appeals has given us a Special Permit under Watershed Protection District Zoning to cross the brook at Station 4+25. One of the stipulations of the permit is that Planning Board approval must be made within nine months or the special permit is null and void. The road is 1400 feet long with a cul de sac, which may not have to be built if both subdivisions can be approved within the same time frame.

Whitman & Howard's November 26th letter was forwarded to us. Some of the changes

requested in that letter have already been taken care of in new plans. Others we would like to discuss with the Board. The subdivision will have town water and sewer. Sewer will be tied into existing sewer easement which runs behind the Needham Builders property. The 8" water line is proposed to continue out to Harding Street. The road was designed to tie into the other proposed subdivision.

Mr. Giunta showed those present a plan of the two subdivisions as they would be connected.

Mr. Parker asked if the open space was going to be in one lot or if it was going to be part of the building lots.

Mr. Giunta said that most of the open space or wetland will be in lot 7 and this will be left in its natural condition.

Mr. Tocci said he planned to build a house for himself on lot 7.

Mrs. Bancroft asked why there was no radius on the Blacksmith Drive side of the subdivision where the two streets meet.

Mr. Giunta said that there were no provisions for rounding and it is owned by a different party.

Mrs. Bancroft asked if they needed it for frontage.

Mr. Giunta said he didn't know, but felt that the way the road is designed is adequate.

Mr. Parker said he felt a responsibility to the town to coordinate the two subdivisions. It will be a major change for the area. The total project should be brought to the townspeople. It appears that an extension of time under which the Board must give its decision will be necessary.

Mr. Tocci asked that the Whitman & Howard comments be discussed.

The meeting adjourned for a few minutes while those present reviewed the subdivision plans from Farm Street to Harding Street together.

After readjourning Mr. MacDonald asked how close the new street will be to his driveway.

Mr. Giunta said he did not know, but would guess about 15 to 25 feet.

Regarding "A. Board of Appeals Review (Zoning 11.4.2)" the proposed location of the dwellings was not shown because they are not sure where they would like to have them located, said Mr. Giunta. They will try to best utilize the terrane and put the house on the best place on the lot.

Whitman & Howard's concern was that the house could be located within the Watershed Protection District without proper protection or permission.

Regarding "B. Environmental Impact Statement" Mr. Giunta said that inverts have been added and provision has been made for slope and riprap detail is now shown. Mr. Giunta said that he does not feel that a subdrain is necessary. That is why ground water borings were not taken.

Mr. Giunta said that the brook which is mentioned under "C. Notice of Intent

"Application" is a periodic brook which flows only when we have a heavy rain. No water is running through the brook. For this reason he does not feel that pollution control to any degree is necessary. He said it is not necessary to show hay bales or other forms of pollution control. Mr. Giunta said that they would be meeting with the Conservation Commission on January 3rd, but do not think they have a siltation control problem.

Mrs. Bancroft asked how much lower the street is in the area of the swale.

Mr. Giunta said about five feet.

Mrs. Bancroft asked about slope easements.

Mr. Giunta said that the land is all owned by the same person and easements are not necessary.

Mr. Giunta again said that he does not believe that subdrains are necessary. He said that the road is overdesigned.

Mr. Nye said that the road will interrupt the natural drainage.

Mr. Tocci asked who makes the decision as to whether or not subdrains will be required?

Mr. Nye replied that if the Board feels that borings are needed, we will require them.

Mr. Giunta said that his determination based on the contour elevation provisions of 2 showed that a subdrain is not necessary.

Mr. Brennan said that the subdrain will take down the water table. It has been said that the ground is wet and we want to avoid high ground water getting under the road and freezing and breaking the road.

Mr. Nye asked Mr. Brennan if he thinks it is necessary to take borings.

Mr. Brennan said we should ask Whitman & Howard what kind of tests they wish.

Mr. Parker said that the subdrains would put water into the brook.

Mr. McCullough asked about gas traps if all the drainage is going into the brook.

Mr. Giunta said he had a problem with gas traps because the minute the catchbasins are cleaned the gas trap is gone. They would only be effective the first six months they are installed. He said the will install them if the Board wishes, but they have not had good experience with them.

Mr. McCullough said said there must be ways to control drainage. He is concerned with the issued that the gas traps get broken the first time they are cleaned. This is a sensitive issue. If we are not doing it properly we have to find out why. If it is money, we should get more money in the Highway budget.

Mrs. Bancroft suggested that the Highway Department look at the street lighting plan. There should be a manhole at Farm Street.

Mr. Brennan said that there should be an inlet at Farm Street. It is necessary to have 30 to 50 feet at 1% grade where the new street will abut Farm Street.

Mrs. Willis was asked to authorize a conversation between Mr. Ellis and Mr. Giunta.

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December 17, 1984

It was noted that the subdivision which would connect the Doe Acres subdivision to Harding Street will be held on January 28th.

The hearing was adjourned.

M&D MAIN STREET BUILDING:

The Board is of the opinion that the M&D Main Street Building is not being built in accordance with the Approved Site Plan.

VOTED: To request that the Building Inspector inspect the site and determine if the building is being built in accordance with the approved site plan.

HOLLIS SITE - ROUTE 27/WEST STREET:

The Board of Appeals has approved issued a special permit for the Hollis Site. Because it has an "SP" in the "Use Table" it will not be necessary to have Site Plan approval from the Planning Board.

VOTED: To send a letter to the Hollis' stating that before a building permit can be issued, a parking plan for the site must be approved by the Planning Board.

The meeting was adjourned at 11:00 p.m.

Respectfully submitted,

Joseph R. Parker, Jr.  
Secretary

Present: Bancroft, Brennan, McCullough, Nye and Parker. Persons interested in Wampatuck hearing.

Chairman Nye called the meeting to order at 8:00 p.m. and the following business was transacted:

CONTINUATION OF TREE HEARING - NOON HILL STREET:

The Tree Warden held a hearing at 5:00 p.m. today and granted permission to remove trees on Noon Hill Street as advertised. Mr. Allen will send Mr. Clark a letter granting approval to remove the trees. Chairman Nye asked if any Board members had any comments regarding this hearing. The hearing was closed at 8:05 p.m. and the Board will take the matter under advisement.

CONTINUATION OF WAMPATUCK HEARING:

Chairman Nye called the hearing to order and reported that additional information has been received from Whitman & Howard regarding the latest submission. This report is concerned with design details and information on the traffic study was not received.

Mr. Perkins said that the configuration of Lot 26 was changed in accordance with the Board's request.

The Board asked about the traffic islands shown on the updated plan. It was further noted that an additional traffic lane was shown for about 1000 feet on both sides of the street.

Mr. Perkins said that he had given Whitman & Howard a letter with sight distances. The traffic islands were designed as a traffic separator. Each one is three feet wide and six inches high. It is designed to have sloped granite on both faces and would be filled with gravel with an asphalt coating. Its purpose is to assist in traffic safety.

Mr. Brennan said he did not feel that the traffic islands as designed would serve any useful purpose.

Mr. Perkins said the islands are designed for the entrance to Old Mount Nebo Street and Wampatuck Road. Where Wampatuck Road abuts the Westwood Gun Club land, they propose to end the curbing at Moccasin Drive, and not complete the road to the property line.

Mr. McCullough suggested that a right turn be shown and the stub be ignored so that it looks like a finished subdivision.

There was concern that proper frontage for an abutting lot would be lost. Mrs. Bancroft said that the Planning Board could give a variance on lot frontage.

Mr. Perkins said that drainage and the calculations for each catchbasin have been shown. Some of the catchbasins were overloaded and progress grates have been shown for them. The drainage calculations show the grate size. There was concern regarding the catchbasin on Lot 21. Mr. Perkins explained that one of the catchbasins show raised concrete and is designed to take runoff on all sides.

Mrs. Bancroft stated that there is still a major design problem regarding traffic safety, which must be solved.

Chairman Nye said that we should find out how quickly after Whitman & Howard has received the information they need can they complete their phase of the traffic study.

Mr. Delapa said that he has done all things that are necessary under the Sub-division Rules and he suggested that the traffic islands could be eliminated as a condition of approval. It was Mr. Delaps's understanding that everything is solved except the egresses onto 109.

Mr. McCullough asked if the Board can accept two roadways within 300 feet of each other with the curve radius and horizontal sight lines as shown on the plan. Everything else may be perfectly acceptable but this is a major point.

Mrs. Bancroft said that the traffic report should be studied by the Board before any decisions are made.

Mr. Brennan asked that we should be certain that Whitman & Howard have sufficient information on which they base their report. An extension of time within which the Board must make its decision should be requested by Mr. Delapa.

VOTED: To allow an extension to February 26, 1985, if a letter is received to that effect.

The hearing will be continued to February 4th.

Regarding the entrance to the proposed subdivision, Mr. McCullough suggested that the second entrance onto Route 109 be situated on the lot closest to Westwood. It is possible that two building lots would be lost, but it would be a safer entrance.

COUNTRY MEADOWS ESTATES:

Ralph Costello, developer of Country Meadows Estates, met with the Board to discuss the waiver of the requirement in the Land Subdivision Rules and Regulations, Section 3.1, which requires public water to be supplied to subdivisions at no cost to the Town.

Mr. Costello read a letter from William Domey, Board of Health Agent, to the Board of Health regarding wells in the area.

Mr. Nye read a letter from Fire Chief Ryan stating that it was in the interest of public safety to have the water main extended to the proposed subdivision for the safety of the residents in that area.

Mr. Costello said that he met with the Water & Sewerage Board and they would allow him to connect to town water; however, he does not wish to do so as his engineer advises him it will cost between \$50,000 and \$75,000 to do so. He said he would be willing to have a covenant go with the land stating that if there was a problem with the wells the owner would not be able to go to the Town with a Town Meeting article and have the Town install the water.

Mr. Parker said that he felt that the public safety issue is a responsibility of the Planning Board.

Mr. Costello said he would supply the Board with a copy of the Board of Health's letter. He gave a copy of Guerriere & Halnon and IEP report on the area.

The Board will take the matter under advisement.

M&D SITE PLAN - MAIN STREET:

The Board noted that the building being constructed at 266 Main Street was

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different from the approved Site Plan.

VOTED: To send a memorandum to the Building Inspector/Zoning Enforcing Officer requesting that he temporarily revoke the building permit until a new site plan is received and approved.

PLAN UNDER SUBDIVISION CONTROL NOT REQUIRED - NORTH STREET:

A Plan of Land in Medfield, showing several lots with frontage on North Street, drawn by Cheney Engineering Company, Needham, dated December 28, 1984.

VOTED: To sign the plan.

The plan was signed.

WESTBRIDGE SUBDIVISION - RETURN OF SURETY:

VOTED: To release Leader Federal Savings Book No. 01-50699-00 in the amount of \$40,000 in return for surety in the amount of \$15,000. The surety to be held is for completion of the following:

Marsh Drive

P.C. bounds at Bridge Street, Station 0+00

Curb transition, SE end (Concrete wedge) - cleanup of concrete form work, Station 0+26

Elevation checks for drainage to basins at Bridge Street/northerly gutter correction or other. This trumpet section of paving is suspect as to the circumstance of runoff crossing over Bridge to the drive and lawn of dwelling opposite the entrance to Marsh Drive.

Bound opposite #3 dwelling not found, Station 2+10. An "as-build" certification for all subdivision concrete bound locations should be received by the Board.

Grass island at #3 residence and miscellaneous seeded patches are not adequate.

Marsh Drive (continued from Plympton toward West Street)

60 L.F. of loam and seeding improvement right side toward Brastow Drive, Station 4+30 to 4+90.

Sign post at Brastow missing.

150 L.F. top surface for right sidewalk, Station 6+25 to 7+75.

Slope erosion/wash rear lots #6/#21, at property line. Fill, loam and seed.

Bounds, right P.C. and P.T. corner lot #21 area, Station 8+70.

100 L.F. walk bituminous not complete (2 courses necessary), Station 8+00 to 9+00.

Plympton Circle

Bound for left P.C. to Plympton Circle not found, 3+00 left.

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Surface course bituminous walk right side of Plympton Circle, not completed, approximate Stations 0+00 to 1+75.

About 125 L.F. of grass island, same area, all weeds; needs reseeding.

Basin location directly at end of walk/curb #1 residence should be corrected. A drop inlet can be built off-set to this location and a solid cover placed at this walk end. for the dangerous grate circumstance.

Newell Drive

30 L.F. walk, right end at cul de sac; Lot #15, front.

Bound missing, P.C. to Circle right side.

Bound missing at circle.

Gross patch necessary, left entrance from Brastow.

Brastow Drive

Bound not found Lot #9, at PCC, left side.

150 L.F. grass island needed, #12 residence area (Smith).

Water shutoff for curb service #12 needs lowering so that a mower will pass over, etc.

250 L.F. total slope work necessary at right side street end and behind lot #15.

Grass island, rear circle berm not completed.

Loam stockpile, clean-up task.

Fill necessary for excavation near left side entrance to cul de sac

Minimum of 50 L.F. vertical curb necessary to complete cul de sac entrances at sheet roundings.

The meeting was adjourned at 11:00 p.m.

Respectfully submitted,

Joseph R. Parker, Jr.  
Secretary

MEDFIELD PLANNING BOARD  
January 21, 1985

Members present: Bancroft, Brennan, McCullough, Nye and Parker. Others present: Helen Weinert and Philip Bonano of the Sign Advisory Board and John Hinckley.

The meeting was called to order at 8:00 p.m. by Chairman Nye and the following business was transacted:

REPORTS OF BOARD MEMBERS:

Mrs. Bancroft reported that she had attended a meeting of the Capital Budget Committee and requests totalling \$530,000 had been received. It will be necessary to pare that figure down to \$300,000.

Chairman Nye reported that he had attended a Warrant Committee meeting regarding the Planning Board Budget. Mr. Nye said that he explained to Neal Olsen that the Planning Board takes in fees approximately equivalent to the invoices paid to our consultants. If the Warrant Committee does not approve the Planning Board budget as submitted, the Board will request a transfer as necessary. It was brought to the Board's attention that the 1984/85 budget is almost depleted and it will be necessary to request a transfer within the next two weeks.

Mr. Brennan said that he was the Board's representative to the School Reuse Committee, but that they held their meetings at a time which he could not attend and asked if any Board member would be his alternate. Mrs. Bancroft said she would attend the School Reuse Committee meetings if Mr. Brennan could not.

SIGN ADVISORY BOARD:

Chairman Weinert and Member Bonano met with the Board to discuss the future of the Sign Advisory Board. Ms. Weinert said that a seven-member advisory was too large and it was difficult to obtain a quorum and it was not necessary for a committee of this size to review sign applications. Ms. Weinert suggested that a three-member Board would be easier to work with and could take care of the sign review.

VOTED: To submit an article to the Town Meeting requesting that Section 13.1.3 of Medfield's Zoning Bylaw be changed to read, "A Sign Advisory Board shall be appointed by the Planning Board and shall be composed of one local business person and two residents at large."

VOTED: To reappoint Philip Bonano for a three-year term ending January 15, 1988.

KAYMARK DRIVE - EXTENSION OF STUB:

Mr. John Hinckley met with the Board to discuss what he would have to do to make a lot at the end of a stub off Kaymark Drive buildable.

Mr. Hinckley said he would like to be allowed to bring in a 1½" water line and be allowed to have overhead utilities.

The Board suggested that Mr. Hinckley meet with the Water & Sewerage Board regarding the size water pipe that would be required.

The Board is of the opinion that as the stub is only 40 feet in width and could not meet today's 50-foot requirement they would allow an extension of the stub at the 40-foot width and matching sidewalks, pavement, etc. to the beginning of the cul de sac.

The Board would like the utilities to be underground and would accept either the extension of the road 142 feet or a cul de sac which would meet zoning requirements for frontage.

As this subdivision would only be for one house, the Board will consider charging engineering costs only.

ZONING BYLAW CHANGES:

VOTED: To submit an article which will allow "inlaw" apartments in any residential area and the business district.

VOTED: To submit an article which will allow three associates instead of two on Board of Appeals.

A.J. LANE SITE PLAN:

The Board is in receipt of a revised plan showing where a truck would stop to enter Route 27.

VOTED: To send a letter to Mr. Lane requesting that the contours at Route 27 be confirmed as the Board is unable to determine from the plan whether or not a flat area has been established.

CLUSTER SUBDIVISION:

Mrs. Bancroft will represent the Board at the Board of Appeals hearing regarding the Cluster Subdivision proposed off North Street by Mr. Marholin. The Board would like to see that the natural features of the land are preserved, which includes the horse trails. It was further thought that the Board of Appeals would like to delegate some of the items required under Cluster to the Planning Board for review and verification.

COUNTRY MEADOWS ESTATES:

The Board was in receipt of a packet of information from Ralph Costello regarding this proposal. It was the consensus of the Board that the developer is subject to Section 3.1 of the Land Subdivision Rules & Regulation of the Planning Board of the Planning Board of the Town of Medfield regarding connection of a subdivision to Town water. The Board came to this conclusion for public safety and good planning.

VOTED: To send a letter to Mr. Costello stating above.

Meeting adjourned at 11:00 p.m.

Respectfully submitted,

Joseph R. Parker, Jr.  
Secretary

Members present: Bancroft, Brennan, McCullough, Nye and Parker. Others attending: Messrs. Tocci, Giunta, Dorfman, Tocci, Sr.; Messrs. John Perry and Stephen Mainones; Ralph Costello and Donald Neilson.

PUBLIC HEARING - TOCCI DORFMAN SUBDIVISION - OFF HARDING STREET:

Chairman Nye called the public hearing to order and Secretary Parker read the public hearing notice which was in the SUBURBAN PRESS on January 10 and 17, 1985.

Mr. George Giunta, land surveyor for the applicant, presented the Board with three revised sheets of the subdivision plan; namely, the drainage sheet, the profile sheet and the utilities sheet.

Mr. Giunta said that a seven-lot subdivision was being proposed off Harding Street with approximately 687 feet of road which will tie into the Doe Acres Estates Subdivision. He stated that a preliminary plan of this subdivision had been approved and that comments by Whitman & Howard on the preliminary plan had been addressed. Since the submission of this subdivision plan Mr. Tocci has received approval from the Conservation Commission for piping the brook across his lot.

Clearance of the 15" R.C. drain pipe crossing the road has been assured by Mr. Giunta. He stated that the headwall location has been changed to allow the construction of an area of riprap apron for erosion control on the subdivision property easement limits flowing to the brook. The only additional drainage shown is a ±2" pipe within a 30-foot easement which will "Y" into the existing 15" pipe. There will be no additional pipe in the channel with the existing 15" pipe. Mr. Giunta said road drainage does not make a negligible impact on the pipe as the design standards showed less than an 8" pipe.

Mr. Parker asked about drop inlets. Mr. Giunta said that "we call them drop inlets where the water comes down." There is no real fixed channel, the water finds the way down and goes into the 15" drop inlet. The condition of the drop inlets is very good and there is no erosion of the cement.

Mrs. Bancroft asked what the effect of the water would be on the other end.

Mr. Giunta said that there would be no real channel on the other side either.

Mr. Brennan was surprised to hear that there were no erosion channels.

Mr. Giunta said that there was a brook, but nobody seems to know when it was piped. The pipe is undersized, but it is a good cement pipe. Mr. Giunta said that he has a public hearing scheduled with the Board of Appeals on January 30th on the brook. He suggested that the Planning Board take the "Watershed Protection District" designation off the Zoning Map in that area.

Mr. Giunta said that Whitman & Howard requested that the plans be put on a 24x36" sheet, but he felt it would be a waste of money but would be willing to do it if the Board so requested.

Mr. Giunta felt that the drainage calculations were adequate as they include the brook down to and including Harding Street, but did not include the entire watershed.

Mr. Giunta said that the Impact Statement doesn't reflect any change in traffic patterns, but he doesn't know how we can know what that will be. The Harding Street pavement is substandard, but wide enough for traffic to enter and exit. There are no problems with sighting coming onto Harding Street.

Mr. Brennan is of the opinion that traffic could be projected as it is fairly predictable.

Mrs. Bancroft asked how high are the walls?

Mr. Giunta said that the walls would not interfere with sighting.

Mr. Giunta said that Whitman & Howard wants the sewer connection shown on a plan 24x36". This is a proposed manhole which will be tied into the sewer line which will go into Longmeadow.

The proposed headwall will be pulled back about five feet to allow for riprap in the stream bed where it exits.

There will be proper clearance between the 15" R.C. drain pipe and the sewer pipe.

Whitman & Howard said that the use of PVC material pipe for sewer and drain lines should be approved by Town Officials. Our limiting comment is that a two-foot depth of cover over PVC pipes in the area between Station 2+0 and 4+0 may be critical for trench loading in cut or fill conditions.

Mr. Giunta assured the Board that there will be at least three feet of fill over the pipe and, if the Board does not feel it is enough, it can be encased in concrete.

Mr. R. T. Tocci said that if the pipe needs to be encased in concrete it will be.

Mrs. Bancroft said that this is an unusual situation as the Board would have to act on the Doe Acres plan before the plan before us could legitimately go through.

Mr. Giunta said that everything was based on putting in both subdivisions at the same time.

Mr. Brennan noted that the plan shows a profile coming to a point. He said that there should be some kind of transition concerning this.

Regarding the water connection, Mr. Giunta said the water will make a complete loop through.

Mr. Nye was concerned that there is not a large enough flat area shown on the street which will intersect with Harding Street.

Mr. Giunta said that 25 feet at Harding Street will be on the flat.

Mrs. Bancroft thought that a portion of the flat shown included the Harding Street layout.

Mr. Nye said that the design should show a minimum of 40 feet of flat area.

Mr. Brennan said that this should be a grade of not more than 2% for 25 to 50 feet.

Three problems were reviewed - one, the amount of flat space; two, the amount of fill over the pipe in the road; and the placement of the headwall.

Mr. Nye read a letter from the Engineer/Agent of the Board of Health and a copy of a letter from Weston & Sampson regarding the sewer connection.

Mr. Nye noted that there has not been approval from the Water and Sewer Board on the sewer.

Mr. Parker asked about sidewalk plans.

Mr. Giunta said that they plan a standard sidewalk on the south side of the subdivision.

Mrs. Bancroft said she had done some research on the area and would like to suggest that one of the following names be used for the street: Buckthorn Road, Hickory Road, Rockwood Road, Deerwood Road or Heritage Hill Road.

Mr. Richard Bryant, an abutter on the south side and Chairman of the Conservation Commission, said that both his wife and he are pleased with the plan subject to any conditions which have been issued.

Mr. Nye said that the Board is trying to make a decision on the Doe Acres Plan and the Tocci-Dorfman plan together.

Mr. Giunta said that all the changes have been made and that there will be a subdrain throughout. The subdivision will have a temporary cul de sac shown on the plan, but it will not be built as Doe Acre Estates will meet it and it will be a through street.

Mr. Nye said that the hearing would not be extended beyond tonight, but the February 8th deadline is a problem.

Mr. McCullough noted that lot 5 is not a legal lot and a statement to that effect should be put on the plan. He also noted that lot 4 does not have proper frontage, even with a proposed cul de sac, but would meet zoning when and if Doe Acres Road is constructed.

As there were no further questions, the hearing was adjourned at 9:00 p.m.

MAIN STREET BUILDING - RALPH MANGANIELLO:

Messrs. John Perry, architect, and Stephen Mainones, engineer, for Ralph Manganiello, met with the Board to discuss the variation from the approved Site Plan which appears to be emerging as the Main Street building progresses.

Mr. Perry said that Mr. Manganiello asked him to come here and straighten out the problems. The original plan showed the cement-block building attached to the restaurant building. When construction was underway, it was found that the cement-block building would not meet Code. It was subsequently razed. Then a large portion of the restaurant building was found to be substandard, so that was substantially razed also. The next step in the events was that a plan was reviewed of the architectural rendition of the Beard/MacCready Building and a building was designed which would be compatible with that building. This plan was brought to the Building Inspector and a building permit was issued.

As the building stands, ground coverage will add 2,000 feet to the proposed building, plus a second floor.

Mr. Perry said that the square footage of the building would be doubled. The gross was 9,865 and now is 17, 200. The scope has doubled, but the building will be limited

to office space. The retail stores and the restaurant will be eliminated.

Mr. Perry stated that Mr. Manganiello asked him to talk with the Board to determine how this problem can be solved. Mr. Mainones and he are trying to engineer the additional parking.

Chairman Nye said that procedurally we should decide how we should go forward with the matter. It appears that the developer should resubmit and a complete review of a new site plan should be done.

Mrs. Bancroft reiterated that the restaurant and retail space have been eliminated and Mr. Manganiello has agreed to use the building totally for office space.

Regarding resubmission, Mr. Perry was concerned with the timing. He noted that one alternative would be to go back to the original footprint.

Mr. Perry asked if Mr. Manganiello agrees to one story and removes the second floor, could we come back with the footprint that is there now? Would that change be large enough so that we would have to go through the whole process?

Mr. Perry said that 12 additional spaces had been picked up.

Mr. McCullough noted that if 2,000 square feet is added, it would require 18 to 24 additional parking spaces. He stated that we need not only a site plan, but also a floor plan.

It was the consensus of the Board that a new site plan hearing would be required.

COUNTRY MEADOWS ESTATES:

Mr. Ralph Costello met with the Board and stated that he was disappointed with the Board's letter requiring that he have water installed to his proposed subdivision off Plain Street. He said, "It will cost me \$50,000 to \$60,000, which I could have put away for a rainy day."

Mr. Costello asked the Board if there were any other deficiencies in his plan which should be corrected before the definitive plan is filed.

Mr. Nye said that there was a question on the configuration of one lot, but that was more of a concern if water and sewer were to be on the same lot.

Mrs. Bancroft noted that there is insufficient detail showing how the proposed road ties into the existing road.

The Board reminded Mr. Costello that if any gravel were to be removed from the site that approval would have to be obtained from the Board of Selectmen.

MPIC RESIGNATION:

The Board is in receipt of a letter of resignation from the MPIC from Nicholas J. Scobbo, Jr., because of the pressure of business.

**VOTED:** To accept Mr. Scobbo's resignation and to send him a letter of thanks.

DOVER FARM ROAD CUL DE SAC:

Mr. Schlager had telephoned the office to ask for an opinion regarding the planted

cul de sac at the end of Dover Farm Road.

VOTED: To send Mr. Schlager a letter stating that they felt that the plantings looked a little sparse and they would have no objection to having a few more larger trees planted.

SCENIC ROAD HEARING - NOON HILL STREET:

The Board had received a letter from Tree Warden Ellis Allen stating that he was in agreement regarding the removal of three trees from Noon Hill Street to allow a driveway for John Clark. Mr. Clark also requested the removal of stones from a stonewall, which he will replace.

VOTED: To allow Mr. Clark to remove the trees and remove and replace the stones in the stonewall.

The meeting was adjourned at 11:00 p.m.

Respectfully submitted,

Joseph R. Parker, Jr.  
Secretary



MEDFIELD PLANNING BOARD  
February 4, 1985

Members Present: Bancroft, Brennan, McCullough and Parker. Others attending: Messrs. Delapa, Perkins, Giunta for Wampatuck; also Dale MacKinnon of Whitman & Howard.

Vice Chairman Brennan called the meeting to order and the following business was transacted:

CONTINUATION OF WAMPATUCK SUBDIVISION HEARING:

Vice Chairman Brennan called the continuation of the Wampatuck Subdivision hearing to order at 8:00 p.m. He said that the continuation tonight should answer questions regarding a traffic impact study and other questions.

Mr. Delapa said that his engineer, Mr. Perkins, met three or four times with Whitman & Howard.

Chairman Brennan read Whitman & Howard's letter of February 4th regarding this subdivision.

Mr. Brennan asked where the certification to determine that there was adequate site distance on Route 109 was.

Mr. MacKinnon said that Grant Ellis and Tony Lionetta decided that Mr. Perkins should do the work for the intersections. Mr. Perkins met with us on the 22nd of January and Mr. Lionetta reviewed the work. A notation has been put on the plan stating "No sight distance will be less than 475 feet horizontal - minimum distance for 60 mph". This note refers to both intersections. The sight line at both intersections is 800 feet.

Mr. Brennan noted that this exceeds the safety criteria established by the highway authorities.

Mrs. Bancroft said it appears that removal of earth and trees from Town land will be required.

Mr. Perkins stated that he could not work on town, county or state land without permission.

Mrs. Bancroft asked if the contours shown on the plan are existing or proposed.

Mr. Perkins said they were existing.

Mrs. Bancroft said that the entrance to town is aesthetic and is a nice feature.

Mr. Delapa said he doesn't want to touch anything that he doesn't have to. It costs him money.

Mr. Perkins said that the land will be graded from the edge of the travelled way.

Mrs. Bancroft noted that will require earth and tree removal. She would like to know what the town gains or loses.

Mr. Perkins said that the tree line will have to be moved behind the sight line as shown on the plan.

Mr. Parker asked how many feet will that be from the edge of the pavement?

Mr. Perkins said it will be ten to fifteen feet on the public way.

Mr. Parker asked if one road would require as much clearing as two? His concern is with the natural features of the land and he won't touch anything that isn't called for.

Mr. Delapa noted that roads will be in the valley. We will beautify the whole area. We will not touch anything that isn't required for sight purposes.

Mrs. Bancroft asked to what degree would it be necessary to cut and fill on the public way on the Mount Nebo Street entrance?

Mr. Delapa said there would be very little cutting and filling.

Mr. Perkins said that in order to put the road in a 4 to 1 slope is necessary and the sight line is necessary.

Mr. Delapa said that they are providing more sight distance than required by the town.

Mr. McCullough asked Mr. Delapa if he had any concern about how these roads were being connected.

Mr. Delapa did not answer this question.

Mr. MacKinnon said that he didn't get involved with the traffic study; however, engineering-wise if we have the sight distance, we are not concerned. Aesthetics if what Mrs. Bancroft is concerned with.

The hearing was concluded at 9:00 p.m.

The Board would like to see the subdivision connected to Wood End Lane. The .18A of land is owned by Debra Ann Realty Trust. Mrs. Willis will call Attorney Morley to request that he advise the Board as to the land's status.

Mr. McCullough suggested that the subdivision could be approved on the basis that no more than one subdivision road onto 109 be constructed and it could be required that a cul de sac be built before connecting Wampatuck with Main Street, if the two roadways onto Route 109 were not acceptable to the Planning Board.

It was suggested that Town Counsel Fuller, the Selectmen and Highway Superintendent be invited to attend the February 11th Planning Board meeting.

SCENIC ROAD DECISION - NOON HILL STREET:

VOTED: To allow the removal of trees on Noon Hill Street in accordance with request as stated in the public hearing notice.

The decision was signed.

ROCKY LANE - PLAN UNDER SUBDIVISION CONTROL NOT REQUIRED:

The Board is in receipt of a Plan under Subdivision Control not Required showing two lots on Rocky Lane.

VOTED: To inform the applicant, Paul Nyren, that Lot #2 does not appear to meet the 175-foot width at setback and request that he have the plan changed to comply or put a note on the plan that "Lot 2 is not a buildable lot."

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February 4, 1985

TOCCI-DORFMAN SUBDIVISION:

The Board is in receipt of a request to extend the time within which to make a decision on the subdivision off Harding Street to February 28, 1985.

VOTED: To send a letter, certified, return receipt requested, to Mr. Tocci allowing the extension of time within which the Board must make a decision to February 28, 1985.

A.J. LANE CONSTRUCTION:

The Conservation Commission minutes noted a problem with the A. J. Lane Industrial Site.

BIKE PATH FUNDS:

Mr. Parker asked that this be an agenda item.

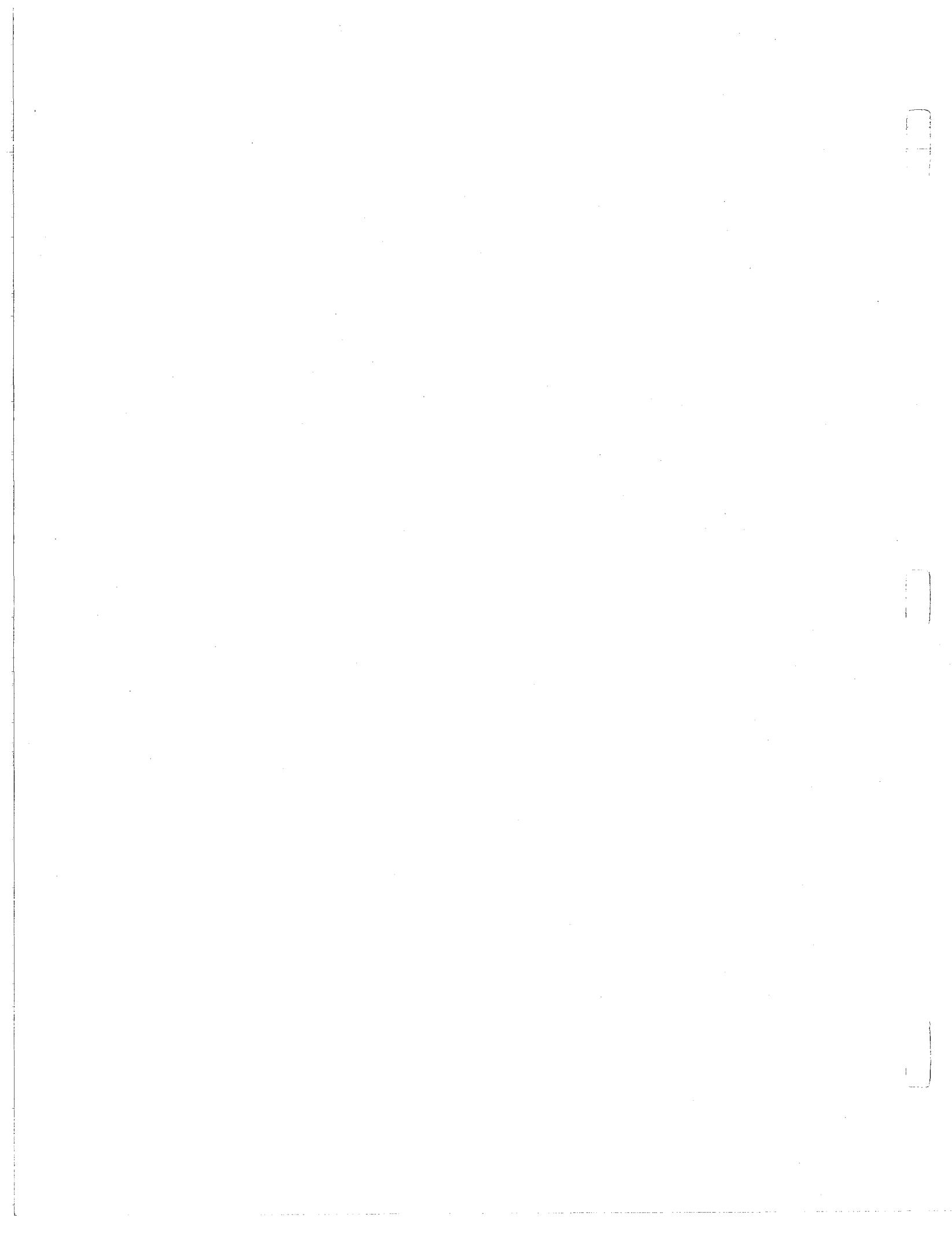
MAIN STREET SITE PLAN - M&D:

The Board is in receipt of a new Site Plan for 258 Main Street. A public hearing has been set for February 25th.

The meeting was adjourned at 10:40 p.m.

Respectfully submitted,

Joseph R. Parker, Jr.  
Secretary



Members present: Bancroft, Brennan, McCullough, Nye and Parker. Others attending: Superintendent Feeney, Chairman Selectmen Childs, Town Counsel, Fuller and Dale McKinnon of Whitman & Howard; Edward Beard and David MacCready.

SCENIC ROAD HEARING - CAUSEWAY STREET:

Superintendent Feeney reported that the Tree Warden had already held his hearing and has recommended that the trees in question be removed. The removal of the trees as proposed will improve the sight distance on Causeway Street. The funds for the work will be taken out of the Highway Budget and Superintendent Feeney said he will meet with Steve Bassett to discuss the removal of trees on the Trustees of Reservations land. There is a stonewall which is in disrepair. This will be put back in kind. The County engineer will mark the road off and the Trustees will look at it. The removal of trees will make Causeway Street much safer.

Mrs. Bancroft suggested that the stones from the wall be saved.

The hearing was declared closed at 8:05 p.m.

VOTED: To approve the removal of 18 trees in the area of a curve on Causeway Street as described in the public hearing notice and that the stonewall existing in that area of the street be replaced after the street is completed to its approximate condition.

WAMPATUCK SUBDIVISION:

The Board invited Selectman Childs, Superintendent Feeney and Town Counsel Fuller to meet with them regarding the removal of trees and earth to allow proper sight distances for two proposed streets from the Wampatuck Subdivision.

Mrs. Bancroft said that the Planning Board is concerned about (1) the desirability of two streets exiting onto Main Street and (2) the aesthetic value of the Town's entrance.

Mr. Nye pointed out that the neighbors say it is dangerous on that stretch of road without the additional intrusion.

Mrs. Bancroft asked if adding two streets would be less safe than adding one? Although Whitman & Howard studies do not indicate that it is less safe, Mrs. Bancroft said she is still not convinced.

Mr. Brennan explained that Whitman & Howard are saying that the way it is designed with the slope cut back, the sight distance is adequate to enter the street safely.

Mr. MacKinnon of Whitman & Howard said that he had discussed this specifically with his traffic engineer again. It was determined that if we were talking about 200 homes it would be different, but we are talking about a relatively small number.

Mr. McCullough asked how the sight lines would be if the Town land were not graded.

Mr. MacKinnon said that would not be acceptable.

Mrs. Bancroft asked Superintendent Feeney for his opinion of two additional streets exiting onto Route 109.

Mr. Feeney said that if the proper sight distances are maintained and the Land Subdivision Rules and Regulations are followed, you can't deny access to the property.

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Mrs. Bancroft asked if Mr. Feeney thought that by putting in a road and cutting the hill back would Route 109 be safer?

Mr. Feeney said it would make it safer, but it would lose some of its aesthetic qualities.

Mr. Parker asked Mr. Feeney how he felt about two roads as opposed to one.

Mr. Feeney said that having two roads could slow down the traffic and give them good sight distance; however, we would like to see a connection to Wood End Lane.

Mr. Parker asked if the Board could approve this plan with a condition that it must be connected to Wood End Lane.

Town Counsel Fuller said that there are cases that say that you can do it.

Mr. McCullough asked if the Town would have to take the road by eminent domain.

Mr. Fuller stated that the Town should not be involved. The developer would have to make his own arrangements regarding the connection.

Selectman Childs felt that the proposed name of "Old Mount Nebo Road" is too similar in sound to Nebo Street.

VOTED: To approve the Wampatuck Subdivision Plan dated August 30, 1984, and revised to January 23, 1985, with the following conditions:

1. That a connecting road be constructed between Wood End Lane and the street currently named "Old Mount Nebo Road."
2. That the cul de sac at the end of "Old Mount Nebo Road" be deleted.
3. That a street name which meets the approval of the Board be suggested in place of "Old Mount Nebo Road" as there is a street name already active which is too similar.
4. That catchbasins be constructed on the uphill (or East) side of both Wampatuck and Old Mount Nebo Roads, which drainage would be connected to the Wampatuck Subdivision street drainage and the design for this drainage must meet the Land Subdivision Rules and Regulations and be approved by the Board.
5. That the catchbasins on Moccasin Drive be located before the radius in all cases. They are currently shown on the radius.
6. That a waiver be granted to allow a 9% grade for Moccasin Drive.
7. That it be noted on the plan that Delapa Hill is "Not a Buildable Lot."

DOE ACRES ESTATES:

The Board is in receipt of a three-page list of items which had not been adequately addressed. A copy of the letter enumerating these items will be sent to Mr. Ronald Tocci, Sr.

VOTED: If a request for a 30-day extension is received by 3:00 p.m., Friday,

February 15th, it will be accepted by the Board.

VOTED: If no request for extension is received, the plan will be denied using information in Whitman & Howard's February 11th as reasons for denial

BEARD/MacCREADY BUILDING - MAIN STREET:

Messrs. Beard and MacCready met with the Board to discuss their plan for a building on Main Street. They said that the original plan presented was 42 feet in height and the Town only allows 35 feet, so the building had to be redesigned.

Mr. Beard said that the newly designed building will have 41,000 square feet of net floor space. We will be using the same foundation and parking plan. The building will be 80% office and 20% retail.

Mr. Nye asked Mr. Beard to submit a letter to the Board with his request.

ROCKY LANE PLAN - UNDER SUBDIVISION CONTROL NOT REQUIRED:

The Board is in receipt of a letter from Landmark Engineering certifying the width at setback which was questioned by the Board.

VOTED: To sign Plan of Land in Medfield dated September 21, 1984, and revised January 29, 1985, showing two lots, drawn by Landmark Engineering, Wrentham, owned by George Kingsbury.

NORTH STREET - PLAN UNDER SUBDIVISION CONTROL NOT REQUIRED:

The Board is in receipt of a Plan of Land in Medfield, drawn by Cheney Engineering Company, Needham, showing ten-plus lots off North Street, owned by Michael Marholin.

VOTED: To sign the above described plan.

Both plans were signed.

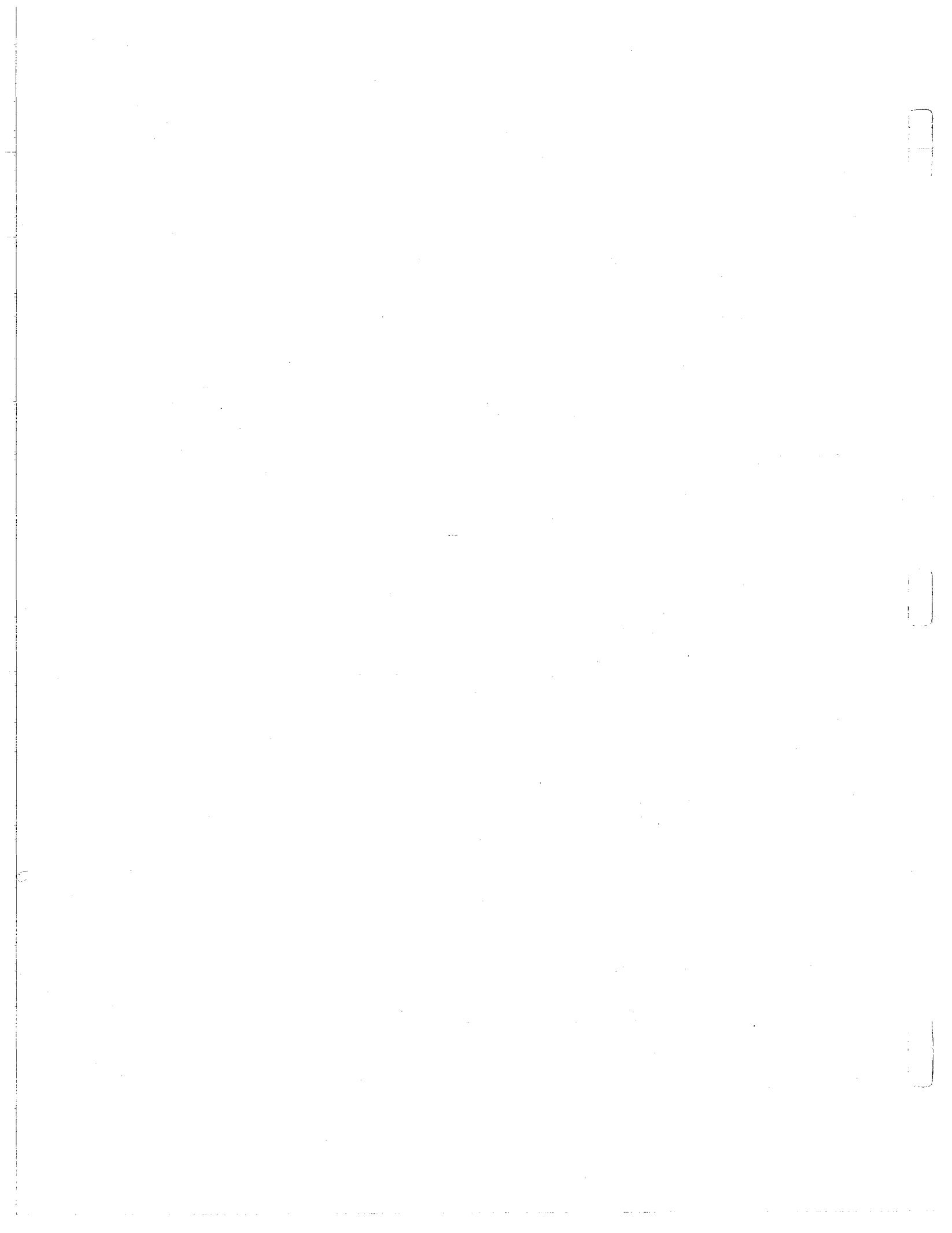
ANNUAL REPORT:

The Annual Report was approved.

The meeting was adjourned at 11:00 p.m.

Respectfully submitted,

Joseph R. Parker, Jr.  
Secretary



Members present: Bancroft, Brennan, McCullough and Nye. Others attending: Persons interested in SPECIAL PERMIT Hearing for 258 Main Street; Mr. Robert Borrelli, Mr. Barrett, Guthrie and Gibson re Wampatuck, and Mr. & Mrs. Hollis.

PUBLIC HEARING - SITE PLAN 258 MAIN STREET:

Chairman Nye called the hearing to order at 8:00 p.m. and read the notice which appeared in the newspaper regarding this hearing.

Chairman Nye stated that a Site Plan for this lot had previously been approved but because a structure was built which is not in compliance with the original approved plan, the original site plan is rendered null and void.

Procedurally, we will have a presentation by the applicant, followed by questions from the Board. Finally, anyone here tonight may ask questions as well. Mr. Nye read the Whitman & Howard report and asked that the applicant or his representative come forward to make the presentation.

David Dederer, Norwood Engineering, representing Mr. Manganiello, said that a plan has been drawn to show the shape of the building constructed. The shape and size of the building have been changed. Originally there was just one floor. Now there will be two floors and one-half floor at the end. The parking ratios are reflected on the plan. Approximately 70% of the street floor will be open to the public and according to Norwood Engineering's formula 59 parking spaces will be required. Since the upper floor will be office space, we couldn't come up with ratios as prescribed in the Bylaw so one space for 250 square feet of floor area was used for the second floor.

Mr. Nye asked if the spaces for retail are determined by total space.

Mr. Dederer said that there are approximately 10,000 square feet in the entire street floor. 70% will be open to the public. For the upper floor we have used total square footage and dividing by 250 as we don't know exactly how many offices or how many will be employed. There will be handicapped spaces near the ramp. We have a letter from Weston & Sampson which allows connection to the sewer manhole. There is a water line which goes into the building.

Mr. Nye noted that the sewer connection is a change.

Mr. Dederer stated that since Beard and MacCready will be installing the sewer, M&D will be able to connect. He showed the Board some drainage calculations for the leaching galleys which show how they will handle runoff.

Mr. Nye asked if any pavement had been added.

Mr. Dederer said that there will be more roof, but not more pavement. There is one-way passage now which gives a freer traffic flow. The catchbasin and leaching galley have been moved.

Mrs. Bancroft asked how the M&D grade is going to match the adjacent area.

Mr. Dederer said that there will be no retaining wall. A two-to-one slope will be on the M&D side.

Mrs. Bancroft said that a two-to-one slope is very steep and asked about landscaping in front of the building.

Mr. Dederer presented the Board with a landscaping plan.

Mr. Nye asked if there is any provision for parking for employees in the retail area.

Mr. Dederer said that employee parking had not been considered.

Mr. Nye noted that there will be some employees and the fact that no parking has been provided is unrealistic. The Board would like to know how you intend to plan for that. The person who did the planning should be here or send us a letter. On the face of it, the parking does not seem to meet the Bylaw at all. This seems to be a glaring deficiency.

Mr. McCullough said that a plan showing the offices is needed. Also, he inquired if the developer were planning to shape the edge of the pavement so that the street will have some shape or form.

Mr. Dederer said that after the building and paving that there will be some re-seeding.

Mrs. Bancroft asked if an elevation plan of the building had been drawn.

Mr. Perry, architect, showed an elevation of the building as proposed, with the exception of the addition being contemplated.

Mr. McCullough asked what the over-all height of the building will be.

Mr. Perry said it works out to be 34 feet.

Mrs. Bancroft asked if they are required to have an elevator for handicapped.

Mr. Perry said, No."

Mr. McCullough asked why Mr. Perry did not think an elevator would be required.

Mr. Perry said that before an elevator is required it is necessary to have three floors, or if public money is being used, or if one employer has more than 40 employees. The developer does not have to provide an elevator as the second floor can be private offices. On the first floor there will be ramps onto the covered walk. There will be a ramp on the first floor and it is not necessary for access to be given to the second floor.

Mr. Nye said that Whitman & Howard thinks that there should be handrails.

Mr. Perry replied that wherever the grade exceeds two feet there will be handrails.

Mr. Dederer stated that the handicap spaces are in the rear.

Mr. McCullough noted that entrance for the handicapped is not supposed to be second class. It is supposed to be used by the general public as well.

Mr. Nye suggested that some parking for handicapped could be in front of the building. He asked if there will be a main hall.

Mr. Perry said that there would be a main hall. In answer to questions relative to handicapped parking, he said he had met with the Barriers Board and tried to locate handicapped parking in accordance with their recommendations.

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Mr. Dederer said that two thirds of the parking is in the rear.

Mr. Nye noted that the total size of the building appears to be too big for the lot.

Mr. Gary Lehmann, 6 Hatters Hill Road, had two concerns. (1) Is the new plan within the law in terms of maximum heights for a business zone. It will be about one foot below maximum. (2) What assurance do we have that this building will not be a restaurant. I am afraid that the additional parking would be on Hatters Hill Road and I would not like that on our street.

Mr. Nye replied that the representation that we have had is that there will be no restaurant use. There will be no restaurant. If he wants a restaurant, he would have to decrease the mass of the building and provide more parking. Once he has approval he won't be able to have a restaurant.

Mr. McCullough said, "The applicant owes us a floor plan showing how it is going to be used. That might clarify it."

Mr. Nye asked if Mr. Manganiello had given up on a restaurant.

Mr. Perry said that he has the first and second floor plan laid out. The only reason I didn't bring it this evening is because Mr. Manganiello had not seen the plan as yet. Basically there are five retail stores on the first floor and five office setups on the second floor and there will be no restaurant.

Mr. Nye asked if it would be possible for the Board to review the floor plan of the building within the next two weeks.

Jack Williams, 44 High Street: The parking requirements for office space seem vague. Is there any way of tying this down? In that particular area you can't park on the street. There is a little bit of trouble on Park Street because of the parking. That is not so bad, as it is not on a main street.

Mr. Nye stated that the Board is concerned about the parking. It appears that the ratios for retail are pretty well spelled out. In office space, when dealing with a building like this, the developer doesn't know how many people will be employed in the office. Mr. Nye said his greatest concern is for retail.

Tom Caragliano, Philip Street, asked why the Board is considering this plan and is not back to the original one.

Mr. Nye stated that to some extent he shares Mr. Caragliano's feelings.

Mrs. Bancroft said that because the plan did not meet the Board's requirements, the building permit was revoked.

Mr. Caragliano: You should go back to what was originally planned. I can't comprehend how he could get a second chance. He should go right back to the original one. Our Rules & Regulations are very plain and I don't think we should be thinking about something like that. We should go back to what was originally approved.

Mr. Nye asked if there were any other comments.

Mr. Caragliano asked if the runoff in this area would affect the brook.

Mr. Nye said that this was more of a concern with the Beard & MacCready plan. The consensus of the Board was that the hearing could be closed. The Board will not

make a decision until it has reviewed the floor plan.

The hearing was adjourned at 9:00 p.m.

BORRELLI- CLAYPIT ROAD:

Mr. Robert Borrelli met with the Board to discuss how to make a lot on Claypit Road, which is not a public way, buildable. He stated that the lot would have access to sewer and town water. It does not appear that the layout of Claypit Road is more than 40 feet.

Mr. Nye said that the Board has authority to grant waivers, but seldom does on a 50-foot layout.

The Board noted that in order to build on the Claypit lot under discussion it would be necessary to construct a public way for the required frontage.

Mr. Borrelli said he would talk with his attorney and return to the Board with his attorney's recommendations.

WAMPATUCK SUBDIVISION:

The Board agreed on the following conditions for the acceptance of the Wampatuck Subdivision Plan dated 8/30/84 and revised to 1/23/85:

1. That the street shown on the plan as "Old Mount Nebo Road" be connected to Wood End Lane and that the design of the connection to Wood End Lane be subject to the approval of the Planning Board.
2. That the cul-de-sac at the end of "Old Mount Nebo Road" be deleted.
3. That the street name "Old Mount Nebo Road" be changed so as not to be confused with an existing street name. Suggestions should be submitted to the Board for approval.
4. That adequate new drainage be provided on Main Street where it is proposed to regrade for sight distance and where proposed grading would interrupt present drainage channels.
5. That all catchbasins be located off the radius. They are currently shown on the radius of Moccasin Drive.
6. That it be noted on the plan that Delapa Hill is "Not a Buildable Lot."
7. All conditions, if any, of the Board of Health, Water & Sewerage Board and Conservation Commission must be met.

Mr. John Guthrie of Wood End Lane expressed concern about the safety of the connection of Wood End Lane to Old Mt. Nebo Road, as they will be connected on a hill and a curve. He suggested that a STOP sign should be erected where the two streets meet. He felt this intersection would change the character of the neighborhood and that a lot of additional traffic would be going through the area.

Mr. Brennan said he felt that Mr. Guthrie's fears were ill-founded and the connection would provide better access to the Gun Hill Subdivision for emergency vehicles. The Board's decision was based on safety factors.

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Mr. Barrett, 46 Wood End Lane, said that Millbrook Road to Nebo Street was a cut-through for people trying to avoid the town center.

Mr. Guthrie stated that another concern was whether the road can be graded to have a pleasing appearance and also be safe. He showed the Board photographs of the area as it is presently.

Mrs. Gibson expressed concern regarding drainage going into Mill Brook.

HOLLIS PARKING PLAN:

Mr. & Mrs. Hollis met with the Board to discuss their Parking and Drainage Plan. The drainage ditch as shown does not appear to connect with the adjacent properly. A profile of this is required to prove to the Board that the drainage will work.

Mr. Brennan said that the plan should be drawn so that it can be handed to a contractor and constructed.

The requirements of the Board of Appeals should be shown on the plan and a profile of the culvert and connecting drainage should be shown.

The Hollis's will make these changes and present the plan to the Board in the next couple of days.

TOCCI DORFMAN SUBDIVISION:

The Board is in receipt of a letter requesting that the time period within which the Planning Board must make its decision on the Tocci-Dorfman plan be extended to March 15th.

VOTED: To extend to March 15th the time within which the Board will make its decision.

MARVIN INDUSTRIAL PARK:

The Board is in receipt of a letter requesting that the time period within which the Planning Board must make its decision on the Marvin Industrial Park subdivision be extended to May 15th.

VOTED: To extend to May 15th the time within which the Board will make its decision.

ZONING ADMINISTRATOR:

The Board is in receipt of a letter from Town Counsel setting forth his need for a Zoning Administrator to be available as an expert witness when needed.

Instead of a zoning administrator, the Planning Board recommends a consulting budget for the Board of Appeals.

Town Counsel suggests that the word "blood" be changed in the inlaw apartments proposed zoning change so that it would be more restrictive.

MEMORIAL SCHOOL REUSE COMMITTEE:

Mrs. Bancroft, a member of the Memorial School Reuse Committee, requested the Board's input regarding the reuse of the Memorial School. The consensus of the Board is that it should be leased; however, any rezoning which the Committee might require could not be ready for the upcoming Town Meeting.

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Respectfully submitted,

Margaret E. Bancroft  
Secretary Pro-Tem

MEDFIELD PLANNING BOARD  
March 4, 1985

Members present: Bancroft, Brennan, McCullough and Nye. Others attending: MPIC  
Members John Gagliani, Robert Kinsman, Robert Strong, Lorretta  
Fader and Sara Schmid.

The meeting was called to order at 8:00 p.m. by Chairman Nye and the following  
business was transacted:

MEETING WITH MPIC:

MPIC Members Gagliani, Kinsman, Strong, Fader and Schmid met with the Board. MPIC  
Chairman Gagliani stated that the Committee would like to redirect their efforts to  
the Master Plan. The Committee UNANIMOUSLY VOTED to meet with the Planning Board  
and suggest that a new Master Plan be drawn up.

Mr. Kinsman said that many of the items recommended by the original Master Plan have  
been accomplished; namely, the Town Garage, Police Station and the Water Tower have  
been constructed. He said we should now plan for the next 15 to 20 years.

Mrs. Bancroft stated that in 1979 the MPIC did an evaluation of the original Master  
Plan, which was designed as a 15-year plan in 1964. To that extent the plan has been  
updated to 1979. The Town is in a different stage now than in the 60's. Zoning is  
in place and the town has matured. It would be good to do an overview.

Mr. McCullough stated that the inlaw apartment article has not been reviewed by the  
Board. He stated that with this every house in town is potentially a two-family.  
Mr. McCullough felt that before new laws are added, the old laws should be enforced.

Mrs. Bancroft suggested that specific planning should be done as needed and used Park  
and Recreation and Open Land Management as examples.

Mr. Strong feels that the 5-year capital plan should be kept current. He said that  
when the MPIC tried to help get this started they were told "hands off."

Mrs. Bancroft credited the MPIC with getting the capital plan updated again. Mrs.  
Bancroft suggested that the MPIC look at the 1976 Growth Policy. The format is useful.

The MPIC asked if the Planning Board still needed them. Did their role change?  
The Board feels the committee is still needed.

Mr. Gagliani is of the opinion that there should be more coordination among all Boards.

Mr. Strong suggested that the MPIC have several more meetings to think out what  
the process for updating the Master Plan would be.

Mr. Brennan felt that the MPIC should meet and bring in a more specific proposal.

LAKE PLAN AT RR CROSSING:

Mr. Gerald Lake met with the Board to give them a progress report. He said that the  
estate is all settled. He is completely financed. He is waiting for ground water  
elevation tests for the septic system.

Mr. Lake said he would like to add 1,000 square feet of office space upstairs in his  
building as he no longer contemplates a coffee shop and that should free several  
parking spaces.

The Board did not feel that there was sufficient parking to add a second floor to Mr.

Lake's building at 520 Main Street.

HOLLIS PARKING PLAN:

Mr. & Mrs. Hollis met with the Board regarding their parking and drainage plan.

Mr. Nye explained that only one principal building could be constructed on a lot. An addition could be made to a building at a later date. If there were a common roof, it would have to be high enough to accommodate the tallest of trucks.

The only irregularity of the plan was that the note regarding parking should be moved and put in with the other notes.

VOTED: To approve the parking and drainage plan for a site on North Meadows Road with the condition that the "Note" regarding parking of vehicles and equipment be removed to the "Note" area.

PARKING PLAN FOR M&D BUILDING ON MAIN STREET:

The Board reviewed the floor plan submitted and noted that there were 9,414 square feet on the first floor, requiring 82 parking spaces, and that the second floor requires 26 parking spaces. It appears that the building is too big for the lot. Mr. Nye would like to have a full Board present to make the decision on this plan.

RIPARIAN RIGHTS CONFERENCE:

Mrs. Willis will attend this conference on March 29th.

SITE PLAN - SPRING STREET:

Mr. McCullough informed the Board that he will be submitting a Site Plan for a seven-unit condominium on Spring Street on Monday, March 11th. He would like a public hearing as early in April as possible.

MINUTES:

VOTED: To approve the minutes of January 7, 21, 28, February 4 and 11, 1985.

DOE ACRES ESTATES:

The Board VOTED to have the street name "Doe Acres Drive" changed to "Heritage Hill Road." The developer will be notified.

The meeting was adjourned at 11:30 p.m.

Respectfully submitted,

Margaret E. Bancroft  
Secretary Pro-Tem

MEDFIELD PLANNING BOARD

March 11, 1985

Members present: Bancroft, Brennan, McCullough, Nye and Parker. Others attending: Residents re public hearing on zoning.

PUBLIC HEARING ON CHANGE OF ZONING ON WEST/WEST MILL STREET:

Acting Chairman Brennan called the hearing to order and Secretary Parker read the notice which appeared in the SUBURBAN PRESS on February 21 and 28, 1985.

Mr. Brennan explained the procedure to be followed. First, the petitioner will be asked to explain the purpose of the change and why it is good for the Town. We will then entertain questions from Planning Board Members, other Town Boards and then questions from residents will be heard.

Mr. William E. O'Neil: I am an attorney. I am being paid by the petitioners, Mr. Peter Fickeisen and Mr. Benjamin Nickerson. The request for the rezoning is to change the zoning from BI to RU. Under the General Laws, the Planning Board must hold a public hearing and make recommendations to the Town Meeting. We seek your support and would like to develop this property in the spirit of the adjacent properties - School House Park and Five and Seven (West Mill Street). They seek to rezone to bring the same concept into a residential area. There is a B-I zoning district to the west, I-E zone to the north and west abutting this property. Across West Street is zoned R-S. We are seeking an upzoning not a down zoning. We want to go up. Mr. Nickerson will explain the planned development. If there are any questions on the legalities of it, I will answer them. I would like to introduce Mr. Nickerson and Mr. Fickeisen as well as the owner, Mr. Hedges.

Mr. Nickerson: The size of the plot is 2.9 acres. It runs along West Street and comes into the corner of West and West Mill Streets. Shown on one side are business condos which we completed this year. The site to be rezoned now has a single-family residence located thereon. The lot is generally wooded and somewhat open in the front. There is a wetland as established by a botanist in the field and agreed to by Norwood Engineering. We have stayed away from the wet area. We are proposing to have 16 units - 2-story town houses and single-level units. The general configuration would be two building structures. The rendering is looking back to the buildings. They would be wood frame with clapboard siding, the traditional New England look, somewhat like the office condominiums on the adjacent property. There would be no garages proposed. We have broken the parking up so that no one area would have too much parking. I don't think there is too much more to say about it.

Mr. Nye asked how the buildings would be serviced with utilities.

Mr. Nickerson said the units would be heated by electric heat pumps. The utilities would be underground. Each individual unit would have its own heating and air conditioning unit and its own electricity. Sewer and water exists. We have extended the sewer down West Street for the two office buildings and there is a connection in this area so that it would be on sewer. It is interesting to note that the property line is still back quite away from the edge of West Street. The buildings are set back quite away from the edge of the road.

(SHOWED AERIAL PHOTO OF THE AREA)

Mr. Nickerson: They are two-bedroom units. They will be closer to single-family than a brick block. Maintenance would be done by the association. I would not expect to find any school age children. It will probably be a positive tax generator to the Town. The driveway would be a private drive maintained by the association. I think every town needs a variety of housing types. We all go through different periods in our life. When you are raising children, family housing is important.

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This is not considered "family housing." At another time it is inviting not to have to keep the yard and maintain the outside of the house. There are apartment houses in town but they don't have any residential feeling.

Mr. Brennan: Any questions from other Board members?

Mr. Parker: Basic question - People are going to ask why do you want to change the zoning. You haven't addressed the basic issue of telling us about the purpose for changing it from Business-Industrial to Residential-Urban. In other words, could you develop this for business/industrial use as it is now zoned.

Mr. Nye: There are many people who would like their land rezoned to RU. We will hear, "Why here, why not on my land?" Those are things that we need to address. Maybe it would be best to strike at the heart of the question.

Mr. Fickeisen: To go over the history of that whole area, we have developed two pieces of property on the corner of West and West Mill Streets and School House Park too. We now think that the area has been saturated with offices. The land we would like rezoned is a nicer piece of land. The three pieces of property were not generating much profit for the Town. Residential use of the land with the flavor of what we have done in this area in the past few years. I am not building something, selling it and taking a hike. We would like to finish the job we started out to do in this area.

Mr. Nickerson: The reason we wish a rezoning is that in the process of marketing what we have there is still one spot available for sale. It is Business-Industrial. Given the kind of zoning that exists now, what is being proposed would certainly not be detrimental to the area.

Mr. O'Neil: I alluded to it. The basic concept is that it is complementary to what exists now. It is complementary and good planning. I know the questions that are coming. The answer is that it is complementary to what exists. The utilities are provided for, there will be no industrial waste, no fossil fuels. If you have industrial use here you could pump a lot of things into the atmosphere.

Mrs. Bancroft: How does this piece of zoning fit into the industrial zone?

Mr. O'Neil: This would be going from a less restrictive zone to a more restrictive zone here. You are crossing over industrial to residential. You are going to a more restrictive zone.

Mr. Nickerson: Another thing to consider is where it lies on the zoning map. On the other side of this line is industrial. There is a wet area which won't be built so that no industrial land will be built on in the back of the lot. If this lot was all flat and treeless land, it could be used industrially. Because of the natural features it won't happen.

Mrs. Bancroft: How close is the adjacent industrial building on the northeast side of your building?

Mr. Nickerson: 200 feet.

Mrs. Bancroft: It is a natural buffer zone.

Mr. Fickeisen: The industrial use is out of place.

Mr. O'Neil: At the present time there is a residential house in the area. This would make it conforming.

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Mrs. Bancroft: Another point that will be raised is that we don't have very much industrial land. We need a balance of industrial, commercial and residential use.

Mr. Nickerson: This is only a three-acre parcel, one-quarter of which is wetland.

Mrs. Bancroft: Have you tried to find the highest and best use under this zoning? That is an argument.

Mr. Nickerson: Zoning for BI lots were too small. The lot size made it necessary to rezone.

Mr. Brennan: Any comments or questions from anyone in the audience?

Mr. Hardy: Isn't this an industrial area? There will be land that abuts. 150 feet of the industrial land is required as a buffer. It seems to me because of the work that is going on in that area and because of the increase in value of commercial and industrial land, perhaps someone would like to go in with some R&D. They would have to meet off-street requirements. If you change industrial zone to residential, it would change the value of the lot.

Mrs. Bancroft: I wonder if that could be resolved by moving the zoning line. That would set it up as a buffer.

Mr. Parker: How wide is the wet area?

Mr. Nickerson: 75 feet in the front and 100 feet in the back.

Mr. O'Neil: May I ask the Board to consider the side yard setback? You may extend or except from the request so much as lies in here, but will you please consider the side yard requirements? A new plan could be drawn to show the Board.

Mrs. Bancroft: Basically you are asking for a change in uses on that land by the nature of a zoning change. You could put up a high rise. We don't think of it that way. Certainly you have enough creditability in town.

Mr. O'Neil: If this is rezoned, they must come before the Board so that you have complete control of what goes there.

Mr. Gagliani: Is this two lots or is it one?

Mr. Nickerson: It is two lots.

Mr. McCullough: I assume that the number of buildings you are proposing is based on RU use. If we switch and put the zoning line back, you will lose a portion of that.

Mr. O'Neil: In redrafting we will take into consideration your suggestion.

Mr. Brennan: You are asking us to support the article at town meeting. We will take it under advisement.

Mr. O'Neil: The agreed purchaser and the owner are requesting a favorable rezoning by the town meeting.

Mr. Nye: The abutters. Do you know what their reaction is to the plan?

Mr. Hedges: Mr. Kedski is in favor of this.

Zoning Hearing was adjourned at 9:00 p.m.

PROPOSED CHANGES TO ZONING BYLAW:

We will take these in the order of publication:

1. Inlaw apartment
2. Change in the number of Associate Members on the Appeals Board.
3. Change in number of persons on the Sign Advisory Board.

Mr. Parker read the notice which appeared in the SUBURBAN PRESS.

Mr. Nye read the articles.

Mr. Nye noted that for background information the Board of Appeals requested the Board to consider this Bylaw change as the Board of Appeals is of the opinion that adding an inlaw apartment would be a use change and the Board of Appeals cannot grant such change.

Mr. Sylvia: Since I drafted this change in the Bylaw at the request of my fellow Board of Appeals members, we have agreed and the Court of Appeals has recently agreed with us and two members of the Board of Appeals have met with us. We have a very difficult situation. There are occasional very compelling situations. When a person, either young and just married or elderly need to live with either parents or children for financial or help reasons, or both, and they would like to have a separate kitchen, we cannot allow that at the present time. We occasionally get such a request before us. Mr. Hardy, who is here tonight, was before the Appeals Board for just such an arrangement. We thought his case was compelling and the neighbors agreed it should be done. The only way is with a change in the Bylaw and I am suggesting the following amendments:

1. Amendment to Table of Use Regulations.
2. Amendment to the Definitions.
3. Section which tells the Board of Appeals what they must find in regard to those requirements so that these things will not become permanent two-family homes. When the need arises, the Special Permit is personal to the people at the time it is granted. When they sell it and when they cease to occupy it or die the Special Permit is null and void.

The Board of Appeals is unanimous in its desire to see this done by Town Meeting.

Mr. Temple: I am unanimously in favor of the proposal also. I have some questions: #1 - the second paragraph under "aesthetically consistent." What does the Board of Appeals know about pulchritude? Do they know what is "aesthetically consistent"?

Mr. Sylvia: The Bylaw uses that several times. I was of the view when I wrote this you shouldn't grant this willy-nilly. If the neighbors don't like it, there is a justifiable whether the Board knows it or not. I don't think it is fair for people who wish to challenge this. We lifted this from another section of the Bylaw.

Mr. Nye: We struggled with that when we put in the Accessory Apartment a year or two ago. They would be looking to exterior stairs, etc. There are certain things that could be prevented in having that type of language.

Mr. Temple: About a year and one half ago, I had an awful time deciding what these things were trying to say. For what it may be worth, I have composed a couple of paragraphs which are clearer than what I read this afternoon. The material I was working from did not have reference to parents, etc. (After reading the change, Mr. Temple agreed therewith.)

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March 11, 1985

Mr. Nye: "Blood" relative is what Town Counsel asked to be changed. Section 14.10.8 has been included in the Bylaw in order to permit family apartments in residential districts and possibly to provide housing for their relatives when age, physical condition or financial circumstances are a problem.

Mr. Temple: I know you can't account for every circumstance. There are a couple of women in Westwood. They each live in half of a house. This doesn't make any provision for this sort of situation. If one of these women wanted to have an apartment within the house, that would be out of bounds.

Mr. Nye: If they could share the same kitchen, it would be all right. We are talking about separate living units.

Mr. Sylvia: We tried to see if it should be expanded to "good friend." We did not think it proper. The suggestion that Fred makes regarding "aesthetics" was from the Bylaw definitions. It makes it cumbersome, but I think it is necessary.

Mr. Gagliani: Why isn't it a special permit?

Mr. Sylvia: If you have a single-family house in an RU District and wish to add an apartment, it is not a change of use. However, an apartment in a single-family zone (RS, RT and RE) would be a change in use. We could not allow this currently. It would be allowed by Special Permit if this Bylaw passes town meeting.

Mr. Gagliani: What about a three-family unit?

Mr. Sylvia: From our point of view, when as a matter of right you could build in an area, this would not apply. This would be a problem created by a back lot.

Mrs. Bancroft: When you say "two dwelling units" do you mean before or after?

Mr. Sylvia: This applies only to a single-family house.

Mr. Paul Murphy: As a practical matter, if someone is going to put \$15,000 to \$20,000 into an apartment, it is going to be there forever. I am considerate of people having problems. What happens if the family brings in children instead of parents. All of a sudden you will have lots of children and it will be the reverse of what it is aimed at.

Mr. Hardy: It is my understanding if in fact the property is sold and the use changes, it will go back to single-family use.

Mr. McCullough: One of the problems will be enforcement. How are we going to enforce the taking out of the plumbing, etc.? I don't think it would be practical once the money has been spent to change it back to a one-family. The accessory apartment was put into the Bylaw last year. The investment will be the difficulty and the weakness of this whole article.

Mr. Nye: I think adding the flexibility is another risk. It is an impractical investment.

Mr. Hardy: I would like to comment that in my experience as an appraiser, including the Town of Medfield, many situations have had two kitchens in a single-family house. Some people have a summer kitchen. They have complete kitchens on the lower level and to require the removal of kitchens and bathrooms, would be difficult. I would say that 10% of the houses have more than one area for cooking.

Mr. Karl Hardy: If this passes we hope to be one of the first to take advantage of it. I have one set of parents that are great. My inlaws however are getting along in years. We would like to move them down into our area. The uninforceability should not be a problem. The Town should encourage families living together.

Mr. Nye: What are other towns doing? I understand many towns have an inlaw provision in their bylaw.

Mr. Hardy: I have seen many apartments. It is just a necessary thing. Some of them have Pullman kitchens. They are just plugged in and they can be taken out easily.

Mrs. Bancroft: How many people have inquired into this?

Mr. Sylvia: Mildred could answer this. I don't think there will be a flood of this type of thing, if you appreciate the fact that you have to have this family situation, buy a piece of property suitable for it. I don't expect a flood of these things to come in.

Mr. Nye: I am generally in favor of this and I think the other members are interested in this too. It seems to complement the Accessory Apartment zoning.

Mrs. Bancroft: This is in the spirit of our Housing Study that we have a better balance of moderate-cost housing. It is much better to do this through the private sector without public intervention.

BOARD OF APPEALS ARTICLE 24:

Mr. Nye said that the Planning Board is sponsoring this article for an additional Associate for the Board of Appeals. This would help to share the load in general and when members cannot serve because of conflicts.

Mr. Sylvia: You have pretty much heard the problem. There are two Associates now. We all travel as a part of our professional life. There are times when it would appear to be a conflict if one or the other of us sat. There have been occasions when we needed three persons and to everybody's inconvenience and the Town's expense, the hearing would have to be rescheduled. There are occasional justiciable people who sue the Board. That gives us a problem -- when someone is suing you how can you sit on his next application? We hope that the Town Meeting will see fit to pass this article.

All support this change.

TOWN MEETING ARTICLE 25:

The last zoning change in these hearings is the change of the number of persons on the Sign Advisory Board.

This is a change that the Planning Board is sponsoring at the request of the Sign Advisory Board. The Board as constituted is too unwieldy to function properly and it is felt that a smaller Board could work more effectively. The Board still feels that there is a need for the Sign Advisory Board, but agree that a three-person Board would be more efficient.

Mr. Temple asked what the problem with the larger number of members is.

Mr. Nye said that lack of quorum, lack of interest and in some cases members have taken a laissez-faire attitude. Some people think the Sign Bylaw is not well drafted. Some people think it is too ambiguous. It does require an active Board to screen sign applications to be sure that they are in accordance with the Zoning Bylaw.

As there were no other comments regarding this zoning change, the hearing was closed.

MacCREADY/ROSENFELD:

Messrs. Rosenfeld and MacCready met with the Board to inquire about land for sale on the Dover/Medfield town line on Route 109. He asked about the Board's preference, as two towns will be involved, of road placement.

Mrs. Bancroft felt that the fewer entrances on Route 109 the better.

Mr. Rosenfeld asked if the Board was allowing waivers from its 500-foot cul-de-sac maximum length requirement.

Chairman Nye said the Board tries to stay within the maximum 500-foot length but has waived this requirement.

DOE ACRES ESTATES:

Definitive Plan dated November 1, 1984, revised to February 22, 1985, and in accordance with Whitman & Howard's March 11, 1985 letter.

VOTED: To approve the Doe Acre Estates plan with the following conditions:

1. That all conditions, if any, of the Board of Health, Water & Sewerage Board, Conservation Commission and the Board of Appeals must be met.

The Board also VOTED to allow the following waivers on the above-described plan:

1. Waiver from minimum radius at centerline of 400 feet to 275 feet.
2. Waiver from maximum grade of 6% to 7.6% as shown on profile plan.
3. Waiver from 500-foot cul de sac length to 1,349 feet.

TOCCI-DORFMAN DEFINITIVE PLAN dated November 30, 1984, revised to March 1, 1985, and in accordance with Whitman & Howard's letter of March 11, 1985:

The Board VOTED:

1. That all conditions, if any, of the Board of Health, Water & Sewerage Board, Conservation Commission and Board of Appeals must be met.

The Board also VOTED to allow the following waivers on the above-described plan:

1. Waiver from minimum radius at centerline of 400 feet to 275 feet.
2. Waiver from maximum grade of 6% to 6.6% as shown on the profile plan.

The note on the plan stating, "Lot 5 is not to be considered a separate building lot" may be removed from the plan.

SAM WHITE LIGHTS:

VOTED: To send a letter to the Zoning Enforcing Officer requesting that the lighting

comply with the approved plan by May 15th.

M&D BUILDING - MAIN STREET:

The new plan submitted would potentially include a minimum difference regarding drainage. The Board is waiting for more information on drainage from Whitman & Howard.

In the Board's opinion there are at least 26 spaces short.

CASTLE ESTATES:

The Board is in receipt of a report from Whitman & Howard on the Castle Estates Preliminary Plan.

GRAVEL REMOVAL - GREATER HEIGHTS:

VOTED: To send a letter to the Selectmen regarding gravel removal from the Beard-MacCready lot off Main Street stating that the Board is in favor of gravel removal in accordance with the approved Site Plan.

MEDFIELD COUNTRY PLAZA:

The Board is in receipt of an inquiry from the Building Inspector requesting the Board's input regarding the addition of 320 square feet of space onto the plaza.

The Board reviewed the plan and is of the opinion that three additional parking spaces will be required if the use is not changed and that there are sufficient spaces to allow this.

VOTED: To send a letter to Building Inspector O'Toole stating the above and suggesting that a sign stating "Additional Parking in Rear" be installed by the owner.

The meeting was closed at 11:00 p.m.

Respectfully submitted,

Joseph R. Parker, Jr.

MEDFIELD PLANNING BOARD

March 18, 1985

Members present: Bancroft, Brennan, McCullough, Nye and Parker; Others attending: Messrs. Marholin, Boudette, Good and Dr. Carr; Messrs. Manganiello, Crouse and Mainones; Mr. Arthur Owens; Messrs. Beard and MacCready.

Chairman Nye called the meeting to order at 8:00 p.m. and the following business was transacted:

CASTLE ESTATES PRELIMINARY PLAN:

Messrs. Marholin, Boudette, Good and Dr. Carr met with the Board to discuss the Preliminary Plan of Castle Estates in Medfield, MA, owned by Medfield Associates, and drawn by Cheney Engineering Co., Inc.

The Board was in receipt of a report on the plan dated March 11, 1985. Mr. Boudette went over the comments from the report with the Board, as follows:

1. Road exceeds the 500-foot maximum length of a non-through street.

Mr. Boudette said that the cul-de-sac shows 15 lots and is 900 feet long. All the lots conform to zoning within an RT Zoning District. Mr. Boudette requested a waiver from the 500-foot maximum cul-de-sac length.

2. Radius of curvatures less than 400 feet require granite curbing.

This will be shown on plan if necessary. There was concern that in some cases granite will be required on one side of the road only.

3. Poor sight line looking south on North Street. Tree removal and possible regrading may be necessary for adequate sight distance.

Mr. Boudette said that looking north there is a sight distance of 1100 feet; looking south there is a sight distance of 200 feet. Mr. Boudette said he will have to have a Tree Hearing in order to cut down the Town's trees.

4. Second hydrant proposed at the end of the water line.

This will be shown on the Definitive Plan.

5. The Superintendent of Streets will be consulted when a street opening permit is required.

6. Drainage area and calculations of drainage outside the property lines will be required with a definitive plan. The ditch on west side of North Street was below ponded water. Additional drainage needed to support the fact that the proposed subdivision causes no harm downstream.

Dr. Jerome Carr explained the new drainage scheme would include a detention basin which at elevation 196 would hold 2,368 square feet and at elevation 192 would hold 520 square feet. The detention basin has been designed to prevent added downstream flooding for the 100-year storm. An 18" inlet invert would be at elevation 192 and all 12" outlet inverts will be at 192.3. Less runoff would go into Winter Brook than presently with this proposed drainage system.

Mr. Nye asked if the lots would have onsite sewerage.

Mr. Boudette stated that as soon as it is the proper time to perk the lots they will.

They anticipate that they will have onsite systems.

At the intersection with North Street the grade averages 3% and goes up to 5%.

Mrs. Bancroft asked if there might be a problem with water pressure.

Mr. Boudette said they did not anticipate a problem, but if there were one it could be solved with a booster pump.

Dr. Carr presented an Environmental Impact Statement of the area to the Board. He stated that the detention basin will give Mr. Donnelly's pond a chance for survival. As an aside he said that the Donnelly pond should be dredged. Dr. Carr explained to the Board how to use the Environmental Impact Statement. He said that the drainage system is slightly overdesigned.

Mr. Parker asked if the season of the year had anything to do with the calculations. Dr. Carr said it did not, but that snow melt events could cause a 100-year storm to have the intensity of a 500-year storm.

Regarding road salt, Dr. Carr said that there would be a maximum addition of 3/10ths of 1% of salt if the roads were salted. As this is an enclosed drainage system, the runoff will make its way to the Charles River.

Mr. Parker asked about the type of soil in the subdivision and how much water currently makes its way into the brook and how much leaches into the soil.

Dr. Carr said that he has not done a water budget for the area, but the soil is glacial till and takes water in very slowly.

Mr. Parker asked if the water going into the brook would be increased or decreased.

Dr. Carr said the distribution of the flow would be changed. There will be more the first day instead of showing up two days later as ground water flow.

Dr. Carr invited Board members to call him at his office with any questions regarding this matter.

BUILDING AT 268 MAIN STREET - M&D:

Messrs. Crouse, Manganiello and Mainones met with the Board regarding parking at 268 Main Street. There was also a question regarding drainage.

See June 24th minutes.

After discussing the matter - it appeared to the Board that 106 parking spaces were needed - 85 were shown. The Board asked Mr. Crouse to match the use of the building to the parking.

Inasmuch as Mr. Crouse agreed to redo the plan by noting thereon the use of each area and the parking required in accordance with the Zoning Bylaw, it was

VOTED: (Bancroft, McCullough & Nye in affirmative and Parker & Brennan abstained) To allow the developer to complete the roof on the two-story and original portion of the building, but that no additional foundation or building be done until the parking has been approved.

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March 18, 1985

OWENS LOT ROUTE 27:

Mr. Owens met with the Board to discuss the use of his lot on Route 27. Mr. Owens said that it is a small lot and the I-E use is too restrictive. He further said that the Dover Country Store would like to relocate there. The Board explained to Mr. Owens that in order to have the Dover Country Store at this location it would be necessary to have a rezoning.

Mr. Owens asked the Board if they would support a rezoning for this lot. Mrs. Bancroft said that the Board has a strong feeling against supporting rezoning at Special Town Meetings.

BEARD & MacCREADY - GREATER HEIGHTS:

Messrs. Beard and MacCready met with the Board to discuss possible changes in the plan for their Greater Heights building. They are proposing a smaller building with fewer parking spaces. They are planning to construct the building in three phases; however, they will complete the parking and plantings with the first phase of the building.

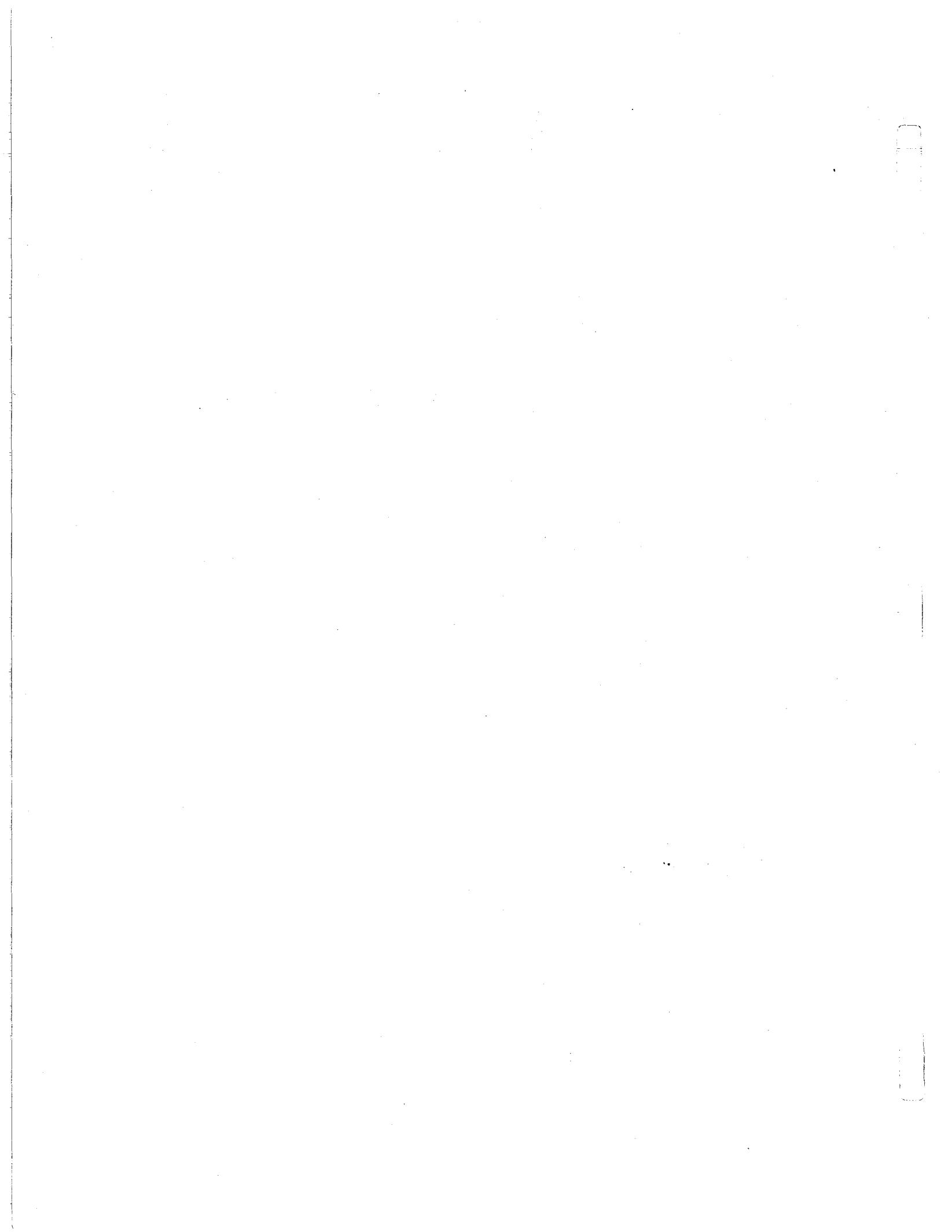
They are proposing 181 parking spaces for combined office and retail. If possible, they will connect the Fernandes Plaza to this area. This will void some parking spaces however.

Procedurally Messrs. Beard & MacCready would like to resubmit their plan as soon as possible and request a new public hearing.

The meeting was adjourned at 11:15 p.m.

Respectfully submitted,

Joseph R. Parker, Jr.  
Secretary



MEDFIELD PLANNING BOARD  
April 1, 1985

Members present: Bancroft, Brennan, Gagliani, Nye and Parker.

SCENIC ROADS HEARING - PINE STREET:

Chairman Nye called the hearing to order. Secretary Parker read the notice which appeared in the SUBURBAN PRESS on March 7 and 14, 1985.

Mr. John Rosata, who requested the hearing, was not present.

Tree Warden Allen said that there was a misprint in the advertisement and that the tree to be removed was a 6" tree not a 16" tree. He said it was an insignificant tree.

Chairman Nye asked if anyone else wished to comment.

Mrs. Bancroft moved and the Board voted to permit the removal of the tree.

The hearing was closed at 8:08.

ZONING HEARINGS: 8:10 P.M.

Chairman Nye called the hearing to order at 8:10 p.m.

Secretary Parker read the hearing notice which appeared in the SUBURBAN PRESS on March 7 and 14, 1985.

This would add Section 12.1.2 to Section 12 "Rules and Regulations Governing Earth Removal Uses."

Town Counsel Fuller said that there was an Earth Removal violation which came to the Board of Selectmen. There was no provision in the Earth Removal Bylaw to get property restored. There were a number of abutters or neighbors who attended the hearing before the Board of Selectmen. They wanted the neighborhood put back in a respectable condition. The intent of this is to put a specific provision in there for ordering the restoration. Elsewhere in the Bylaw there is a penalty for \$100 per day for a violation if restoration is not made in the proper amount of time.

Chairman Nye asked if it was possible to require bonding for earth removal.

Town Counsel Fuller said that it is spelled out in the Bylaw; however, we are talking about a violation. I have heard developers say to me we all do it - everybody does it. When nobody's looking you have a hole over here and a hill over there. You scoop it. In this particular case the developer had developments of lots a mile or so apart on different sides of Route 27. This came first to the town officers through the Highway Superintendent and the Police who saw a truck coming out of this subdivision and going to another area.

Mrs. Bancroft asked if the penalties for violating this proposed section of the Bylaw would apply if someone chooses not to obey the order of the Selectmen to restore their property.

Town Counsel Fuller said that it gives an alternative. The way the Bylaw now reads is to haul the person into Court. Adding this gives us an alternative where the fellow is required to make it right and restore the property. I specifically put in the wording "In accordance with this Bylaw" because in some areas you put in lawn and other places you would put in seedlings.

there put in testimony if the tower burst a tidal wave will knock the houses off their foundations. The Water Department had expert testimony that the water wouldn't go ten yards away from the house. They got real estate appraisals, etc. Our Board of Appeals sat as three judges on a bench. They don't do any investigating except for site view. Ridgewood wanted to construct drainage around well No. 5. The Water Board got all concerned. Hired engineers who went out, did tests, did say the water flows this way and doesn't go the other way.

Mr. Nye: Letter from Board of Appeals in opposition to the zoning administrator. They have suggested that they obtain a budget for expert witnesses.

Mr. Fuller: I would hope that they would use this fellow to do some investigating prior to the time they make their decision. Another type of case - an applicant comes in and wants something about it. The abutters say this will encroach on them if that gets appealed, the others will go about it. All I can do is charm the judge if I go there without any witnesses.

Mr. Gagliani: Does the judge hold up the reasons why the Board upholds? If the Board of Appeals denies a special permit and it goes into Court?

Mr. Fuller: 90% we prevail. On charm or the judge isn't very smart about it. If you get before Judge Garrity he looks and prevails.

Mr. Larkin: 99.9% we agree with the learned counsel and this time we agree with the Board of Appeals. I think I would be able to compromise. When Town Counsel goes to Court, why couldn't he take a witness? The Board of Selectmen is unanimous in its decision. We would be opposed to a Zoning Administrator. On the other hand, Town Counsel can espouse the importance of the Appeals Board and they can come down with somebody with expertise. Again, I understand what Town Counsel is saying. When he goes down there, he needs a good interest. I don't think at this time the town needs an administrator of this type, only when Town Counsel needs someone to testify.

Mr. Nye: I would prefer using consultants before hand. Better to look at the job before the hearing.

Mr. Fuller: Either way, it will cost money.

Mr. Nye: We have approached the Board of Appeals to see if the Town could have them a consultant.

Mr. Larkin: Our Town Counsel has done an excellent job at the Courts.

Mr. Fuller: There are other factors. Obviously, the Board of Appeals is overloaded with cases. They could certainly delegate all kinds of applications to an administrator who would take care of them. They could set it up any way they wished. Applications - the Zoning Administrator would have to give them a full report before the permit was issued. The Board of Appeals we have now is superior. I have been around a long, long time and I can't say that they have always had the same talents. This group is pretty good in imposing conditions on special permits. The main purpose of my dreaming this up is that there are times I need an expert witness. The Zoning Administrator would fill that bill.

Mr. Fuller: Would your Board (the Planning Board) have any objection to their using Whitman & Howard. The reason that they may have some appeal is that they may already have a great deal of data giving technical information on a permit or application.

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Mr. Nye: They are representing the Town's interest.

Mrs. Bancroft: This could be a savings. They might not have to start from ground zero.

Mr. Fuller: The kind of problems we are referring to here where they are starting to pick off marginal lots. They are pretty old subdivisions.

The hearing was adjourned at 9:00 p.m.

M&D BUILDING 258 MAIN STREET:

The Board reviewed the revised parking plan for the building. 85 parking spaces are shown on the plan, two of which are for handicapped parking. It is proposed that there will be 10,128 square feet of retail space with 67 spaces provided and 6,510 of office space with 18 spaces provided.

The Board was concerned that spaces provided for office use was going to be insufficient.

Mr. Nye requested that Mrs. Willis inquire of businesses as to the number of employees on normal weekdays for the Board's April 8th meeting.

CLAYPIT ROAD - BORRELLI LOT:

Attorney Richard H. Jensen and Robert J. Borrelli met with the Board to discuss obtaining a building permit for Lot 1, Claypit Road.

Attorney Jensen asked why Mr. Borrelli cannot obtain a building permit on the lot.

Mrs. Bancroft stated that the lot does not have frontage on a public way as defined in Chapter 41.

Attorney Jensen stated that Mr. Borrelli would be willing to construct his half of Claypit Road in accordance with reasonable requirements including pavement; however, if abutters to the street will agree, he would be willing to construct a 40-foot way consisting of 28 feet of pavement and a six-foot grass strip on either side.

Mr. Nye noted that it would be necessary to meet town Rules & Regulations for emergency vehicles, fire, etc. It would be necessary to follow the Subdivision Control as well.

Mr. Jensen said that "subdivision" is where there are no streets at all.

Mr. Nye read definition of "Subdivision" from Subdivision Control Law.

Mr. Jensen said that it was a way in existence when the subdivision came in with suitable grades and adequate construction.

Mrs. Bancroft noted that it must have suitable grades, etc., in the opinion of the Planning Board and the Planning Board feels that the way will only qualify if it is built in accordance with Subdivision standards.

The Board will refer the matter to Town Counsel.

ROCKY LANE LOT:

Mr. Paul Nyren met with the Board to discuss the possibility of using Lakewood Drive

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for frontage for a lot he would like to develop. He suggested that he would purchase a strip of land from the abutter and use that and the stub of Lakewood Drive for his frontage.

The Board will refer the matter to Town Counsel.

NOON HILL ESTATES III:

The Board is in receipt of \$52,500 surety from Mr. Colwell for release of lots 44, 45, 46, 47 and 48 Delaware Road. As the surety was set in 1984, the Board will request \$7,500 additional surety, making a total of \$60,000.

VOTED: To release lots 44, 45, 46, 45, and 48 Delaware Road upon receipt of a total of \$60,000 surety.

WAMPATUCK SUBDIVISION:

The Board is in receipt of invoices totalling \$2,771.46 for the review of the Wampatuck Subdivision Plan. It was the consensus of the Board to request that Mr. Anthony Delapa pay an invoice in the amount of \$830.58 for meetings between his engineer and the Board's consultants.

INVOICES: VOTED: To pay the following:

Whitman & Howard	\$630.62
American Planning Associates	53.00
Lord's	3.51
Mass. Federation of Planning Boards	24.00
Emblem & Badge	38.67

The meeting was adjourned at 11:30 p.m.

Respectfully submitted,

Joseph R. Parker, Jr.  
Secretary

Members present: Bancroft, Brennan, Gagliani, Nye and Parker.

GALLAGHER & McCULLOUGH:

The hearing was called to order at 8:00 p.m. by Chairman Nye and the following business was transacted:

Chairman Nye said the following procedure will be followed:

1. Applicant make presentation.
2. Board ask questions and have discussion with applicant.
3. Comments from other Town Boards.
4. Questions from people in audience.

Chairman Nye: There will be an opportunity after the initial presentation to come up and look at the plan. Having said that I will have the applicant make his presentation:

C. Richard McCullough representing Gallagher and McCullough: The proposed development contains seven residential condos at 73 Spring Street. There are 365 feet of frontage on Spring Street, which goes back 200 feet. The site is divided by RU and RS zoning districts. We are proposing to extend the line 30 feet. In the subject development on the north end of the site, we have Sewall Brook which enters by a concrete pipe and outfalls at the end of the property. In addition, we have the new sewer line which leads back to the open land behind. Our proposed development basically describes the earth work - minimum driveway which services the existing house. The existing three-story house and one-story garage will be removed and in their place will be parking area. There will be seven townhouses with attached garages. The area will be lit with standard eight-foot high poles using mercury vapor lights. The earth work will be minimized. There will be 20 feet of cutting on the southerly side of the site. In terms of landscaping features, the proposed development is very simple. The trees which we have shown on this particular layout represent trees that have been surveyed and shown on the plan. This shows only the trees on the site which exceed 10" in diameter. Basic construction will involve the least possible interruption with the general terrain. There is 109 feet to the main body of the building from Spring Street. There will be a single entrance 24 feet wide. There will be direct access to garages or outdoor parking. The amount of earth work has been minimized. From Spring Street, the general area would not be totally different from what you see now only with the house and garage removed. We have provided an elevation study of the houses, which will have clapboard siding, wood frame, standard construction as we know it. It will look like five individual homes. Bill Lukins would be glad to answer any questions on the site plan and site development.

Mr. Nye: Will the site be served by town water and sewer?

Mr. McCullough: Yes.

Mr. Nye: The site doesn't require any variances from the Board of Appeals?

Mr. McCullough: Conservation Commission feels that this building would have insignificant impact as the brook is already piped.

Mr. Parker: Would you review the size of the lot?

Mr. McCullough: The calculations have been determined by our engineers. We have 52,935 square feet. We need 48,000 square feet to justify seven units on the site.

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April 8, 1985

Mrs. Bancroft: Have you broken it down so that you know how much you have within the designated RU district?

Mr. McCullough: No.

Mrs. Bancroft: How does your driveway come out with reference to the drive across the street?

Mr. McCullough: I am unsure. Maplewood's driveway is about 150 feet away.

Mr. Parker: How much of your property is on the sewer easement? Now it is just a path through there.

Mr. McCullough: It would be loamed and seeded.

Mr. Parker: Is that the maximum?

Mr. Nye: Does the lot require any fill?

Mr. McCullough: No.

Mrs. Bancroft: Does the plan show a ten-foot buffer between the neighbors' single family use?

Mr. McCullough: There will be a row of trees. The sewer easement runs across the property.

Mr. Gagliani: How close are you to neighboring houses?

Mr. McCullough: We are 60 feet from the property line. The house next door is not on the plan. We are behind it. There is a hill between our development and the adjacent structure on the site which is 70 feet from the property line.

Mrs. Bancroft: Is there a ten-foot screen between?

Mr. Gagliani: North side - Maplebrook gully. Where does the Hajjar and Anderton driveways come out?

Mr. McCullough: Don't know.

Mr. Parker: Tell us about parking.

Mr. McCullough: We need 14 parking spaces for seven units. Each unit will have a covered space and an open space. Two units do not have garages. One of the questions Whitman & Howard raised - part of the drive is only twenty feet long, which is 1½ feet longer than in the parking space requirements. We want to save this pine tree. If this doesn't work we will cut the tree down. We would like to maintain a parallel space only 34 feet.

Mr. Nye: It seems like you are setting the buildings back from the road.

Mr. McCullough: There is a beautiful view down the valley. We want people to be able to see it. The former owner never did anything with the area. It has always been a barren waste land. By pushing the structure as far back as we can, we preserve the qualities without negative impact.

Mr. Nye: How does the lot drain?

Mr. McCullough: To the rear there is about a two-foot drop to the plateau area, then it falls down about 12 feet into what I call the valley. Everything drains away from the site.

Mr. Gagliani: The back lot is not part of the front lot.

Mr. McCullough: It is maintained separately as a nonbuildable lot.

Mr. Nye read a letter from Whitman & Howard, and mentioned that they would like

to see a change in the parking scheme.

Mr. McCullough: There is no problem using a ductile pipe under the structure only. There will be two catchbasins and a manhole in the parking lot.

Mr. Saven: This has all been filled in with stones and rocks over the years. My land is low. The drainage doesn't go to the rear, it goes into my yard.

Mr. McCullough: We are not doing any earth work within 50 feet of the property line.

Mr. Nye to Mr. Capen: Do you have a water problem now?

Mr. Capen: It has gotten worse since they put the sewer in.

Mrs. Capen: Are you going to put anything down that side?

Mr. McCullough: White pine.

Mrs. Bancroft: It says in the Zoning Bylaw what should be planted.

Mr. Ludin: The overland flow of water should be reduced in that the drainage we are proposing and the buildings themselves will clog the water pipes too. The surface flows from that point southerly and will no longer go to your property.

Mr. Parker: Are there special grease traps required?

Mr. McCullough: It wasn't considered necessary by the Conservation Commission.

Mr. Kerr: I didn't catch how far your building will be from the Schultz property.

Mrs. Kerr: As I understand it the Schultz residence is practically on the line. I am trying to envision what they will see from their windows.

Mr. McCullough: The embankment is 12 feet higher. They will see the top half of the structure. The bottom half will be out of their view. There is a question whether any planting has to be done. We are cutting 20 feet into the hillside. About six trees will be taken down. Everything you see shown on this plan are big trees - 10" or larger. There are another 100 trees of smaller diameter. It is not intended to make radical changes on the site.

Mr. Kerr: Drainage is going back into what you call a valley. Is there any risk that this will be of risk to the wild life.

Mr. McCullough: The Conservation Commission didn't think it would be a problem. It is a minimal area.

Mr. Hajjar: The cut you are going to take on the Schultz side - where will you put the dirt?

Mr. McCullough: We are putting cellars under the dwellings. We are adding two to four feet of slope. It will be used on site.

Mr. Hajjar: Are there basements in these units?

D. Anderton: Do you know where the driveway is relative to the hydrant? North or South? I can't enter my driveway at No. 27 Spring Street. There may be four cars across the street - some coming and going. I can't imagine that many cars going in and out in this area.

Mr. Luken: We did a sight distance study. We situated ourselves at our driveway entrance. The sight distance NW is 750 feet and SE 650 feet. These sight distances would provide safe stopping distance at 65 miles per hour and posted speed is 40.

D. Anderton: There could be more than one car parked.

Mr. Luken: We set our instrument four feet above grade and the sight distance is more than ideal at 40 miles per hour.

Mrs. Bancroft: What would the required sight distance be for 40 miles per hour?

Mr. Luken: 400 feet.

Mr. Hajjar, 78 Spring Street: I have two comments. I would have to agree with Deb Anderton on the traffic problem. It is something you have to experience before you can understand the impact of the problem. I hope the Planning Board could position themselves at the driveway area, particularly going southerly toward Walpole. The driveway is at the lowest point. There is a significant rise going toward Walpole.

Mr. Luken: 650 feet would give you the required stopping distance.

Mr. Hajjar: A question I would like to address to the Board is the number of units. I have a problem with the number of units allowed. I think the question was raised regarding the area of the RU Zone. It is 43,880 feet, which is sufficient for six units. I presume the seventh unit is counting area in the RS Zone. I have a serious problem with the interpretation of that section and whether or not it allows you to add to that area. I don't know what investigation or view the Board has done on that. That is the first thing that has jumped out at me. I have a different view. The 30 feet is not to increase the density of the project or add more units. A reasonable interpretation of Section 3.4 of the Zoning Bylaw is that the 30-foot supplement is for building location, not for increasing the density of the project. If I could say something a little more basic, let me go back to a situation where 3.3.4 does not exist. We would have an area 43,800 square feet for use of multifamily dwellings. Go to the Table of Area Regulations - that allows 12,000 for the first unit and 6,000 for each additional unit, which in this case would be six units. If Section 3.3.4 did not exist, the units would have to be contained in the RU zone. The area requirements in Table 6.2 would be the controlling factor here and that would be strictly interpreted as allowing that many units. The fact is that there is Section 3.3.4. What does that mean? That the landowner can build more than the law permits or that the lot-owner may build the same number as allowed. Consider two or three different factors. One is the purpose of the Zoning Bylaw. What is the meaning of the word "use"? What would be a reasonable interpretation of the intent of Section 3.3.4? As far as the purpose of the Zoning Bylaw, Section 1.3 states among other things is to "prevent the overcrowding of land and avoiding undue congestion." Section 6 is the area which shows density. So, how do we get seven out of it? Under Section 3.3.4 a use that is permitted on one portion of the lot may be extended 30 feet into the other portion provided the first portion includes the required lot width and depth. The first portion has the required width and depth. If there is an interpretation to be made, it would be on the conservative side. We should use the most restrictive meaning of the bylaws, and a reasonable interpretation of what "use" is meant to convey is an over-all construction or building location within the 30-foot zone. It does not say anything about extending the area requirements. It says "extending the use". If it were meant to increase density it would say so. It would allow a developer to be more creative. Allow buildings to be arranged in a better way than he might do otherwise. Zoning Bylaw contains a definition for use, "The purpose for which a structure or lot is arranged, designed, or intended to be used, occupied or maintained."

The use in question here is multifamily dwelling. When you talk about extending the use you are talking about extending a structure, not in any way increasing the area by adding to it the 30-foot parcel in the next zone. I don't think the word "use" has any bearing on the number of units allowed. Section 2 3.3.4 makes no mention of area. Section 6 must control the standard to be followed. I can't see how the Board could approve seven units in this area instead of six.

Mr. Nye: I have been on the Board four years. It has not been up before us before. We have a question of interpretation ourselves.

Mr. Nye read letter from Town Counsel Fuller.

Mr. Nye: He seems to be disagreeing with you.

Mr. Hajjar: I had a short telephone conversation with him. In what he says in regard to the width and depth, he is making the statement that even if the width and depth were met, it would not be sufficient to support it. I did discuss it with him. He explained that part of it to me. He had no answer to some of the questions raised. It really comes down to what the intent is.

Mrs. Bancroft: I think the intent was to relieve the hardship for use of the lot. It was to try to get more appropriate use where more than half of the lot is within a different zone.

Mr. Hajjar: Allowing you to use the area, but under constraints. You can use it, but it would not be allowed to be counted for additional units.

Mr. Nye: The proposal is for seven units. If we interpret the Bylaw as Mr. Hajjar suggests, the project will be six units. One unit is the issue.

Mr. Gagliani: On the sight distances for Spring Street, where were they taken heading south up the hill?

Mr. Lukens: At the existing driveway.

Mr. Gagliani: No sighting on the street?

Mr. Lukens: Parked in the driveway trying to come out.

Mr. Gagliani: No sight distance going north toward Medfield Center. I am suggesting that the person couldn't see anybody entering Spring Street from the left.

Anderton: I suggest that you park there and try to turn in.

Mr. Gagliani: I remember going down Spring Street somebody was turning in that property. You can't see. For a safety factor, it was suggested that there was a fatality and we do not wish to have any other fatalities occur.

Mrs. Bancroft: With the density of the area, the 40-mile-an-hour speed limit is too high.

Mrs. Anderton: A school bus stopped and a truck turned over and there is just one child in the development.

Ed Hinkley: Which way does the driveway enter?

Mr. McCullough: In.

Mr. Hinkley: A lot of floods happen here. If you had a couple of basins in the driveway it would help quite a bit.

Mr. Gagliani: Question whether he could provide information regarding site distances heading north.

Mr. McCullough: My interpretation is that it would be the same either way.

Mr. Lukens: We are going from a four-foot height to a zero height.

Mr. McCullough: If a car was stopped to turn into the unit, the fact that the car is not 5" off pavement and car is coming from Walpole, should not make a difference.

Mr. Gagliani: The question has been raised. There has been a fatality and someone has turned over a bus or car. Just a safety factor to keep in mind.

Clark Holland: On the right is the Capen property and in the rear an unbuildable lot. The unbuildable lot, you are going to retain that with the commitment if it is going to the Trust?

Mr. McCullough: We have no plans. We want to leave it in a natural state.

Mr. Hajjar: How much will the condos be selling for?

Mr. McCullough: \$150,000.

Mr. Nye: As a point of information, Mr. McCullough was a member of the Board. We have not had any discussions regarding this plan. We will try to be objective even though Mr. McCullough has been a member of the Board for eleven years.

We will take the plan under advisement, talk with Town Counsel and render our decision within the allotted time.

Any further questions or comments after this hearing should be submitted orally or in writing to Mrs. Willis.

Hearing was adjourned at 9:00 p.m.

REZONING - WEST STREET:

Messrs. Fickeisen and Nickerson met with the Board to discuss the question regarding the buffer strip between Residential Zones or uses in accordance with Section 6.2.9 of the Zoning Bylaw, which question was raised at the public hearing.

Mr. William O'Neil, Mr. Fickeisen's attorney, stated that under the Zoning Bylaw the Kedski building must be properly located, as it was built abutting a residential use and the Bylaw has not been changed in this area.

Members of the Board were concerned that even though the Kedski building apparently was not built in accordance with Zoning regulations, they would like to be sure that the building could expand.

The condominiums are anticipated to be in the neighborhood of \$120,000. They will be the same style as the office buildings which Mr. Fickeisen has build in the general area that is, traditional colonial style.

Mr. Nye asked if the rezoning were unsuccessful would they do something else with the lot.

Mr. Fickeisen said that there is too much office space in town at the present time and from a tax standpoint his proposal would bring in more revenue for the Town.

Mr. Gagliani asked how the proposed fifteen units would affect the school system. Mr. Fickeisen said it would have no effect as the units would have two bedrooms and are not considered "family" units.

The Board will take this matter under consideration.

TOCCI-DORFMAN SUBDIVISION:

Mr. Ronald T. Tocci met with the Board to inquire about bonding Hickory Road so that the lots could be released.

Mr. Tocci was advised to have the Construction Cards signed and the work inspected as he went along. The construction cards will be sent to Whitman & Howard. They will inspect the work completed and project a figure for the finished way.

M&D BUILDERS - 258 MAIN STREET:

Messrs. Crouse and Manganiello met with the Board to review the Site Plan for 258 Main Street. The lighting was discussed. Fourteen-foot high poles with high

pressure sodium lights have been proposed. The Board said that they did not want lights which would be directed toward the street.

Regarding parking, the Board agreed that a total of 67 parking spaces for the first floor and 18 spaces for the second floor would meet zoning requirements. The breakdown for the first floor would be ten spaces for retail employees, fifty-four spaces for customers, and three spaces for the real estate office. The second floor breakdown is six offices with a maximum of one employee per office, which totals 18 spaces. It will be noted on the plan that the building shall not be used for doctors and dentists offices or restaurants.

The restrictions should be noted on the parking plan and the lighting should be shown on the planting plan.

VOTED: That the Site Plan be approved with the conditions that the parking formula and restrictions and the approved lighting be shown on the plan.

The vote was recorded three in favor, with Messrs. Gagliani and Parker abstaining because they were not a part of the Site Plan hearing.

ROCKY LANE - KARL JOHNSON:

Mr. Johnson said that he has a house on an eight-acre lot of land. He would like to divide this lot into three separate pieces, one the lot on which the house is located and two others. He said he had adequate frontage for two lots on Rocky Lane and that a stub from Hilltop Circle would be the access to the third lot. The Board suggested that if a third lot could be designed, it would be necessary to build a cul-de-sac to provide proper frontage.

CASTLE ESTATES PRELIMINARY PLAN:

VOTED: To approve the preliminary plan dated February 13, 1985, and to allow the 900+ foot cul-de-sac as shown on the above-described plan.

The following items would have to be addressed, among others, in a Definitive Plan:

1. A plan showing the additional drainage area outside the property lines, with calculations. The Board would be looking for more information to show that the additional drainage from the proposed subdivision causes no harm downstream.
2. Granite curbing is required on radius curvatures of less than 400 feet.
3. Adequate sight distance must be provided.
4. A second hydrant at the end of the water line is suggested.

ZONING ARTICLES:

Article 22 - Zoning Administrator - Planning Board is opposed to passage of this article.

Article 23 - Family Apartments - Planning Board is in favor of this article, but there is some concern regarding the policing of the family apartments.

Article 24 - Increasing number of associates with the Board of Appeals from two to three. Board is in favor of this article.

Article 25 - Decrease number of members of Sigh Advisory Board from 7 to 3. Board recommends passage of this article.

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Article 26 - Rezoning lot on West Street from B-I to R-U. In general the Board does not favor this because it encroaches on the use of the abutting property.

The meeting adjourned at 11:30 p.m.

Respectfully submitted,

Joseph R.

MEDFIELD PLANNING BOARD  
April 22, 1985

Members present: Bancroft, Brennan, Nye and Parker. (Note: Mrs. Bancroft did not participate as a Board member in the Article concerning rezoning from 40,000 to 80,000.)

PUBLIC HEARING ON ZONING ARTICLES:

ARTICLE 7 OF 1985 SPECIAL TOWN MEETING REGARDING THE NORTHEAST PART OF THE TOWN FROM 40,000 to 80,000 SQUARE FOOT LOTS:

Chairman Nye called the hearing to order at 8:10 p.m. Secretary Parker read the notice which appeared in the Suburban Press.

Chairman Nye went over the procedure to be followed with those present:

First, the petitioner will make his presentation. Questions from members of Town Boards will be heard, followed by questions from the residents. The petition is a citizen's petition which was just received about three weeks ago. This is the soonest the Board could have the hearing and meet advertising requirements as set forth by the Zoning Enabling Act. The Board has no position on this, has not voted and is not sponsoring the article. The Planning Board will take a vote on this before Town Meeting and will have a report for the Town Meeting. The Planning Board is the Board which is responsible to the Town Meeting for recommendations on zoning matters. We will come forward with either a unanimous vote, or a split vote. It will require a 2/3 vote of those present and voting at the town meeting. If it is enacted, the Attorney General has to certify the change. An affirmative vote will not be final at town meeting. That just about covers the procedural matters. We will not go on to the substantive matter. First, I would like to say generally speaking what this zoning change would do. It would change an area which is currently one-acre zoning in the North end of Town to two-acre zoning. This would, if enacted, require 80,000 square foot lots instead of 40,000 currently. The area is about 2,500 acres. The total acreage of the Town is 9,200 acres. We are talking about 25% of the Town in area. We surveyed the area in preparation for this meeting. There are 524 acres which could be developed in this area. We surveyed all vacant parcels with more than five acres, which are not under Conservation Easement or have subdivisions approved. There are about 65 wet acres in the area. There would be approximately 60 acres for streets, etc. As a practical matter we are talking about 400 acres depending on ledge, etc. We are talking about 400 acres going from one-acre zoning to two-acre zoning. With that introduction, I would like to ask if there is anyone to speak in favor.

Mr. Sylvia: Regarding the lateness of the petition, there is a Special Town Meeting within the annual. If the petition were filed sooner it would have resulted in requiring a Special Town Meeting before the regular meeting. The Selectmen requested that we wait. If we didn't, we would have had to have the meeting earlier.

There are a lot of good reasons for this zoning change. (1) Public Health and Safety is a significant factor. Dover is serviced by wells. Much of this area borders Dover. If septic systems are in Medfield it could be a hazard to Dover's water supply. Medfield's town wells could also be at hazard in the area of the State Hospital. The center of this town is serviced by public sewers. As a general rule these areas will not be sewered unless the town is willing to spend a lot of money. The inclusion of septic systems is a hazard and should be watched. One acre vs. two acre doubles the amount of land and the possibility of septic nuisance on this side of town.

The survey which was conducted in 1971 asked what appealed most about the town. The people said in the survey that they like the Town's small town atmosphere. This is consistent with the wishes of the town's people and acknowledged repeatedly

of Appeals or the Planning Board for a variance. It has so many ramifications because we only have one case which would protect these people. Much of what you have heard is not so. It is snob zoning. It is stinking snob zoning. I couldn't have come to Medfield if that had been the case. Dover wanted to build a school. The town of Medfield gave them the water for the High School. The people along the wall know that every time you want to do anything under the Wetlands Act it takes months to finally get there. We would hope that we would not zone out our children.

Robert Larkin: I would like to congratulate the Planning Board on the town. We have retained the small town atmosphere. The people here like Medfield and like the way Medfield was developed. The town has a lot of recreation land. I think that two-acre zoning on the easterly side is exclusionary zoning. We would be lucky if the young people just graduated from college will be able to live in Medfield. Many times we have had threats from the state because we have two-acre zoning. The change in zoning would not have any effect on the characteristic of our community. We can have good one-acre lots - Appeals Board, Planning Board are excellent. I know some friends on the opposite side of this but I am firmly opposed to two-acre zoning. ✓

Mr. Nye: What would a one-acre lot sell for?

Mr. Larkin: About \$100,000. We have heard an attorney who owns 100 acres of land. What about our young people? Are we really saying don't come to Medfield, Sherborn or Dover? Medfield does not wish to have exclusionary zoning.

Mr. Nye: How much is a two-acre lot?

Mr. Larkin: Probably \$125,000. It would cost more to develop and the houses would cost in the neighborhood of \$350,000 to \$400,000. I can't help to think that the people who come here to look at houses say "what a beautiful town you have here." Thank goodness for the Zoning Board which started in 1938.

Mr. Nye: Under subdivisions we require town water, which must be put in at the developer's expense or he can petition the Town to put it in.

Mary Harney: He didn't answer the question.

Mr. Larkin: Two-acre lot going for - I haven't had a definitive answer yet. Of the \$45,000 to \$50,000 when you get onto North Street it is going at \$100,000 and not much less and contractors won't pay more than \$100,000 for an undeveloped lot. We have just sold 96 acres at the south side of Medfield. I would say that the Board of Health has strict rules. I don't always agree with the agent for the Board of Health - Backland sells for \$10,000 to \$15,000 per acre. The homes will sell for \$425,000 to \$450,000 because of the expense of the expense of the contractor's. How many young people could afford that?

Joseph Donnelly, 260 North Street: I have talked to the real estate people handling lots. He said the difference would be more than \$25,000 - \$125,000 for a two-acre lot.

Mr. Nye: If you do go to the two-acre zoning, it is somewhat less than double the lot size.

Mrs. Bancroft: Speaking as a private citizen, I am in opposition to the rezoning because it is a clear case of exclusionary zoning.

Ben Quigley: I came with a set of preclusions. My concern was that we should not

have Medfield become overdeveloped. To reach that conclusion would bring me to the idea to protect the town. It is with great joy. My judgment is what is the attitude of people for putting in 200 vs. 400 homes with more outsiders coming in.

Mr. Nye: Two years ago we had Thomas Planning do a Housing Study of Medfield. What they basically did at that time is to survey all parcels of more than five acres that were not built on in the town and try to extrapolate as to what the maximum size of Medfield in the next 40 or 50 years. We have predominantly one-acre zoning. The study showed that when completely populated Medfield would have 14,900 people. The pace of development has been slow. 30 to 40 houses per year. The population trends are as follows:

1980 - 10,500;  
1985 - 11,000;  
1990 - 11,800;  
1995 - 12,000;

2000 - 12,200. I don't see us having really explosive growth. Medfield has 9,234 acres, almost 3,800 acres are not available for construction because it is in conservation land in the watershed protection district. Better than 1/3 of the land won't be developed at all. We are talking about a good chunk of that 14,500 maximum density. I would term this the most important zoning article that has been before this Board for many years. I don't take it lightly. I don't think we should be concerned that this will change the character of the town. One-acre zoning would change the over-all nature of the town. That is the ultimate bottom line. I do not believe that 400 houses would be so much more detrimental and change the character of the town than 200 houses.

Mr. Larkin: In 1934 I came to the Town of Medfield. Even today I like to drive up North Street area and see the fields. However, just like a baby, we have to accept moderate growth graciously.

Sydney Devore, 190 North Street: Traffic has not been mentioned. The more people, the more traffic going down North Street. The next thing the road will have to be wider. We have to think of this if we are talking about the nature of life for our children. I would like to be in favor of keeping open spaces.

Joe Donnelly: I would like to make a comment regarding the Master Plan. I have lived in Medfield 20 years. Anyone could remember West Mill Street as a country road. North Street, starting at the Devores, should continue to have the country atmosphere.

Mr. Nye: Even under two-acre lots, there will be houses built. However, portions of the land has been given to trustees and conservation. There are other ways to take land out of development. Some people here will appear to be in favor of appropriating money to buy land.

Edith Beale, 23 Indian Hill Road: The two-acre area is quite spread out.

Allen Paul, Pine Street: Out of the 450 acres, there are left to be built, how many are already built? What about the issue of nonconforming lots?

Josephy Kennedy: This is not the place for it. The answer is short. Your lot will be nonconforming. What that means is a long story. I think you said it would be effective. I don't think the people here should rely on the Attorney General to throw it out. The Attorney General should see that the proper procedures have been followed.

Mr. Nye: The town is in favor of home rule.

Allen Paul: Why are we talking about one-quarter of the town all of a sudden? I can't believe it is all the same problem. There is a high ridge of hills. Why is it that we are talking about all of it at one time?

Mr. Sylvia: This could have been drawn for a smaller area, but there was concern that this particular area of town which you can see is basically an out-lying area is generally undeveloped. We are talking about two different water-sheds. It seems like a consistent piece of two-acre zoning. The problem is common to this entire area. It is environmentally sensitive. It is consistent with larger lot sizes. There have been a lot of complaints as house prices in Medfield are now astronomical. If the lot is \$125,000, the houses would be \$300,000 to \$450,000 and to suggest otherwise is it affecting a land owner's position? This is a developer's option. Plain and simple.

Mr. Smick: I am glad it is a large piece. It is for the undeveloped part of town. It is a very significant area. I am afraid that many people are already locked out. Question of the character of the town. I am sensitive to this.

Mr. Quigly: Is there information on demographics? The data have. We have a smaller summary of this. As a practical matter, we don't have up to date studies done.

Mr. Nye: Two years ago the average price of a house was \$95,000. The average price is now much higher than that - \$130,000 to \$140,000 if you look at new houses. If you look at the north area, we will dispute the area.

Mr. Nye: Many different size houses have been built over a span of years. It is difficult to respond to that. That wasn't the purpose of the Thomas Study.

Mr. Larkin: As a realtor, I don't own any land in the Town of Medfield. Take a good look at Indian Hill, at Belknap Estates and Pine Needle Park. Are they a detriment to the Town? Is the fact that the town has picked up much conservation land so that people can come out here from the city? Many of us like to go to the city. What about the people in the city who like to come out here.

Mr. Parker: My main regret is that there isn't enough time for the Planning Board to study this issue. Mr. Sylvia could speak to this. Have you done any significant study which you could go to this kind of zoning? We had a case where we would hire expert testimony which would have pollution to the Medfield State Hospital. If one tampered with Winter Brook/North Brook watershed, from what test pits we did in the area it suggests that the area has problems. Your own study shows that 20% of the land is wet. There is a lot of ledge. There is a soil survey. The soils in the area are problem soils. I think there is engineering that has been done. I think if this article is passed it could be defended on the Sherborn case. It is the same types of things involved. Some of the information would have to be updated by a hydrological study. I have had prior experience in the area.

HEARING WAS CLOSED at 9:30 p.m.

Statement submitted after the hearing by Fred Temple re two-acre zoning:

An excellent example of a group of people supporting a proposal out of self-interest in complete disregard of public interest. What is the old quotation from Shakespeare about the devil quoting the scripture? I oppose the proposal strenuously.

PUBLIC HEARING ON REZONING OF OWENS PROPERTY - NORTH MEADOWS ROAD:

Mr. Nye called the hearing to order at 9:35 p.m. Mr. Parker read the notice which appeared in the SUBURBAN PRESS.

Mr. Nye: This is by citizen petition. It would rezone a relatively small parcel of land on North Meadows Road at the intersection of West Street. The area of land appears to be about 50,000 square feet. It is proposed to be changed from Industrial-Extensive to Business-Industrial. No one is here to speak in favor or opposition to the petition.

Mr. Nye: Mr. Owens' reason for bringing this forward is that he wanted to have a retail use on that lot. He was told he could not. He came back and would like to rezone for a retail use. That is the bottom line. Dover Country Store is looking for a new home. The Dover Country Store would like to relocate there. It would not be allowed under current zoning. If it is rezoned to retail use, it could be used for the Dover Country Store.

Mr. Parker: The MAPC has a bulletin on spot zoning. It is singling out a lot which is different. This is definitely spot zoning. I would be opposed to the zoning change.

Mrs. Bancroft: I find it difficult to support this. We are relatively short of IE land.

Hearing closed at 9:40 p.m.

PUBLIC HEARING GREATER HEIGHTS OFFICE/RETAIL SITE PLAN, 266 MAIN STREET:

Chairman Nye called the hearing to order at 9:45 p.m. Secretary Parker read the notice which appeared in the SUBURBAN PRESS.

Mr. Nye: By way of introduction, this is a plan that is on a lot site that was approved last spring and now the applicant has come back on his own motion with a new plan. We are doing the process over because of the request of the applicant. The proposed uses have not changed but the size of the building has been changed.

Mr. Beard: The building is reduced by 2000 square feet. No change in the protected area under the jurisdiction of the Board of Appeals. The reason for the change was primarily due to an architectural change. Prior to that we came in with a couple of plans duplicating that and still come within the 25-foot restriction. The original plan called for 42-foot high building. The original plan called for 95-foot front to back for the major part of the building. The only way to resolve that problem would have been to have a flat roof. In essence, it is a duplication of what was approved. There is a reduction of parking spaces. The same formula has been used for parking. By means of comparing the two plans this building is smaller so the parking is changed. There are 181 spaces shown.

Mr. Parker: Are you still planning on a phased building plan?

Mr. MacCready: Yes. However, we plan to install the drainage throughout. The utilities will also be put in, but only the pavement for one building.

Mr. Beard: Ralph's is higher than expected.

Mr. Nye: What would you pave first?

Mr. MacCready: We would have to pave everything to the front, if we did this one first.

Mr. Nye: You would probably have to do this half of the site. Even if you only build one building, this half of the site. It seems to me you only have two phases for the building. This is an access road.

Mr. MacCready: We aren't sure which phase will be done first.

Mr. Beard: Complete drainage scheme for the site.

Mr. Parker: Could you describe your lighting plan?

Mr. Beard: In the prior approval you gave us an approval in detail. Here the photometrics are done. This indicates the area that the high pressure sodium lights will cover will not be a problem with abutters or people on Main Street. There is 250 feet of buffer of Town Conservation land. We have been through this many times already.

Mr. Nye: Will you know in the next two or three weeks?

Mr. Brennan: We would need a development plan of the site.

Mr. Beard: The architect is working on the specifications. Once we have those we will find out what our proposed buyers or renters will want. I propose to do this as soon as possible. I am not yet with the ZBA for a special permit. They like your approval before you deal with them. Time is of the essence with us. We have already lost a lot of time. Could you possibly come to an expeditious decision?

Mr. Nye: Phase one should be this one here. Even this could have something that works.

Mrs. Bancroft: Condition of action that the entire drive and parking adjacent to the building be completed with the first phase.

Mr. Beard: Alternative conditions. Condition that we complete this section.

Mr. Nye: Phasing has to be done carefully.

Mr. Parker: What will the use mix be?

Mr. Beard: Three phases, three separate endeavors. Two buildings will be exclusively office. The third building may have some retail. Two buildings for offices. Our market research and calls from the field are 90% in the realm of office demands.

Mrs. Bancroft: You will have to be careful about your mix because of the parking limitations.

Mr. Beard: I believe we have ample spaces - 181 spaces. Come up with conditions for approval.

Mr. Nye asked for motions:

VOTED: That we approve the plan on the condition that all site drainage be completed with the first phase of development and all parking requirements for phase one be completed and further that all elements of later phases from the street be finished except for landscaping and paving.

Page 9.  
April 22, 1985

Hearing completed at 10:30 p.m.

BORELLI - CLAYPIT ROAD:

Mr. Jensen (Mr. Borrelli's attorney): I really didn't have the opportunity to be presented with Town Counsel's response. Is it possible for me to have a copy of that? I would like to have a meeting with Town Counsel in attendance.

FICKEISEN REZONING:

Mr. Monbouquette, attorney from Walpole: I represent Peter Fickeisen and Ben Nickerson with respect to the proposed rezoning at the corner of West and West Mill Streets.

Mr. Nickerson: The zoning line has been modified so that it is 150 feet from an existing building.

Mr. Nye: This was to protect the existing industrial use. This change should accomplish that.

Mrs. Bancroft: Is the back of the lot wet?

Mr. Fickeisen: The corner of the building on this site is ten feet from the set. Effectively, I don't think anybody could build on this lot.

Mr. Nye: This would protect him if the building were on this lot. Part is wet and the rest is parking. Effectively this protects the guy who owns the lot. He could put another building on the same foot print.

Mr. Nickerson: 150 feet for building and 100 buffer strip for parking.

Mr. Parker: 6.2.9 - landscaped buffer strip. If you read this literally, it says the boundary. We are talking about the buffer. We are infringing on the neighboring industrial zone. We are putting a portion of the buffer on a neighboring property.

Mr. Nye: This is an entirely different thing.

Mr. Parker: It is not to the owner. The zoning is to the land.

Mr. Fickeisen: No way would you allow them to build?

Mr. Parker: Don't impose on the neighboring property and the man's rights.

Mr. Nye: We would be making a nonconforming use conforming.

Mr. Parker: What does this do to potential unit development?

Mr. Fickeisen: We basically lose one unit. That would give us 14 instead of 15. If you can count the 30-foot setback, we could get it back. A little less than .2 of a mile there is a residential project. Basically we are continuing the area and doing what we did. We would like you to support this article, obviously, if it is possible.

Mr. Nye: If we could satisfy his concerns, are there any other concerns other than the boundary line issue?

Mrs. Bancroft: We are agonizing here. It is too small a piece of land. All

of this has been talked about before. Our consensus is basically that we think there is a need for that type of housing in the town. This area is a little different from other areas where people might wish to put multi-family housing. Everybody will be coming in next Town Meeting. I think this is a unique case. It is an experiment in mixed use. You have set the tone by putting in an office use which has a residential flavor to it. This is unique.

Mr. Nye: Almost like a planned development. Residential flavor may be the same as the office buildings. They will have the same character and feel to them.

Mr. Fickeisen: You are talking a big tax benefit.

Mr. Brennan: We have to support the worst case. Even so, we still support it.

Mr. Nickerson: What you can put there under present zoning would be incompatible.

Mr. Brennan: In all fairness when this is rezoned, nothing can restrain the owner from selling the land. What is the worst thing that can happen to it?

Mr. Nye: Worst thing that could happen?

Mr. Brennan: I do not think this rezoning could cause something bad to happen there.

Mr. Nye: If we do support you, we still have to face the Town Meeting on this issue. The main issue is RU zoning. No neighbors will get upset. Therefore, we don't think it will be a problem.

Mrs. Bancroft: I move that we reconsider our vote at our last meeting.

Board VOTED UNANIMOUSLY to reconsider.

Mr. Nye: We would like to speak only to the amended article.

Mrs. Bancroft: In view of the arguments pro and con, those in favor seem to outweigh those against.

Mr. Parker: We are voting on the amended plan?

Mrs. Bancroft: The article referred to in my motion is the amended article showing a buffer zone between building on adjacent lot and the new zoning boundary.

VOTED: To support the rezoning as described in the amended article.

WAMPATUCK PLAN:

The Board reviewed the Wampatuck Subdivision Plan and will request the following information from Mr. Delapa:

1. Drainage calculations for the entrances onto Route 109 are required.
2. Engineering for the construction of the piece of road connecting Wood End Lane from the Trailside Drive that formerly was a cul-de-sac on the plan.

MARVIN INDUSTRIAL PLAN:

VOTED: To deny approval of the Marvin Industrial Park Subdivision plan because it does not meet the buffer zone requirements between residential and industrial use.

TOWN MEETING ARTICLES:

Article 21: VOTED UNANIMOUSLY to recommend passage of the article which would allow the Selectmen to order restoration and/or fine a violater if earth is removed in violation of Section 12 of the Zoning Bylaw, "Rules and Regulations Governing Earth Removal Uses."

Article 22: VOTED UNANIMOUSLY for the dismissal of this article which would allow a provision in the Zoning Bylaw for a Zoning Administrator.

Article 23: VOTED UNANIMOUSLY to recommend passage of this article which would allow a family apartment in any residential zone by Special Permit by the Board of Appeals.

Article 24: VOTED UNANIMOUSLY to recommend passage of the article which would increase the number of Associate Members on the Board of Appeals from two to three.

Article 25: VOTED UNANIMOUSLY to recommend passage of article which would decrease the number of members on the Sign Advisory Board from seven to three.

Article 26: VOTED: To support Article 26 to rezone the amended plan of Hedges land on West Street from BI to RU. This vote was recorded four in favor with one member absent.

SPECIAL TOWN MEETING:

Article 6: VOTED: To recommend dismissal of the article to rezone from IE to BI on North Meadows Road. This vote was recorded four in favor with one member absent.

Article 7: VOTED: To recommend dismissal of Article 7 which would rezone from 40,000 to 80,000 square foot lots a large portion of land in Medfield. This was recorded four in favor with one member absent.

SPEAKERS ON TOWN MEETING ARTICLES:

Article 21 - Earth Removal - Dan Nye

Article 22 - Zoning Administrator - Pat Brennan

Article 23 - Family Apartments - Pat Brennan (If this article is heard on May 6th possibly Bay will speak to it.)

Article 24 - Additional Associate Member to Board of Appeals - Pat Brennan

Article 25 - Decrease size of Sign Board - Pat Brennan

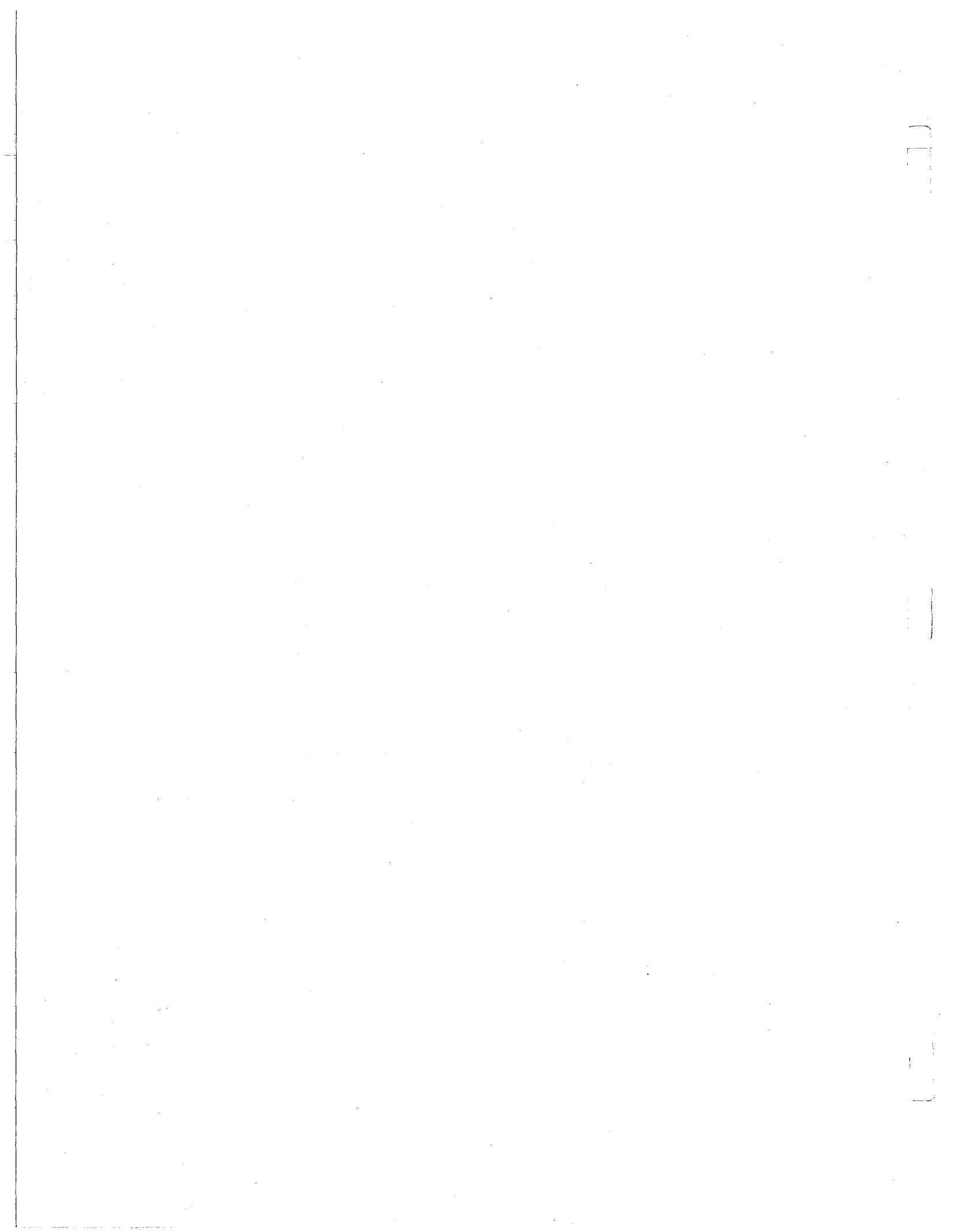
Article 26 - West Street Rezoning - Dan Nye

SPECIAL TOWN MEETING:

Article 6 - Pat Brennan

Article 7 - Joe Parker

The meeting was adjourned at 12:30 p.m. Respectfully submitted, Joseph R. Parker, Jr. SEC.



MEDFIELD PLANNING BOARD  
May 6, 1985

Present: Bancroft, Brennan, Gagliani, Nye and Parker.

The meeting was called to order at 8:00 p.m. by Chairman Nye, who opened the meeting for nomination of new officers for the coming year.

Mr. Gagliani nominated Sarsfield P. Brennan, Chairman  
Joseph R. Parker, Jr., Vice Chairman  
Margaret E. Bancroft, Secretary

The slate was SECONDED AND VOTED as nominated.

Former Chairman Nye would like to see the Board work on the Subdivision Rules & Regulations and the Fee Schedule in the ensuing year.

GALLAGHER/MCCULLOUGH CONDOMINIUMS:

Attorney William E. O'Neil and Mr. and Mrs. McCullough met with the Board to determine the Board's interpretation of Section 3.3.4 of the Zoning Bylaw, which would allow a 30-foot extension into the RS Zoning District to be counted toward the number of units proposed by Mr. McCullough on his Spring Street lot.

Attorney O'Neil presented the Board with a memorandum setting forth his opinion regarding Section 3.3.4. This memorandum also noted that in Attorney O'Neil's opinion Mr. McCullough owns to the middle of Spring Street and could, if he wished, count the 10,978.20 square feet of land toward the total number of units to be constructed.

Attorney O'Neill requested that the Board allow the 30-foot extension.

Town Counsel Fuller's memorandum on this subject was read.

The Board is in receipt of a letter from Philip D. Lukens of GLM Engineering Consultants regarding sight distance for the proposed driveway. It should be noted that for an object 6" in height sitting in the entrance the sight distance is 355 feet, and from within a vehicle to a vehicle stopped in the street opposite the site entrance the sight distance is 610 feet. The fluctuations in sight distances are caused by an abrupt dip in the road just southeast of the site.

Chairman Brennan stated that there is a noticeable break in the downgrade that causes limited sight distance and the further to the south that the driveway could be constructed would be better.

Mr. McCullough said that in order to change the driveway which now requires one to backup 65 feet, he would have to cut more into the hill and disturb the earth. He further stated that the reason he is suggesting a backup and driveway width a total of 34' is because the 41' would take more of the vegetation and trees.

Mrs. Bancroft felt that the 65-foot driveway which would require backing up all the way would be a real inconvenience.

Mr. Gagliani was concerned about the Board's interpretation of Section 3.3.4 because of possible future problems.

Mr. Gagliani asked if Mr. McCullough were planning to plant trees along the street.

Mr. McCullough stated that he is proposing to have his landscaping done in conformance with the Zoning Bylaw.

Mr. Brennan asked Mr. McCullough to determine from Mr. Lukens the impact of moving the driveway towards Walpole.

Mr. McCullough would like the Board to approve his site plan with conditions as he would like to get foundations in for his building.

The Board will discuss this matter further.

CLAYPIT ROAD:

Attorney Jensen and Mr. Robert Borrelli met with the Board to discuss the building on Lot 1 Claypit Road. The following neighbors were also in attendance: Charles Jenks, Mr. & Mrs. Robert Naughton, Patricia Champagne and John Mackintosh.

Attorney Jensen said that Claypit Road was shown as a road in Medfield before the Subdivision Control Law was adopted. He said that Mr. Borrelli would construct Claypit Road in any manner that the Board and/or the abutters would request. Attorney Jensen felt that Claypit Road came under the exceptions as stated in Chapter 41, Section 81L and that full subdivision control should not be required.

Mr. Jenks presented the Board with a certificate from the Town Clerk stating that Claypit Road is a private way.

Mr. Jenks said that there would be a problem if this were to be built under the Subdivision Rules & Regulations as the 50-foot layout requirement could not be met.

The abutters submitted a memorandum to the Board stating their views on the matter.

Mrs. Naughton stated that one of her main concerns is on page 2, number 5 of the memorandum. Her basement floor level is just a few inches above Causeway Street. Just after the five foundations were put in her basement was flooded for the very first time.

Mr. Naughton noted that he has a problem with water coming down Black Pine. It has no place to go now but in his cellar. The cutting down of all the trees and putting in the houses appear to be the cause of this problem.

Mr. Jenks said that the land has been disturbed and the water does not run in its natural water course.

Mrs. Champagne stated that Claypit Road is the only access to her property and asked what this would do to her ability to go in and out of Claypit Road.

Mrs. Champagne was concerned about work being done and the gas line being at risk if work were done on Claypit Road.

Mr. Jenks suggested that an Environmental Impact Statement be required if the road were to be built.

It was the consensus of the Board to allow construction of Claypit Road in accordance with the standards of the Land Subdivision Rules & Regulations with the waiver that the layout width be 40 feet and that no sidewalks will be required.

Town Counsel Fuller will dictate a letter to Attorney Jensen for the Board's approval.

MEDFIELD PLANNING BOARD  
May 20, 1985

Members present: Messrs. Brennan, Gagliani and Parker.

Others present: Representatives for A.J. Lane project - Messrs. Nourse, Koetteritz and Chisholm.

CLAYPIT ROAD:

The Board again reviewed the Claypit case and noted that the deed that was presented by Mr. Borrelli's attorney in support of his request for our consideration to grant use of the lot seems to say that he does not, in fact, own the rights in the easement.

VOTED: To send a letter to Mr. Borrelli asking him to clarify this matter.

Mr. Jenks, an abutter to Claypit Road, brought to the Board's attention that the plan filed with the Registry of Deeds signed by the Planning Board shows Claypit Road as 40 feet in width. Prior to the filing of that plan the road was pre-existing as 25 feet in width. For that reason Mr. Jenks feels that the construction of this street should be under the Subdivision Control Law.

BIKE PATH - MEETING WITH SELECTMEN:

Mr. Parker presented the Board with the latest plan of South Street Extension showing the design of the street widening and the construction of a bicycle path/sidewalk. There will be a meeting on this subject with the Selectmen on Tuesday, May 21st, at 7:30 p.m. Messrs. Brennan and Gagliani will represent the Board.

PONDVIEW ESTATES:

There have been calls regarding the condition of Stuart Street. The Board will ask Superintendent Feeney for a "punch list" of items that need to be done. Chief Mann will be contacted and his opinion will be requested as to whether or not there is a public safety hazard. The safety and other issues should be brought to the attention of Home Savings Bank.

SITE PLAN - A.J. LANE - MEDFIELD INDUSTRIAL PARK:

Chairman Brennan noted that the last time the Board met with Messrs. Koetteritz and Nourse there were questions of ownership, lighting and phasing. The updated plan showed the entire parcel under the ownership of A.J. Lane. It showed the work to be completed in Phase 1 and Phase 2 and a separate plan was submitted showing the photometrics of the site. Paul Chisholm, Director of Planning for A.J. Lane Corporation, stated that there will not be spots or flood lights. The site lights will be ten feet in height and the building lights will be inset in the soffits. Mr. Koetteritz brought the Board's attention to the landscaping plan which included species and the general areas to be planted. Richard Hunt is the current architect. The Board would like to see a copy of the elevation plan.

Mr. Parker asked if the developer had thought about signage for the building.

Mr. Chisholm said that the area will be entitled "Medfield Industrial Park". He further said that he has worked with gold-leaf signs, but the signage has not yet been determined.

Chairman Brennan brought to the attention of those present that a vote could not be taken on this matter as at least three members who acted on the plan were not present.

Mr. Nourse stated that there was some urgency to the matter as Mr. Lane has an opportunity to obtain fill and if he is not able to take advantage of this he could lose the fill to some other contractor.

The Board will call a meeting at a later date.

NEXT WEEK'S AGENDA:

Chairman Brennan requested that the subject of Subdivision Rules & Regulations be discussed at our next regular meeting.

HARDING STREET - PLAN UNDER SUBDIVISION CONTROL NOT REQUIRED:

The Board reviewed the Plan under Subdivision Control not Required and the entire lot is not shown.

VOTED: To send a letter to Mr. Ronald Tocci stating that the plan submitted should conform to the requirements of the Registry of Deeds. It is necessary to have the entire lot on one plan shown with metes and bounds.

MPIC:

Mr. Gagliani reported that the MPIC met on May 16th. The MPIC tentatively plans to meet with the Planning Board after their next meeting. They are developing a questionnaire for townspeople and Town Boards regarding planning for Medfield. They will need funding from the Planning Board to mail this questionnaire.

BOARD OF APPEALS HEARINGS - 199 SOUTH STREET:

VOTED: To send a letter to the Board of Appeals stating opposition to the request to make two nonconforming lots at 199 South Street.

BOARD OF APPEALS - GREEN STREET:

VOTED: To send a letter to the Board of Appeals stating that the 39 Green Street lot is nonconforming for a single-family, a two-family or a three-family house. It is the Board's feeling that the request should be denied as a situation should not be made more nonconforming.

The meeting was adjourned at 10:45 p.m.

Respectfully submitted,

John K. Gagliani  
Secretary

MEDFIELD PLANNING BOARD  
June 3, 1985

Members present: Bancroft, Brennan, Gagliani, Nye and Parker.

The meeting was called to order at 8:00 p.m. by Chairman Brennan and the following business was transacted:

PLAN UNDER SUBDIVISION CONTROL NOT REQUIRED - HARDING STREET:

The Board is in receipt of a Plan of Land in Medfield, dated May 21, 1985, drawn by George N. Giunta, showing three lots, one of which is labelled "Not a building lot".

VOTED: To sign the above-described plan.

The plan was signed.

PRELIMINARY TOCCI PLAN - OFF PROPOSED HICKORY ROAD:

Messrs. Ronald T., Ronald C., and George Giunta met with the Board to discuss the proposed Preliminary Plan of Proposed Subdivision, Medfield, dated April 27, 1985, drawn by George N. Giunta, Needham, and owned by Richard W. Bryant. This is located off proposed Hickory Road.

The Board reviewed the plan and Whitman & Howard's Report of June 3rd and discussed the following points:

1. The cul de sac shown is 890 feet long and exceeds the 500-foot maximum of a nonthrough street. Whitman & Howard has suggested that this be connected to Harding Street. The Board will study this suggestion.
2. The subdivision should be named.
3. A comprehensive plan showing the Doe Acres Estates, the Tocci-Dorfman and this subdivision should be submitted.
4. Widths of adjacent streets should be shown.
5. Plans do not show Lot 4 of the Tocci-Dorfman subdivision.
6. Proposed Lot 12 does not have any property lines shown.
7. Drainage analysis should include study of the effect of the downstream area receiving the increased runoff.

Mr. Giunta asked why the road should go through to Harding Street. He felt it was not necessary and it would require permission to work within the Watershed Protection District.

Mrs. Bancroft asked about the depth of Lot 9. Mr. Giunta said the lot would receive its frontage on Hickory Road.

Mrs. Bancroft asked about the grades. Mr. Giunta said that the grades are 2% to 3%, similar to grades on Hickory Drive. The foundations will be two or three feet out of the ground.

Mr. Tocci, Sr., said that instead of spending time to get an approved preliminary plan he would like to get the Board's feelings and the comments regarding the consultant's concerns. The major question is the cul de sac.

The Board said that there is no reason to resubmit a preliminary plan, but when the definitive is submitted the Board has requested a coversheet showing the three subdivisions together.

Mr. Giunta explained the drainage of the brook and discussed briefly where the catchbasins would be at the end of the cul de sac.

Mr. Gagliani asked how much additional water would be coming into the brook. Mr. Giunta said that drainage from about two additional acres would flow into the brook.

Mr. Brennan said he was concerned with the length of the cul de sac. Mr. Gagliani said he would like to get a statement from the police and fire chiefs regarding the cul de sac and its ability to handle emergency vehicles.

The Board will notify the Toccis regarding the cul de sac length.

CLAYPIT ROAD:

Mr. Robert Borrelli did not show up for his appointment with the Board; however, several abutters were present.

Chairman Brennan informed the residents that the Board had received their letter regarding Claypit Road and would forward a copy to Mr. Borrelli.

The Board has received a letter from Richard H. Jensen, Attorney for Robert Borrelli, regarding the rights of Mr. Borrelli in Claypit Road.

Mr. Jenks, an abutter, said that Mr. Borrelli is dumping plaster board and other building materials on Lot 6.

PLAN UNDER SUBDIVISION CONTROL NOT REQUIRED - KINGSBURY DRIVE:

The Board is in receipt of a Plan of Land in Medfield, owned by Martin P. and Carol H. Craven, dated May 31, 1985, drawn by Guerriere & Halnon, Franklin, showing two lots on Kingsbury Drive.

VOTED: To sign the above-described plan.

The plan was signed.

CASTLE ESTATES DEFINITIVE SUBDIVISION PLAN:

Mr. Roy Boudette filed a Definitive Plan of Castle Estates for Michael Marholin, Trustee of Medfield Realty Trust, Chestnut Hill, Massachusetts, dated May 29, 1985, drawn by Cheney Engineering. The plan showed nine lots on Northfield Drive. An Environmental Impact Statement was also filed.

Mr. Boudette said that they do not intend to utilize the culvert on North Street. The drainage will be diverted to within eleven (11) feet of the old stone culvert.

Mr. Parker asked what the drainage on North Street was like.

Mr. Boudette said he thought that this overflows the road in a 100-year storm.

Mr. Parker asked if there will be any catchbasins in the street or the entry of Deerfield Road.

Mr. Boudette said that they are trying to get all the water into the detention

TOWN MEETING ARTICLE - 1986:

The Planning Board will review Section 5.4.3.12 of the Zoning Bylaw which currently allows by right in any residential zone a licensed day nursery or other agency for the day care of children.

HARDING STREET PLAN:

Mr. Ronald Tocci filed a Plan Under Subdivision Control Not Required with the Town Clerk and the Board. The plan is entitled "Plan of Land in Medfield" and dated April 26, 1985, drawn by George N. Giunta, R.L.S. of Needham showing three lots, one of which does not have sufficient frontage on a public way.

VOTED: To deny approval of the plan because all lots do not have sufficient frontage on a public way.

DOVER FARM ROAD CUL DE SAC:

The Board is in receipt of a letter from Tree Warden Ellis Allen regarding the planting in the cul de sac.

VOTED: To forward a copy of this letter to Mr. Lawrence Schlager, and state that the Board cannot approve the plantings in the cul de sac until this work is completed to the satisfaction of the tree warden.

NEXT WEEK'S AGENDA:

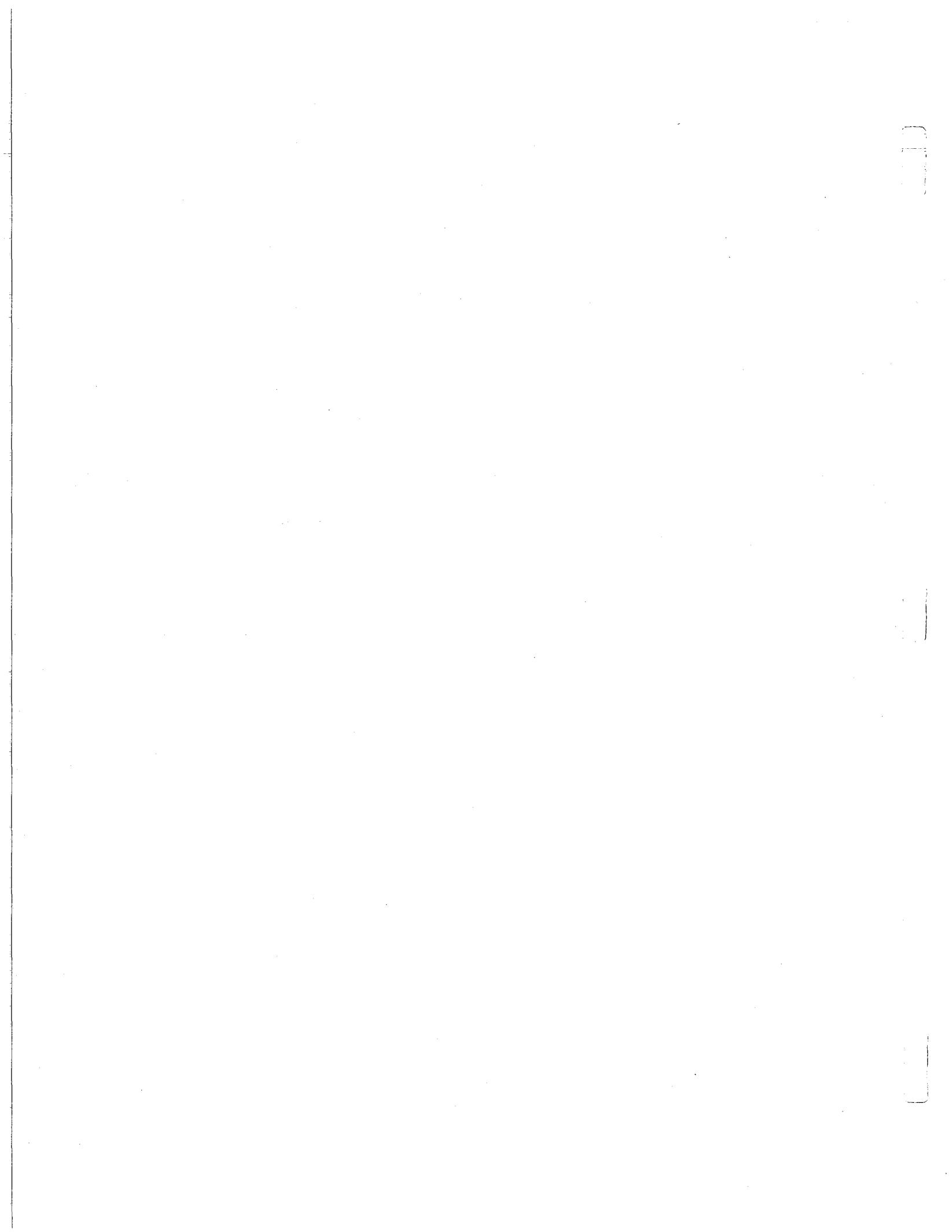
The Board will appoint an MPIC member and will review the Sign Advisory Board membership.

A list of subdivisions and the amount of surety being held will be prepared for May 13th.

The meeting was adjourned at 11:35 p.m.

Respectfully submitted,

Margaret E. Bancroft  
Secretary



MEDFIELD PLANNING BOARD

May 13, 1985

Present: Brennan, Gagliani and Parker.

M.P.M. (MODERN PRINTING METHODS) SITE PLAN HEARING:

Chairman Brennan called the hearing to order at 8:10 p.m.

Mr. Gagliani read the notice as it appeared in the SUBURBAN PRESS.

Chairman Brennan asked the applicant to explain the project to the Board.

Mr. Richard Merrikin, of Richard Merrikin Associates, representing M.P.M.: M.P.M. assembles screen printers for the electronic industry and is located at 71 West Street within a 50 x 100 or 5,000 square foot building. The plant is on a 97,000 square foot lot located in an IE zoning district, a portion of which is overlaid by the Flood Plain Zoning District. The site plan shows a 50 x 100 addition in the rear of the present building with an additional roofed area, the addition totalling 10,190 square feet.

1. Parking will be added, totalling 15 spaces.
2. Driveway will be widened.
3. Second loading area will be provided in the rear.
4. Instead of a loading dock, there is a garage door.
5. A double catchbasin will be added.
6. Berm will be constructed.
7. Hay bales will be used during construction to prevent pollution.

Mr. Merrikin filed the following additional information this evening.

1. Plan showing flood plain as it relates to this lot.
2. Drainage calculations as provided to the Conservation Commission.

No retention basins are shown on the plan. An additional 2000-gallon oil tank is to be installed. All lights will be building mounted.

Mr. Brennan read Whitman & Howard's letter of May 13th with comments as follows:

1. The zone line is incorrectly shown in the center of the street. The IE Zone line begins on the north side of West Street property line.
2. The 150-foot buffer between industrial and residential zone areas requires that the first one hundred feet of the buffer be grass, trees or other landscaped area. The proposed site plan has 60 feet of parking spaces within this 100-foot portion.
3. We suggest that the catchbasin have a hood gas trap.
4. The proposed plan is within the buffer zone of the wetland and will need a determination from the Conservation Commission.

A question was asked regarding the number of employees. Paul Lowenstein, General Manager, said that there are 15 employees; however, this addition does not mean the adding of employees.

Mr. Gagliani asked how many trucks a day would be going into the area. Mr. Lowenstein stated that probably two or three trucks a day. Mr. Gagliani asked how the trucks would get to the loading zone without backing into the street. Mr. Merrikin explained how that would be accomplished.

Mr. Parker said that it is the concern of many residents to have the corner of West Street and North Meadows Road improved. Mr. Merrikin said, "We will grass the area and pretty it up."

Mr. Parker noted that since we are talking about a buffer between Residential and Industrial-Extensive Zones then technically the first 50 feet should be planted. The Board would like to see some indication on the plan to fullfill the requirement.

Mr. Brennan asked about the lighting plan. Mr. Lowenstein said that there is a light in the back by the loading dock. He suggested that additional lights be installed; however, the owners do not wish to cause antagonism to the abutters in the interest of guarding against vandalism. To date they have not had a problem in this area.

Mr. Parker stated that instead of having building mounted lights we have tended to have lights away from the building on a low pole. It was noted in this case it does not matter as all of the lighting is internal.

Mr. Parker asked for information regarding the building. Mr. Merrikin said that it is a metal-sided building with a gambrel roof. It was basically built to be added onto and it is a one-story building.

Mr. Merrikin said he had a botanist walk the wetlands. He pointed out that above the 125-foot elevation are conservation wetlands and below is the flood plain. He said that a catchbasin with a hood gas trap would be supplied. It will be taking care of drainage from 2/3 of the MPM area and about  $\frac{1}{2}$  of Rick's.

Mr. Parker asked if there was a provision for a dumpster. Mr. Lowenstein said that one of the owners takes the trash to the dump and that there has been no dumpster. Mr. Merrikin said he would show it on the plan. He said he will move the parking spaces to be in conformity with the buffer requirements.

Mr. Brennan asked that the M.P.M. plan be revised in accordance with our conver-sation of this evening.

The hearing was closed at 8:45 p.m.

Respectfully submitted,

Margaret E. Bancroft  
Secretary

MEDFIELD PLANNING BOARD  
May 23, 1985

Members present: Bancroft, Brennan and Parker.

Chairman Brennan called the meeting to order at 8:10 p.m. and the following business was conducted:

MEDFIELD INDUSTRIAL PARK - SITE PLAN:

VOTED: To sign Medfield Industrial Park site plan dated July 18, 1984, and revised to May 17, 1985, drawn by H. K. Dodge Associates, Inc., 24 Union Avenue, Framingham, MA 01701.

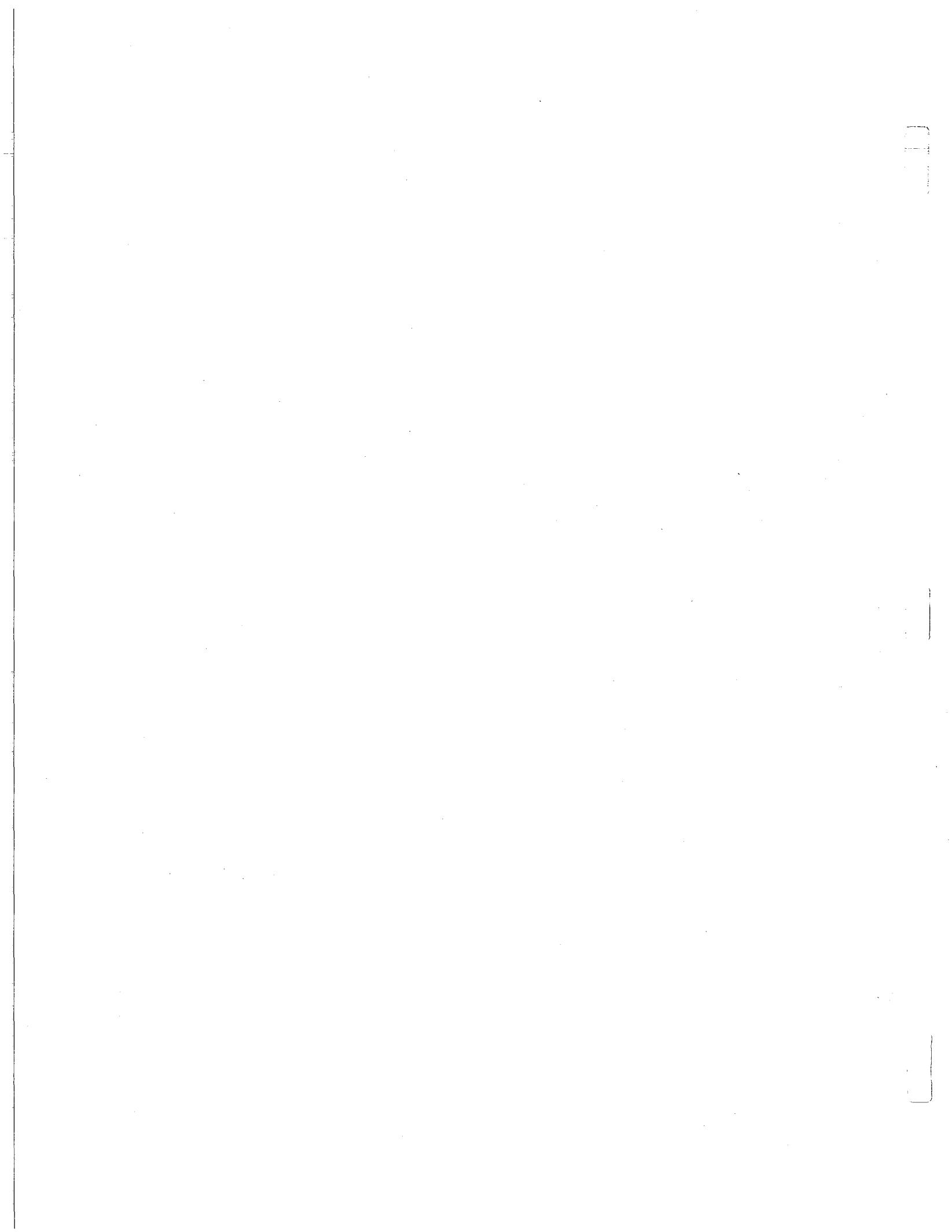
HARDING STREET - PLAN UNDER SUBDIVISION CONTROL NOT REQUIRED:

VOTED: To have noted on the Plan under Subdivision Control not Required of three Harding Street lots to show the 175-foot line at the 40-foot setback.

The meeting was adjourned at 8:40 p.m.

Respectfully submitted,

Margaret E. Bancroft  
Secretary



Page 3.  
June 3, 1985

basin. Outflow capacity of the basin is 8.7 cfs. All the inflow pipes are 3/10's of a foot higher than the outlet. There is a 300-foot sight distance in one direction and foliage will be cleared and the edge of the layout re-graded and the large tree removed where Deerfield Road abuts North Street.

PLAN UNDER SUBDIVISION CONTROL NOT REQUIRED - NORTH STREET:

The Board has received Plan of Land in Medfield, showing 10 lots on North Street. The plan is dated May 24, 1985, and is drawn by Cheney Engineering.

VOTED: To sign the plan.

The plan was signed.

GALLAGHER & McCULLOUGH SITE PLAN:

Mr. Richard McCullough met with the Board and filed a revised Site Plan showing an area where the vehicle parked in "Parking Space #1" could turn around.

A question was raised regarding the granting of the use of thirty feet in the RS District for RU use. Messrs. Parker and Gagliani felt that the granting of the thirty feet would be setting a precedent. Mr. McCullough showed the Board minutes of October 8, 1981, wherein Mr. MacCready was allowed to use thirty feet into the Business Zone for his condominiums.

VOTED: To grant Special Permit for Site Plan Approval for Site Plan of Land at 73 Spring Street, dated March 11, 1985, revised to June 3, 1985, with following conditions:

1. Sideyard screening must comply with or exceed the requirements of Section 6.2.10.
2. Conditions of the Water & Sewerage Board must be met.
3. Existing trees, shrubbery and embankments are to be removed as necessary to provide sight distances of 750' northwesterly on Spring Street and 650' southeasterly on Spring Street.

The vote was recorded three in favor. Messrs. Gagliani and Parker voted in the negative as they did not feel that the Zoning Bylaw was clear regarding the use of 30 feet in a different district.

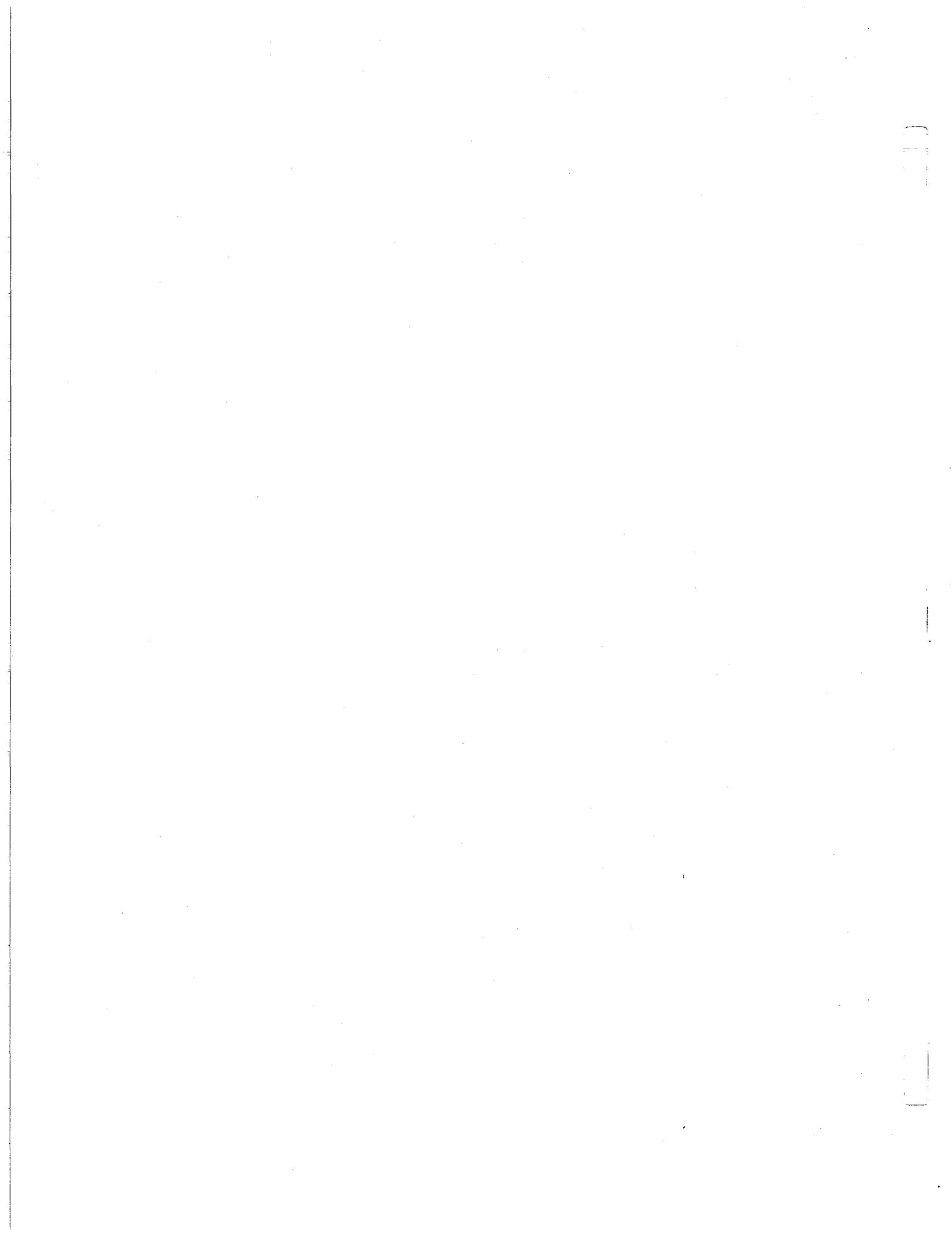
SUBDIVISION RULES & REGULATIONS:

Mrs. Bancroft has agreed to reorganize the Subdivision Rules & Regulations in the near future and report back to the Board.

The meeting was adjourned at 11:10 p.m.

Respectfully submitted,

Margaret E. Bancroft  
Secretary



MEDFIELD PLANNING BOARD  
June 10, 1985

Members present: Brennan, Gagliani, Nye and Parker.  
Others attending: Ralph Copeland and the Bicycle Path Committee.

The meeting was called to order at 8:00 p.m. and the following business was transacted:

M.P.M. SITE PLAN REVISION:

The Board is in receipt of a revised M.P.M. Site Plan which includes the following changes:

1. Zoning line moved to its proper place.
2. Parking shown so that it is not within the 100-foot buffer.
3. Plantings now shown within buffer as required.
4. Hooded gas trap shown.

The Planning Board is waiting to hear the Conservation Commission report before making a decision on the site plan.

GRANITE STREET:

The Board has no objection to the new road design where Granite Street, Rocky Lane and Lakewood Drive come together, but have the following comments:

1. The curve could be softened from Granite to Rocky Lane from 35 to 50 degrees.
2. A question was raised as to who will take care of the area within the town right of way which will be green space.
3. There was a question regarding how the asphalt sidewalk would end.

MOBILE EXCAVATING:

The Special Permit for Site Plan Approval for Mobile Excavating has expired. Mobile Excavating will be coming forward with a new plan. The Board will require its regular fee; however, if the cost to the Board is less than anticipated, the balance will be returned to Mobile Excavating.

CHILD CARE CENTER - SULLIVAN LAND:

Attorney Ralph Copeland showed the Board a site plan for a Day Care Center on the Sullivan property on Main Street opposite Brook Street. Attorney Copeland said that he has a buyer for the Sullivan Property who would like to build a Child Care Center, operated by Children's World, a company based in Denver, Colorado.

The driveways into the proposed Child Care Center appear to be within 150 feet of an intersecting street and will require a variance from the Board of Appeals.

The Board noted that parking cannot be situated within the 20-foot front setback in a residential zoning district and would prefer a grass plot in front of the building with parking in the rear. It is presumed a traffic study would be required by the Board of Appeals and the Planning Board would be interested in this study. The Board also requires a plan showing the number of rooms, how drainage would be handled and a parking plan showing a driveway which will hold sufficient backup of cars so that no parking and loading would intrude onto Main Street.

BIKE PATH COMMITTEE:

Chairman Fritzsche introduced his committee and others attending the meeting; namely, David Temple, George Bruns, Peg McLaughlin and Diane McCullough of the committee and Peter Schroeder and Arlene Sanford interested abutters.

One purpose of the meeting is to determine how the residents can most effectively be educated regarding the proposed widening/bike path on South Street Extension.

Planning Board Chairman Brennan stated that this is a safety issue and the proposal must be worked out and its implementation initiated.

Mr. Fritzsche said that many abutters are opposed to the 28-foot roadway and do not wish to see the plan. Several abutters would like the bike path but not the road widening. The Bike Path Committee's recommendation to the Selectmen is to conduct a public forum and have an opportunity over the summer to draft a questionnaire that would put the question as simply as possible. It appears that the proposal is a roadway and bike path or nothing.

Mr. Brennan stated that he concurs that the Bike Path Committee provide the forum to explain to residents how the project would work and how it would affect direct abutters' properties. Presently people do not understand what is being proposed to be built in front of each property. More communication has to be developed in some manner.

The biggest concern seems to be "what will happen to my front yard?" That information is available. The question is how will this communication take place.

Mr. Gagliani noted that the real issue is to be sensitive to the neighborhoods. This plan is sensitive to the neighborhood and sensitive to the needs of the town for a safe road for both pedestrians and motor vehicles. His recommendation is that the Bike Path Committee have an all-day open house at the Library and if people want to come in and become fully informed about this project they would have the opportunity to do so.

Mr. Fritzsche said he would be glad to do this.

Mr. Parker said that one of the things he is hearing is that people want a bicycle path without a roadway project. This is unrealistic from both an engineering and a cost standpoint. What we are talking about is a roadway/bike path project or nothing. A forum might be helpful in educating the public.

Peter Schroeder said that the residents have started a legal fund to fight the project.

George Bruns said he was in favor of the bike path only.

David Temple suggested that each person on South Street Extension be provided with a copy of the plan showing what would happen to the area in front of their homes.

Mr. Fritzsche felt that the people on South Street are entrenched as far as sentiment for the road is concerned and he did not feel that any facts could change their minds, even if they had the plan available.

Diane McCullough said that the committee would be willing to get the community's feelings on this subject.

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June 10, 1985

Mr. Brennan said that the intent of the Selectmen's charge was for the Bike Path Committee to select an appropriate forum for additional dissemination of the information. Mr. Brennan further suggested that the Board have a landscape engineer assess the project and make a plan of each abutter's land affected by the project.

There was general agreement that this assistance by fee and not an advocate would be helpful.

Mr. Fritzsche suggested a wrap-up meeting in the fall with the Police Chief, Highway Superintendent and other experts speaking regarding the South Street extension.

Another Proposal was that a booth be set up on Medfield Days which would allow the maximum number of residents to be informed about the project and give abutters any additional information which they may wish.

The Selectmen will be invited to the June 17th Planning Board meeting to discuss this matter.

APPOINTMENTS TO MPIC:

VOTED: To reappoint Loretta Fader, Julie Alasso and Robert Strong for a three-year period ending 1988.

VOTED: To continue the Bike Path Committee for two years and to send a letter to Chairman Fritzsche advising him of this and asking him to poll the members to determine if they all would like to be reappointed.

LIAISONS WITH OTHER BOARDS:

SARFIELD P. BRENNAN

Selectmen, Warrant Committee, School Committee, Superintendent of Streets.

JOSEPH R. PARKER, JR.

Bicycle Path Committee, Housing Authority, Park & Recreation Committee, Central Business District Committee.

MARGARET E. BANCROFT

Conservation Commission, Board of Health, Building Inspector, Landfill Committee.

DANIEL W. NYE

Board of Assessors, Water & Sewerage Board, Development and Industrial Board, Industrial Authority.

JOHN K. GAGLIANI

MPIC, Hazardous Waste, Board of Appeals, Sign Advisory Board, Historical Commission.

CEDAR ACRES:

VOTED: To release Needham Cooperative Bank Certificate No. 80442 in the amount of \$1200 as Blacksmith Drive has been accepted by the Town.

TOCCI SUBDIVISION - OFF HARDING STREET:

Foreman Kennedy is concerned that the pipe which was installed many years ago without supervision in the field off Harding Street has been allowed to stay in

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June 10, 1985

place. He feels that it should be relocated on the lot line and should be replaced with a larger pipe under Town supervision. He feels that should the Town take the easement there could be problems.

The meeting was adjourned at 11:10 pm.

Respectfully submitted,

John K. Gagliani  
Secretary Pro-Tem

MEDFIELD PLANNING BOARD  
June 17, 1985

Present: Bancroft, Brennan, Gagliani, Nye and Parker.  
Others attending: Mr. SanClemente of Guerriere and Halnon; Messrs. Richard Merrikin, Huna Rosenfeld and David MacCready re Indian Acres; Messrs. Larkin, Nourse and Sullivan re Bicycle Path Committee.

The meeting was called to order at 8.00 p.m. by Chairman Brennan and the following business was transacted:

GRANITE STREET - PLAN UNDER SUBDIVISION CONTROL NOT REQUIRED:

Mr. SanClemente met with the Board to request approval of a Plan of Land in Medfield owned by Karl H. & Judith A. Johnson, dated June 17, 1985, drawn by Guerriere & Halnon, Inc., Franklin showing a 102,339 square foot lot with 176.35 frontage, leaving remaining frontage of 208 feet and more than 5.6 acres of land.

VOTED: To sign the above-described plan.

The plan was signed.

INDIAN ACRES:

Messrs. David MacCready and Huna Rosenfeld, owners, and Richard Merrikin, engineer, met with the Board and presented a Preliminary Plan of a 10½-acre parcel, within an RS Zoning District, with a 680-foot cul de sac.

The plan showed ten lots on the proposed cul de sac and five lots on accepted public ways, plus one lot with an existing dwelling and barn.

Mr. Merrikin said that all the lots conform to the zoning and have 120 feet of frontage and a minimum of 20,000-square feet. A profile of the street has been submitted showing a 1% to 1.25% slope. He further said that there is a 16" water main in the street. There is also gas and electricity.

Mr. Merrikin said that they have two questions; (1) Waiver to allow a 680-foot cul de sac is requested. (2) Presently the sight distance appears to be about 260 feet. There is heavy brush cover and hedge along the street. This might have to be removed to allow the proper sight distance. He noted that West Street has a 70-foot layout in this area. The ground surface is not going to be altered.

Mr. Merrikin said he would like to discuss drainage with the Board and if necessary a detention basin four-feet deep will be constructed. As there is conservation land across the street, he questioned whether the street drainage could be directed there.

Mr. Rosenfeld asked the Board if they would consider backing a rezoning of this area for condominiums.

The Board has taken this under advisement.

SOUTH STREET BIKE PATH AND/OR EXTENSION IMPROVEMENT:

Selectman William Nourse and Robert Larkin met with the Board to discuss where the South Street Extension Improvement Plan is going as it is a Selectmen's project.

Selectman Larkin said that the Town owns a 60-foot layout for South Street Extension. The Town has compromised and is proposing a 28-foot wide road (rather

than 34') with a six-foot bicycle path. State and Federal funds are available for this. It was the Selectmen's hope that the Bike Path Committee would work with the neighbors and explain the County Engineer's Plan to them.

Selectman Nourse felt that the terminology was incorrect and that a bike path goes from someplace to someplace. What is being proposed on South Street Extension is a sidewalk. The concern here is with disturbing the total effect of South Street Extension. However, he said that safety is a great concern.

Planning Board Chairman Brennan said that the plan revised to May 1985 is a long-worked-over solution to safety both Massachusetts State Safety Standards and what is considered a country road. The County Engineers have worked on this for a very long time. Our question tonight is where are we going?

The Bike Path Committee has agreed to participate in public forums and it is possible that a booth be set up at Medfield Days with details on South Street Extension Improvement.

The Planning Board and Selectmen feel that this is a town issue. Safety goes along with town planning. The Planning Board and Selectmen feel that the plan before them is the best possible plan for the South Street Extension Improvement project.

Resident Sue Scribner asked how wide is a bike path; how wide is a sidewalk? She also asked about sewers being installed while the road is under construction.

Town Administrator Sullivan said that there is no state sewer money available.

Sidewalks are usually about five feet in width, while bicycle paths are eight feet in width.

The people on South Street Extension have two concerns: (1) Speed, and (2) "What happens in front of my house? Can you do anything for me to make it easier for me?"

It was suggested that the plan be put up on the conference room wall so that people could see more easily how the road widening would affect them.

The Board will check with the Bicycle Path Committee to see how they feel about spinning off a committee called a "South Street Improvement Committee."

It was suggested that a committee be appointed cooperatively by the Planning Board and Selectmen.

ORIOLE ROAD - PLAN UNDER SUBDIVISION CONTROL NOT REQUIRED:

The Board is in receipt of a Plan of Land in Medfield, dated May 24, 1985, drawn by Norwood Engineering Company, showing Lot 52-B, Parcel "A" and Lot 51-B on Oriole Road. The plan also showed Plantation Road; however, Plantation Road is an abandoned street.

VOTED: To disapprove the plan because Plantation Road has been abandoned.

DAY CARE - SULLIVAN PROPERTY:

A question was raised regarding the parking classification for the day-care center. Board members did not feel that the parking category for "Schools and Colleges" would apply to this proposal. Under Section 8.2.7 any use not enumerated in Section 8, off-street parking spaces shall be one space for each

employee, plus one space for each 50 square feet of floor area.

FICKEISEN RESIDENTIAL CONDOMINIUM PLAN:

The Board is in receipt of a letter dated June 14, 1985, from Norwood Engineering regarding the Watershed Protection District. Norwood Engineering stated that the edge of the district in this area is the 140-foot contour.

It was noted by the Board that it is necessary to obtain a Special Permit to work within the Watershed Protection District.

THREE TOCCI SUBDIVISIONS:

Superintendent Feeney and Foreman Kennedy have questions regarding the drainage from these areas and how this will affect Pheasant Road/Marlyn Road area. It is their suggestion that before approval of the third subdivision that drainage study of the entire area should be done by Whitman & Howard and paid for by the developer.

They have further suggested that the Board review their standards and require additional gravel when going through a swamp.

ARD RIGH I:

Mrs. Willis will call Mr. Schlager and ask him if he would like to request a waiver from the two-sidewalk requirement which was in effect when the Donnelly Drive subdivision was approved. The Board also requests that if one sidewalk is requested, that it be on the right-hand side.

WHITMAN & HOWARD:

The Board will request a price from Whitman & Howard to update the Zoning Map.

The meeting was adjourned at 11:30 p.m.

Respectfully submitted,

Margaret E. Bancroft  
Secretary



MEDFIELD PLANNING BOARD  
June 24, 1985

Members present: Bancroft, Gagliani, Nye and Parker. Others present: Superintendent Kenneth Feeney, Foreman Robert Kennedy and Dale MacKinnon, consultant. Joyce and Robert Reeves were also present.

The meeting was convened at 7:30 p.m. at the Harding Street end of Hickory Drive. Messrs. Feeney and Kennedy expressed concern regarding additional drainage to be added to the downstream area, potentially aggravating drainage problems already existing at Pheasant Road, Fox Lane and Marlyn Road. It was the consensus of those present that a drainage study of the effect of the three Tocci subdivisions on the Marlyn Road/Pheasant Road and Fox Lane area and the culverts at Harding and West Mill Streets would have to be made by a registered professional engineer and submitted to the Planning Board.

Messrs. Kennedy and Feeney also expressed their concern regarding the drainage pipe installed many years ago without supervision and which does not follow the lot lines. They also requested that a sub drain be installed along the street or in the back of the lots on the north side of Hickory Drive to prevent the road from flooding.

The site meeting was adjourned at 8:20 p.m.

The meeting was reconvened by Acting Chairman Parker at the Medfield Town Hall at 8:30 p.m.

JOYCE REEVES - COFFEE AND DOUGHNUT SHOP - MGD MAIN STREET BUILDING: Joyce and Robert Reeves met with the Board to discuss the possibility of their using a 600-sq.ft. area of the Main Street building for a coffee and doughnut shop. Mrs. Reeves explained that there would be no seats or counters for customers. The operation would essentially be a bakery shop according to Mrs. Reeves. The shop would be open from 6:00 a.m. to 2:00 or 2:30 p.m. There would be no cooking except for an oven for croissants and muffins. Undressed doughnuts would be delivered and dressed in the shop. Mrs. Reeves said she plans to feature a "death by chocolate" item weekly.

Mr. Parker expressed concern that vehicles larger than automobiles would stop at the coffee shop causing parking problems.

Mrs. Reeves felt that truckers would stop at a restaurant where a complete breakfast would be served and that coffee and doughnuts only would not attract that market.

Mr. Gagliani was of the opinion that this operation should be in the "fast food" category and his concern is that when the building has full occupancy, plus the lunch-hour traffic, there could be parking problems.

VOTED: To consider the coffee-and-doughnut-to-go shop under the retail category.

The vote was recorded three in favor, with Mr. Gagliani abstaining because he felt that this was an incorrect category.

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June 24, 1985

TOCCI/BRYANT SUBDIVISION: The Board is requesting a drainage impact statement from the developer showing what effect the new proposed development in conjunction with the Hickory Drive subdivision will have down stream on the Marilyn Road/Pheasant Road/Fox Lane area and the West Mill Street/Harding Street culvert.

VOTED: To send a letter to Mr. Tocci covering the following items:

1. The Board is particularly concerned with the engineering aspects of the new proposed subdivision and the potential impacts of drainage in the Marilyn/Pheasant/Fox area and down to the Harding and West Mill Streets culverts.
2. Subdrains will be required along Hickory Drive where they are needed to meet the requirements of the superintendent of streets.

WAMPATUCK SUBDIVISION: Dale MacKinnon presented the Board with a memorandum containing his comments on Sheets 5, 6 and 8 of the Wampatuck Subdivision.

With reference to Sheet 8 of 11 and the Board's question regarding the transition of Trailside Drive from a 50-foot to a 40-foot right of way, the widths of the right-of-ways should be shown and the roadway and sidewalk should be shown on the plan. Whitman & Howard suggested that the sidewalk and the planting strip be reduced to 5 feet and 4 feet for a total of nine feet. With 28 feet of roadway this will allow 3 feet on the other side for the berm and grass.

Whitman & Howard suggested that the transition start at Station 12+00 and end at Station 13+50. The centerline of the road pavement will be changed from 26' to 23' off the sidewalk side of the right of way. If a 1½' Cape Cod berm is used, the planting strip would be 5.5' wide at Station 12+00. Whitman & Howard suggested that it be reduced gradually so that at Station 12+50 it is 4.5 feet, at Station 13+00 it is 3.5 feet and at Station 13+50 it is 2.5 feet.

Whitman & Howard questioned whether the Water Commissioners approved of the water system and, if so, did they know that a 4" water main is shown at the end of Trailside Drive. The question was also asked if the water main should be looped to the water line on Wood End Lane.

Dale MacKinnon noted that the cross-section of the retaining walls is not adequate for construction purposes. Both horizontal and vertical steel should be shown in a typical cross-section. The cross-section does not relate to the profile view shown at Station 15+00. The profile view shows about a maximum four-foot retaining wall above the road grade. The sketch should label the bottom of the footing to be a minimum of four feet below grade. The sketch shows the back edge of the retaining wall along the right of way sideline. However, the retaining wall should be tapered along the rear.

In the Board's approval of the subdivision, they required that catchbasins be constructed on the east side of Wampatuck and Trailwide at the intersection of Route 109 and that they be connected to the street drainage on those streets. This has not been shown on the Subdivision Plan.

The Board would like to invite the abutters - the Guthries and the Barretts - on Wood End Lane and Mr. Delapa to discuss the best way to put in the street and how to best treat the sloping.

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June 24, 1985

VOTED: To send a letter to Mr. Delapa re the design aspects of Trailside Drive and the connection of drainage to Trailside Drive and Wampatuck Road.

If all interested parties are available on July 1st, the Board will set a meeting at that time.

Until the points brought to the Board's attention by Whitman & Howard are addressed, the Board cannot sign the plan.

ARD RIGH I: In answer to a request from Mr. Lawrence Schlager, the Board

VOTED: To allow the developer to build just one sidewalk on the north side of Donnelly Drive.

The Board's preference would have been the south side; however, because the electrical boxes would have had to be moved at a large expense, the Board will allow the one sidewalk to be placed on the north side of the street.

MINUTES: VOTED: To approve the minutes of March 11, 18 and April 1st.

The meeting was adjourned at 11:00 p.m.

Respectfully submitted,

Margaret E. Bancroft  
Secretary



MEDFIELD PLANNING BOARD

July 1, 1985

Members present: Bancroft, Gagliani and Nye.

Others attending: Jane Kelly, Chairman, Housing Authority.

The meeting was called to order at 8:00 p.m. by Acting Chairman Bancroft and the following business was transacted:

HOUSING IN MEDFIELD:

Jane Kelly, Chairman of the Housing Authority, met with the Board in order to improve communication between the Boards. She said she was not acting in behalf of the Housing Authority.

Mrs. Kelly said that there are 67 elderly housing units at Tilden Village and 26 low-cost units at Wilkins Glen. She said that there was a short waiting list for elderly housing, and that Tilden Village site would probably hold another 60 units.

Mrs. Kelly talked about the Federal Housing Voucher System, congregate housing, and scattered site housing. She said that in the fall the EOCD would be coming to talk with the Housing Authority and that she would invite the Planning Board to that meeting.

STUART STREET - PLAN UNDER SUBDIVISION CONTROL NOT REQUIRED:

The Board reviewed Plan of Land in Medfield, owned by M&D Builders, dated June 23, 1985, drawn by Norwood Engineering showing the formation of new Lot 8A.

VOTED: To sign the plan.

The plan was signed.

ORIOLE ROAD - PLAN UNDER SUBDIVISION CONTROL NOT REQUIRED:

The Board reviewed Plan of Land in Medfield, owned by M&D Builders, dated May 24, 1984, revised January 27, 1985, drawn by Norwood Engineering, showing two lots on Oriole Road; namely, Lot 52-B, comprised of former Lot 52-A, Parcel "A" and "B", and Lot 51-B, comprised of Lot 51-A and Parcel "C".

VOTED: To sign the plan.

The plan was signed.

TOCCI SUBDIVISION OFF HARDING STREET:

The Board is in receipt of a letter from Ronald Tocci requesting that the surety set for the completion of Hickory Drive owned by him be reduced. The Board has set the surety at \$85,000. The Board reviewed the Construction Cards and the plan.

VOTED: To send a letter to Mr. Tocci stating that because the value of the work signed off on Hickory Drive does not represent a significant amount of the total estimated cost, and because the Board foresees additional costs for installing subdrains and manholes, the Board is unable to reduce the surety below the \$85,000 amount originally set.

Page 2.  
July 1, 1985

FICKEISEN CONDOMINIUMS SITE PLAN:

The Board is in receipt of a report from Whitman & Howard on the Fickeisen Site Plan. A copy of the report will be forwarded to Mr. Fickeisen. Ken Feeney will be asked to comment on the plan prior to the Board's making its decision.

CASTLE ESTATES SUBDIVISION PLAN:

The Board is in receipt of Whitman & Howard's July 1st report on the Castle Estates Definitive Plan. A copy of the plan will be forwarded to Mr. Michael Marholin.

MINUTES:

VOTED: To approve the minutes of June 3rd and 17th.

The meeting was adjourned at 10:20 p.m.

Respectfully submitted,

Margaret E. Bancroft  
Secretary

MEDFIELD PLANNING BOARD  
July 15, 1985

Members present: Bancroft, Brennan, Gagliani, Nye and Parker.

SITE PLAN HEARING - WEST MILL REALTY TRUST:

Vice Chairman Parker called the hearing to order at 8:10 p.m. Secretary Bancroft read the public hearing notice which appeared in the SUBURBAN PRESS.

Vice Chairman Parker explained the procedure to be followed. First the applicant or his representative will explain the site plan, and reports from consulting engineers will be read into the record as will other correspondence. Questions will be asked by Planning Board members. Then others at the hearing will be heard.

Mr. Fickeisen introduced Dave Dederer of Norwood Engineering, Ben Nickerson, Attorney William O'Neil and Engineer Roy Boudette.

Mr. Nickerson: The site is at the intersection of West and West Mill Streets. Our proposal for the site is to build residential attached housing. There are a number of town house units; six in one cluster and in the other cluster three town house units and a group of four one-level dwellings. All will have two bedrooms. Parking is on site. We have tried in the site plan to design parking so that it won't look like just asphalt. The style of the buildings is very similar to the office condos that we built on the adjoining properties.

Attorney O'Neil: This is the same land that was rezoned at town meeting.

Mr. Parker: We have not received word from the Town Clerk that this has been approved by the Attorney General.

Attorney O'Neil: That would stand unless there was a procedural error.

Mr. Nickerson showed the Board a Landscape Plan. He noted that most of the vegetation will be new.

Mr. Fickeisen: There is a natural buffer.

Mr. Nickerson: (In answer to our consultant's questions.)

1. Lot B does not have the appropriate number of parking spaces within its property line. Parking spaces 17 through 26 should be on the same lot as building B to meet the parking regulations.

ANSWER: Regarding parking we are talking about a reciprocal agreement between Lots A and B.

2. We ask the Board to verify with the applicant that the cellar floor will not be inhabited (6.3.3).

ANSWER: The cellar will not be inhabited.

3. We recommend that 12 inches of gravel be used under the pavement areas.

ANSWER: 12" will be added.

4. The proposed driveway grading has 50 feet of run-off into West Street. We ask the Board to check with the Superintendent of Streets to see if this creates any problem for him.

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July 15, 1985

ANSWER: We met with Ken Feeney. He said the driveway was O.K.

John Gagliani: Can you explain how all the water flows on the pavement?

Mr. Dederer: Water flows to catchbasins in the parking lot, into leaching basins and then to the existing wetlands. The other half goes from the center of the road in another direction.

Mrs. Bancroft: How do the leach beds work in the winter?

Mr. Fickeisen: It works out nicely.

Mr. Gagliani: What about drainage of the green areas?

Mr. Fickeisen: A portion will go into the drainage in the parking lot. The rest will flow into the vegetated wetland. On July 25th we are setup with the Conservation Commission for a public hearing. Our Board of Appeals hearing is July 31st.

Mr. Parker: I have a couple of small points. If I made a mistake let me know. I don't see the RU District defined on the plan. Maybe I missed where the RU is here. It should be changed on the plan. The height of the building has not been shown. One point you should clarify. You have Lot A and Lot B separate. You don't have proper frontage if you wish to separate. Maybe you can clarify the frontage issue. You have done that because in our zoning we require one building on a lot. There is a question regarding the proper frontage.

Mrs. Bancroft: Do you have a lighting plan?

Mr. Nickerson: The light will project out into the parking areas but will not bother residents.

Mr. Brennan: Do you need handicapped spaces?

Mr. Nye: You wouldn't need more than two.

Mr. Parker: I would like to talk more about the Watershed Protection District. Under zoning they define the buffer strip and how it is to be planted and also its use. Because this is within the Watershed Protection District, the intent is that it is a buffer. Do you feel that this provides enough of a natural buffer? One thing we should be concerned about is that the 150-foot buffer does exist and the first 100 feet is intended to be the buffer and 50 feet can be used for parking. Do you know, since it is not on this plan, how far the parking is from the building?

Mr. Fickeisen: The parking is about 50 feet away from the building.

Mr. Nye: It looks more like 75 to 80.

Mrs. Bancroft asked about the visibility going out onto West Street. She also asked if the utilities coming in would be overhead.

Mr. Fickeisen: Everything will be underground.

Mr. Gagliani: Where is the pole?

Mr. Fickeisen: We will go from the pole.

Middlesex News Reporter: Do you have an approximate price range?

Mr. Fickeisen: \$135,000 to \$150,000 range.

Mr. Brennan: Read memorandum from Water and Sewerage Board. Then stated that the Board has 90 days from today to make its decision.

MEDFIELD PLANNING BOARD

March 11, 1985

Members present: Bancroft, Brennan, McCullough, Nye and Parker. Others attending: Residents re public hearing on zoning.

PUBLIC HEARING ON CHANGE OF ZONING ON WEST/WEST MILL STREET:

Acting Chairman Brennan called the hearing to order and Secretary Parker read the notice which appeared in the SUBURBAN PRESS on February 21 and 28, 1985.

Mr. Brennan explained the procedure to be followed. First, the petitioner will be asked to explain the purpose of the change and why it is good for the Town. We will then entertain questions from Planning Board Members, other Town Boards and then questions from residents will be heard.

Mr. William E. O'Neil: I am an attorney. I am being paid by the petitioners, Mr. Peter Fickeisen and Mr. Benjamin Nickerson. The request for the rezoning is to change the zoning from BI to RU. Under the General Laws, the Planning Board must hold a public hearing and make recommendations to the Town Meeting. We seek your support and would like to develop this property in the spirit of the adjacent properties - School House Park and Five and Seven (West Mill Street). They seek to rezone to bring the same concept into a residential area. There is a B-I zoning district to the west, I-E zone to the north and west abutting this property. Across West Street is zoned R-S. We are seeking an upzoning not a down zoning. We want to go up. Mr. Nickerson will explain the planned development. If there are any questions on the legalities of it, I will answer them. I would like to introduce Mr. Nickerson and Mr. Fickeisen as well as the owner, Mr. Hedges.

Mr. Nickerson: The size of the plot is 2.9 acres. It runs along West Street and comes into the corner of West and West Mill Streets. Shown on one side are business condos which we completed this year. The site to be rezoned now has a single-family residence located thereon. The lot is generally wooded and somewhat open in the front. There is a wetland as established by a botanist in the field and agreed to by Norwood Engineering. We have stayed away from the wet area. We are proposing to have 16 units - 2-story town houses and single-level units. The general configuration would be two building structures. The rendering is looking back to the buildings. They would be wood frame with clapboard siding, the traditional New England look, somewhat like the office condominiums on the adjacent property. There would be no garages proposed. We have broken the parking up so that no one area would have too much parking. I don't think there is too much more to say about it.

Mr. Nye asked how the buildings would be serviced with utilities.

Mr. Nickerson said the units would be heated by electric heat pumps. The utilities would be underground. Each individual unit would have its own heating and air conditioning unit and its own electricity. Sewer and water exists. We have extended the sewer down West Street for the two office buildings and there is a connection in this area so that it would be on sewer. It is interesting to note that the property line is still back quite away from the edge of West Street. The buildings are set back quite away from the edge of the road.

(SHOWED AERIAL PHOTO OF THE AREA)

Mr. Nickerson: They are two-bedroom units. They will be closer to single-family than a brick block. Maintenance would be done by the association. I would not expect to find any school age children. It will probably be a positive tax generator to the Town. The driveway would be a private drive maintained by the association. I think every town needs a variety of housing types. We all go through different periods in our life. When you are raising children, family housing is important.

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This is not considered "family housing." At another time it is inviting not to have to keep the yard and maintain the outside of the house. There are apartment houses in town but they don't have any residential feeling.

Mr. Brennan: Any questions from other Board members?

Mr. Parker: Basic question - People are going to ask why do you want to change the zoning. You haven't addressed the basic issue of telling us about the purpose for changing it from Business-Industrial to Residential-Urban. In other words, could you develop this for business/industrial use as it is now zoned.

Mr. Nye: There are many people who would like their land rezoned to RU. We will hear, "Why here, why not on my land?" Those are things that we need to address. Maybe it would be best to strike at the heart of the question.

Mr. Fickeisen: To go over the history of that whole area, we have developed two pieces of property on the corner of West and West Mill Streets and School House Park too. We now think that the area has been saturated with offices. The land we would like rezoned is a nicer piece of land. The three pieces of property were not generating much profit for the Town. Residential use of the land with the flavor of what we have done in this area in the past few years. I am not building something, selling it and taking a hike. We would like to finish the job we started out to do in this area.

Mr. Nickerson: The reason we wish a rezoning is that in the process of marketing what we have there is still one spot available for sale. It is Business-Industrial. Given the kind of zoning that exists now, what is being proposed would certainly not be detrimental to the area.

Mr. O'Neil: I alluded to it. The basic concept is that it is complementary to what exists now. It is complementary and good planning. I know the questions that are coming. The answer is that it is complementary to what exists. The utilities are provided for, there will be no industrial waste, no fossil fuels. If you have industrial use here you could pump a lot of things into the atmosphere.

Mrs. Bancroft: How does this piece of zoning fit into the industrial zone?

Mr. O'Neil: This would be going from a less restrictive zone to a more restrictive zone here. You are crossing over industrial to residential. You are going to a more restrictive zone.

Mr. Nickerson: Another thing to consider is where it lies on the zoning map. On the other side of this line is industrial. There is a wet area which won't be built so that no industrial land will be built on in the back of the lot. If this lot was all flat and treeless land, it could be used industrially. Because of the natural features it won't happen.

Mrs. Bancroft: How close is the adjacent industrial building on the northeast side of your building?

Mr. Nickerson: 200 feet.

Mrs. Bancroft: It is a natural buffer zone.

Mr. Fickeisen: The industrial use is out of place.

Mr. O'Neil: At the present time there is a residential house in the area. This would make it conforming.

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Mrs. Bancroft: Another point that will be raised is that we don't have very much industrial land. We need a balance of industrial, commercial and residential use.

Mr. Nickerson: This is only a three-acre parcel, one-quarter of which is wetland.

Mrs. Bancroft: Have you tried to find the highest and best use under this zoning? That is an argument.

Mr. Nickerson: Zoning for BI lots were too small. The lot size made it necessary to rezone.

Mr. Brennan: Any comments or questions from anyone in the audience?

Mr. Hardy: Isn't this an industrial area? There will be land that abuts. 150 feet of the industrial land is required as a buffer. It seems to me because of the work that is going on in that area and because of the increase in value of commercial and industrial land, perhaps someone would like to go in with some R&D. They would have to meet off-street requirements. If you change industrial zone to residential, it would change the value of the lot.

Mrs. Bancroft: I wonder if that could be resolved by moving the zoning line. That would set it up as a buffer.

Mr. Parker: How wide is the wet area?

Mr. Nickerson: 75 feet in the front and 100 feet in the back.

Mr. O'Neil: May I ask the Board to consider the side yard setback? You may extend or except from the request so much as lies in here, but will you please consider the side yard requirements? A new plan could be drawn to show the Board.

Mrs. Bancroft: Basically you are asking for a change in uses on that land by the nature of a zoning change. You could put up a high rise. We don't think of it that way. Certainly you have enough creditability in town.

Mr. O'Neil: If this is rezoned, they must come before the Board so that you have complete control of what goes there.

Mr. Gagliani: Is this two lots or is it one?

Mr. Nickerson: It is two lots.

Mr. McCullough: I assume that the number of buildings you are proposing is based on RU use. If we switch and put the zoning line back, you will lose a portion of that.

Mr. O'Neil: In redrafting we will take into consideration your suggestion.

Mr. Brennan: You are asking us to support the article at town meeting. We will take it under advisement.

Mr. O'Neil: The agreed purchaser and the owner are requesting a favorable rezoning by the town meeting.

Mr. Nye: The abutters. Do you know what their reaction is to the plan?

Mr. Hedges: Mr. Kedski is in favor of this.

Zoning Hearing was adjourned at 9:00 p.m.

PROPOSED CHANGES TO ZONING BYLAW:

We will take these in the order of publication:

1. Inlaw apartment
2. Change in the number of Associate Members on the Appeals Board.
3. Change in number of persons on the Sign Advisory Board.

Mr. Parker read the notice which appeared in the SUBURBAN PRESS.

Mr. Nye read the articles.

Mr. Nye noted that for background information the Board of Appeals requested the Board to consider this Bylaw change as the Board of Appeals is of the opinion that adding an inlaw apartment would be a use change and the Board of Appeals cannot grant such change.

Mr. Sylvia: Since I drafted this change in the Bylaw at the request of my fellow Board of Appeals members, we have agreed and the Court of Appeals has recently agreed with us and two members of the Board of Appeals have met with us. We have a very difficult situation. There are occasional very compelling situations. When a person, either young and just married or elderly need to live with either parents or children for financial or help reasons, or both, and they would like to have a separate kitchen, we cannot allow that at the present time. We occasionally get such a request before us. Mr. Hardy, who is here tonight, was before the Appeals Board for just such an arrangement. We thought his case was compelling and the neighbors agreed it should be done. The only way is with a change in the Bylaw and I am suggesting the following amendments:

1. Amendment to Table of Use Regulations.
2. Amendment to the Definitions.
3. Section which tells the Board of Appeals what they must find in regard to those requirements so that these things will not become permanent two-family homes. When the need arises, the Special Permit is personal to the people at the time it is granted. When they sell it and when they cease to occupy it or die the Special Permit is null and void.

The Board of Appeals is unanimous in its desire to see this done by Town Meeting.

Mr. Temple: I am unanimously in favor of the proposal also. I have some questions: #1 - the second paragraph under "aesthetically consistent." What does the Board of Appeals know about pulchritude? Do they know what is "aesthetically consistent"?

Mr. Sylvia: The Bylaw uses that several times. I was of the view when I wrote this you shouldn't grant this willy-nilly. If the neighbors don't like it, there is a justifiable whether the Board knows it or not. I don't think it is fair for people who wish to challenge this. We lifted this from another section of the Bylaw.

Mr. Nye: We struggled with that when we put in the Accessory Apartment a year or two ago. They would be looking to exterior stairs, etc. There are certain things that could be prevented in having that type of language.

Mr. Temple: About a year and one half ago, I had an awful time deciding what these things were trying to say. For what it may be worth, I have composed a couple of paragraphs which are clearer than what I read this afternoon. The material I was working from did not have reference to parents, etc. (After reading the change, Mr. Temple agreed therewith.)

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Mr. Nye: "Blood" relative is what Town Counsel asked to be changed. Section 14.10.8 has been included in the Bylaw in order to permit family apartments in residential districts and possibly to provide housing for their relatives when age, physical condition or financial circumstances are a problem.

Mr. Temple: I know you can't account for every circumstance. There are a couple of women in Westwood. They each live in half of a house. This doesn't make any provision for this sort of situation. If one of these women wanted to have an apartment within the house, that would be out of bounds.

Mr. Nye: If they could share the same kitchen, it would be all right. We are talking about separate living units.

Mr. Sylvia: We tried to see if it should be expanded to "good friend." We did not think it proper. The suggestion that Fred makes regarding "aesthetics" was from the Bylaw definitions. It makes it cumbersome, but I think it is necessary.

Mr. Gagliani: Why isn't it a special permit?

Mr. Sylvia: If you have a single-family house in an RU District and wish to add an apartment, it is not a change of use. However, an apartment in a single-family zone (RS, RT and RE) would be a change in use. We could not allow this currently. It would be allowed by Special Permit if this Bylaw passes town meeting.

Mr. Gagliani: What about a three-family unit?

Mr. Sylvia: From our point of view, when as a matter of right you could build in an area, this would not apply. This would be a problem created by a back lot.

Mrs. Bancroft: When you say "two dwelling units" do you mean before or after?

Mr. Sylvia: This applies only to a single-family house.

Mr. Paul Murphy: As a practical matter, if someone is going to put \$15,000 to \$20,000 into an apartment, it is going to be there forever. I am considerate of people having problems. What happens if the family brings in children instead of parents. All of a sudden you will have lots of children and it will be the reverse of what it is aimed at.

Mr. Hardy: It is my understanding if in fact the property is sold and the use changes, it will go back to single-family use.

Mr. McCullough: One of the problems will be enforcement. How are we going to enforce the taking out of the plumbing, etc.? I don't think it would be practical once the money has been spent to change it back to a one-family. The accessory apartment was put into the Bylaw last year. The investment will be the difficulty and the weakness of this whole article.

Mr. Nye: I think adding the flexibility is another risk. It is an impractical investment.

Mr. Hardy: I would like to comment that in my experience as an appraiser, including the Town of Medfield, many situations have had two kitchens in a single-family house. Some people have a summer kitchen. They have complete kitchens on the lower level and to require the removal of kitchens and bathrooms, would be difficult. I would say that 10% of the houses have more than one area for cooking.

Mr. Karl Hardy: If this passes we hope to be one of the first to take advantage of it. I have one set of parents that are great. My inlaws however are getting along in years. We would like to move them down into our area. The uninforceability should not be a problem. The Town should encourage families living together.

Mr. Nye: What are other towns doing? I understand many towns have an inlaw provision in their bylaw.

Mr. Hardy: I have seen many apartments. It is just a necessary thing. Some of them have Pullman kitchens. They are just plugged in and they can be taken out easily.

Mrs. Bancroft: How many people have inquired into this?

Mr. Sylvia: Mildred could answer this. I don't think there will be a flood of this type of thing, if you appreciate the fact that you have to have this family situation, buy a piece of property suitable for it. I don't expect a flood of these things to come in.

Mr. Nye: I am generally in favor of this and I think the other members are interested in this too. It seems to complement the Accessory Apartment zoning.

Mrs. Bancroft: This is in the spirit of our Housing Study that we have a better balance of moderate-cost housing. It is much better to do this through the private sector without public intervention.

BOARD OF APPEALS ARTICLE 24:

Mr. Nye said that the Planning Board is sponsoring this article for an additional Associate for the Board of Appeals. This would help to share the load in general and when members cannot serve because of conflicts.

Mr. Sylvia: You have pretty much heard the problem. There are two Associates now. We all travel as a part of our professional life. There are times when it would appear to be a conflict if one or the other of us sat. There have been occasions when we needed three persons and to everybody's inconvenience and the Town's expense, the hearing would have to be rescheduled. There are occasional justiciable people who sue the Board. That gives us a problem -- when someone is suing you how can you sit on his next application? We hope that the Town Meeting will see fit to pass this article.

All support this change.

TOWN MEETING ARTICLE 25:

The last zoning change in these hearings is the change of the number of persons on the Sign Advisory Board.

This is a change that the Planning Board is sponsoring at the request of the Sign Advisory Board. The Board as constituted is too unwieldy to function properly and it is felt that a smaller Board could work more effectively. The Board still feels that there is a need for the Sign Advisory Board, but agree that a three-person Board would be more efficient.

Mr. Temple asked what the problem with the larger number of members is.

Mr. Nye said that lack of quorum, lack of interest and in some cases members have taken a laissez-faire attitude. Some people think the Sign Bylaw is not well drafted. Some people think it is too ambiguous. It does require an active Board to screen sign applications to be sure that they are in accordance with the Zoning Bylaw.

As there were no other comments regarding this zoning change, the hearing was closed.

MacCREADY/ROSENFELD:

Messrs. Rosenfeld and MacCready met with the Board to inquire about land for sale on the Dover/Medfield town line on Route 109. He asked about the Board's preference, as two towns will be involved, of road placement.

Mrs. Bancroft felt that the fewer entrances on Route 109 the better.

Mr. Rosenfeld asked if the Board was allowing waivers from its 500-foot cul-de-sac maximum length requirement.

Chairman Nye said the Board tries to stay within the maximum 500-foot length but has waived this requirement.

DOE ACRES ESTATES:

Definitive Plan dated November 1, 1984, revised to February 22, 1985, and in accordance with Whitman & Howard's March 11, 1985 letter.

VOTED: To approve the Doe Acre Estates plan with the following conditions:

1. That all conditions, if any, of the Board of Health, Water & Sewerage Board, Conservation Commission and the Board of Appeals must be met.

The Board also VOTED to allow the following waivers on the above-described plan:

1. Waiver from minimum radius at centerline of 400 feet to 275 feet.
2. Waiver from maximum grade of 6% to 7.6% as shown on profile plan.
3. Waiver from 500-foot cul de sac length to 1,349 feet.

TOCCI-DORFMAN DEFINITIVE PLAN dated November 30, 1984, revised to March 1, 1985, and in accordance with Whitman & Howard's letter of March 11, 1985:

The Board VOTED:

1. That all conditions, if any, of the Board of Health, Water & Sewerage Board, Conservation Commission and Board of Appeals must be met.

The Board also VOTED to allow the following waivers on the above-described plan:

1. Waiver from minimum radius at centerline of 400 feet to 275 feet.
2. Waiver from maximum grade of 6% to 6.6% as shown on the profile plan.

The note on the plan stating, "Lot 5 is not to be considered a separate building lot" may be removed from the plan.

SAM WHITE LIGHTS:

VOTED: To send a letter to the Zoning Enforcing Officer requesting that the lighting

comply with the approved plan by May 15th.

M&D BUILDING - MAIN STREET:

The new plan submitted would potentially include a minimum difference regarding drainage. The Board is waiting for more information on drainage from Whitman & Howard.

In the Board's opinion there are at least 26 spaces short.

CASTLE ESTATES:

The Board is in receipt of a report from Whitman & Howard on the Castle Estates Preliminary Plan.

GRAVEL REMOVAL - GREATER HEIGHTS:

VOTED: To send a letter to the Selectmen regarding gravel removal from the Beard-MacCready lot off Main Street stating that the Board is in favor of gravel removal in accordance with the approved Site Plan.

MEDFIELD COUNTRY PLAZA:

The Board is in receipt of an inquiry from the Building Inspector requesting the Board's input regarding the addition of 320 square feet of space onto the plaza.

The Board reviewed the plan and is of the opinion that three additional parking spaces will be required if the use is not changed and that there are sufficient spaces to allow this.

VOTED: To send a letter to Building Inspector O'Toole stating the above and suggesting that a sign stating "Additional Parking in Rear" be installed by the owner.

The meeting was closed at 11:00 p.m.

Respectfully submitted,

Joseph R. Parker, Jr.

MEDFIELD PLANNING BOARD

March 18, 1985

Members present: Bancroft, Brennan, McCullough, Nye and Parker; Others attending: Messrs. Marholin, Boudette, Good and Dr. Carr; Messrs. Manganiello, Crouse and Mainones; Mr. Arthur Owens; Messrs. Beard and MacCready.

Chairman Nye called the meeting to order at 8:00 p.m. and the following business was transacted:

CASTLE ESTATES PRELIMINARY PLAN:

Messrs. Marholin, Boudette, Good and Dr. Carr met with the Board to discuss the Preliminary Plan of Castle Estates in Medfield, MA, owned by Medfield Associates, and drawn by Cheney Engineering Co., Inc.

The Board was in receipt of a report on the plan dated March 11, 1985. Mr. Boudette went over the comments from the report with the Board, as follows:

1. Road exceeds the 500-foot maximum length of a non-through street.

Mr. Boudette said that the cul-de-sac shows 15 lots and is 900 feet long. All the lots conform to zoning within an RT Zoning District. Mr. Boudette requested a waiver from the 500-foot maximum cul-de-sac length.

2. Radius of curvatures less than 400 feet require granite curbing.

This will be shown on plan if necessary. There was concern that in some cases granite will be required on one side of the road only.

3. Poor sight line looking south on North Street. Tree removal and possible regrading may be necessary for adequate sight distance.

Mr. Boudette said that looking north there is a sight distance of 1100 feet; looking south there is a sight distance of 200 feet. Mr. Boudette said he will have to have a Tree Hearing in order to cut down the Town's trees.

4. Second hydrant proposed at the end of the water line.

This will be shown on the Definitive Plan.

5. The Superintendent of Streets will be consulted when a street opening permit is required.

6. Drainage area and calculations of drainage outside the property lines will be required with a definitive plan. The ditch on west side of North Street was below ponded water. Additional drainage needed to support the fact that the proposed subdivision causes no harm downstream.

Dr. Jerome Carr explained the new drainage scheme would include a detention basin which at elevation 196 would hold 2,368 square feet and at elevation 192 would hold 520 square feet. The detention basin has been designed to prevent added downstream flooding for the 100-year storm. An 18" inlet invert would be at elevation 192 and all 12" outlet inverts will be at 192.3. Less runoff would go into Winter Brook than presently with this proposed drainage system.

Mr. Nye asked if the lots would have onsite sewerage.

Mr. Boudette stated that as soon as it is the proper time to perk the lots they will.

They anticipate that they will have onsite systems.

At the intersection with North Street the grade averages 3% and goes up to 5%.

Mrs. Bancroft asked if there might be a problem with water pressure.

Mr. Boudette said they did not anticipate a problem, but if there were one it could be solved with a booster pump.

Dr. Carr presented an Environmental Impact Statement of the area to the Board. He stated that the detention basin will give Mr. Donnelly's pond a chance for survival. As an aside he said that the Donnelly pond should be dredged. Dr. Carr explained to the Board how to use the Environmental Impact Statement. He said that the drainage system is slightly overdesigned.

Mr. Parker asked if the season of the year had anything to do with the calculations. Dr. Carr said it did not, but that snow melt events could cause a 100-year storm to have the intensity of a 500-year storm.

Regarding road salt, Dr. Carr said that there would be a maximum addition of 3/10ths of 1% of salt if the roads were salted. As this is an enclosed drainage system, the runoff will make its way to the Charles River.

Mr. Parker asked about the type of soil in the subdivision and how much water currently makes its way into the brook and how much leaches into the soil.

Dr. Carr said that he has not done a water budget for the area, but the soil is glacial till and takes water in very slowly.

Mr. Parker asked if the water going into the brook would be increased or decreased.

Dr. Carr said the distribution of the flow would be changed. There will be more the first day instead of showing up two days later as ground water flow.

Dr. Carr invited Board members to call him at his office with any questions regarding this matter.

BUILDING AT 268 MAIN STREET - M&D:

Messrs. Crouse, Manganiello and Mainones met with the Board regarding parking at 268 Main Street. There was also a question regarding drainage.

See June 24th minutes.

After discussing the matter - it appeared to the Board that 106 parking spaces were needed - 85 were shown. The Board asked Mr. Crouse to match the use of the building to the parking.

Inasmuch as Mr. Crouse agreed to redo the plan by noting thereon the use of each area and the parking required in accordance with the Zoning Bylaw, it was

VOTED: (Bancroft, McCullough & Nye in affirmative and Parker & Brennan abstained) To allow the developer to complete the roof on the two-story and original portion of the building, but that no additional foundation or building be done until the parking has been approved.

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March 18, 1985

OWENS LOT ROUTE 27:

Mr. Owens met with the Board to discuss the use of his lot on Route 27. Mr. Owens said that it is a small lot and the I-E use is too restrictive. He further said that the Dover Country Store would like to relocate there. The Board explained to Mr. Owens that in order to have the Dover Country Store at this location it would be necessary to have a rezoning.

Mr. Owens asked the Board if they would support a rezoning for this lot. Mrs. Bancroft said that the Board has a strong feeling against supporting rezoning at Special Town Meetings.

BEARD & MacCREADY - GREATER HEIGHTS:

Messrs. Beard and MacCready met with the Board to discuss possible changes in the plan for their Greater Heights building. They are proposing a smaller building with fewer parking spaces. They are planning to construct the building in three phases; however, they will complete the parking and plantings with the first phase of the building.

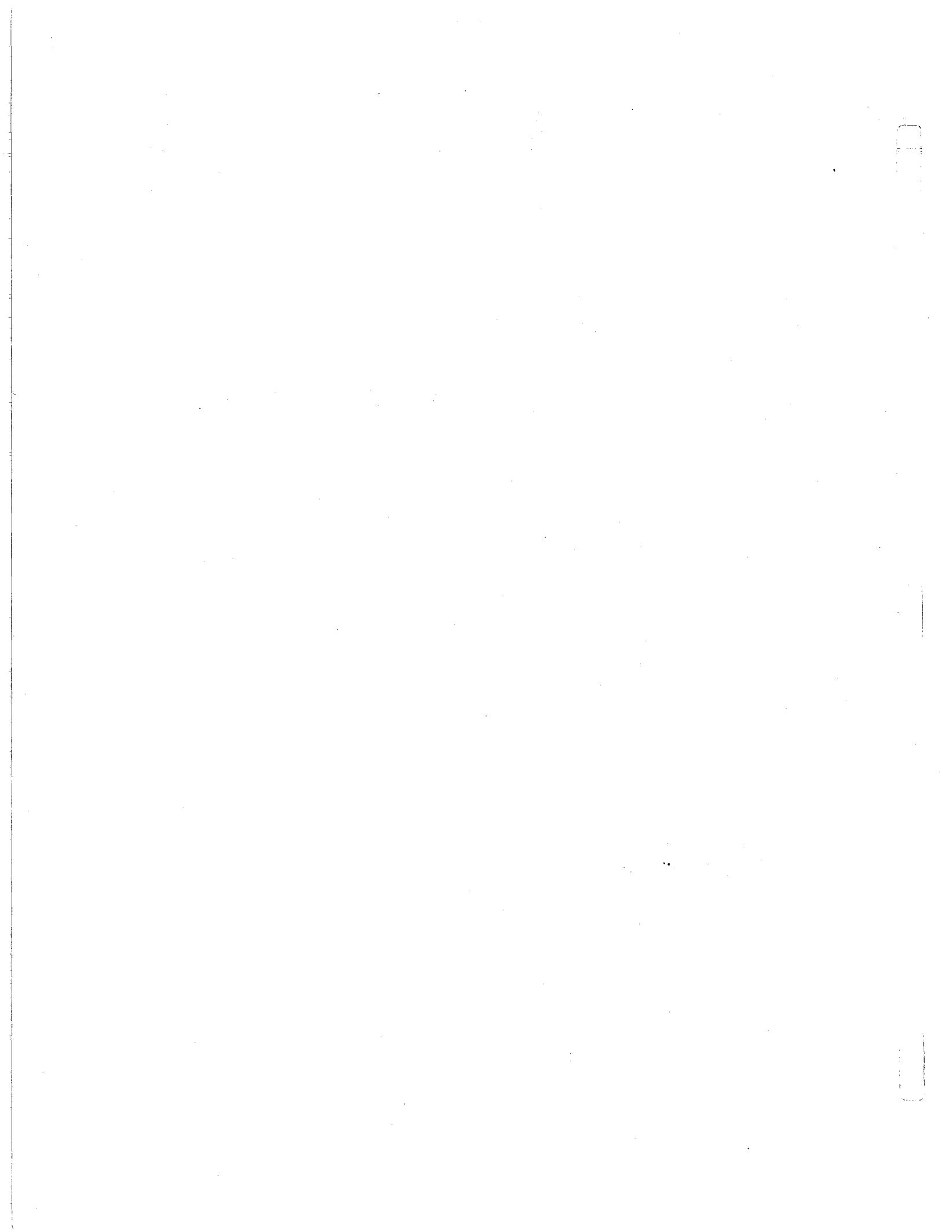
They are proposing 181 parking spaces for combined office and retail. If possible, they will connect the Fernandes Plaza to this area. This will void some parking spaces however.

Procedurally Messrs. Beard & MacCready would like to resubmit their plan as soon as possible and request a new public hearing.

The meeting was adjourned at 11:15 p.m.

Respectfully submitted,

Joseph R. Parker, Jr.  
Secretary



MEDFIELD PLANNING BOARD  
April 1, 1985

Members present: Bancroft, Brennan, Gagliani, Nye and Parker.

SCENIC ROADS HEARING - PINE STREET:

Chairman Nye called the hearing to order. Secretary Parker read the notice which appeared in the SUBURBAN PRESS on March 7 and 14, 1985.

Mr. John Rosata, who requested the hearing, was not present.

Tree Warden Allen said that there was a misprint in the advertisement and that the tree to be removed was a 6" tree not a 16" tree. He said it was an insignificant tree.

Chairman Nye asked if anyone else wished to comment.

Mrs. Bancroft moved and the Board voted to permit the removal of the tree.

The hearing was closed at 8:08.

ZONING HEARINGS: 8:10 P.M.

Chairman Nye called the hearing to order at 8:10 p.m.

Secretary Parker read the hearing notice which appeared in the SUBURBAN PRESS on March 7 and 14, 1985.

This would add Section 12.1.2 to Section 12 "Rules and Regulations Governing Earth Removal Uses."

Town Counsel Fuller said that there was an Earth Removal violation which came to the Board of Selectmen. There was no provision in the Earth Removal Bylaw to get property restored. There were a number of abutters or neighbors who attended the hearing before the Board of Selectmen. They wanted the neighborhood put back in a respectable condition. The intent of this is to put a specific provision in there for ordering the restoration. Elsewhere in the Bylaw there is a penalty for \$100 per day for a violation if restoration is not made in the proper amount of time.

Chairman Nye asked if it was possible to require bonding for earth removal.

Town Counsel Fuller said that it is spelled out in the Bylaw; however, we are talking about a violation. I have heard developers say to me we all do it - everybody does it. When nobody's looking you have a hole over here and a hill over there. You scoop it. In this particular case the developer had developments of lots a mile or so apart on different sides of Route 27. This came first to the town officers through the Highway Superintendent and the Police who saw a truck coming out of this subdivision and going to another area.

Mrs. Bancroft asked if the penalties for violating this proposed section of the Bylaw would apply if someone chooses not to obey the order of the Selectmen to restore their property.

Town Counsel Fuller said that it gives an alternative. The way the Bylaw now reads is to haul the person into Court. Adding this gives us an alternative where the fellow is required to make it right and restore the property. I specifically put in the wording "In accordance with this Bylaw" because in some areas you put in lawn and other places you would put in seedlings.

there put in testimony if the tower burst a tidal wave will knock the houses off their foundations. The Water Department had expert testimony that the water wouldn't go ten yards away from the house. They got real estate appraisals, etc. Our Board of Appeals sat as three judges on a bench. They don't do any investigating except for site view. Ridgewood wanted to construct drainage around well No. 5. The Water Board got all concerned. Hired engineers who went out, did tests, did say the water flows this way and doesn't go the other way.

Mr. Nye: Letter from Board of Appeals in opposition to the zoning administrator. They have suggested that they obtain a budget for expert witnesses.

Mr. Fuller: I would hope that they would use this fellow to do some investigating prior to the time they make their decision. Another type of case - an applicant comes in and wants something about it. The abutters say this will encroach on them if that gets appealed, the others will go about it. All I can do is charm the judge if I go there without any witnesses.

Mr. Gagliani: Does the judge hold up the reasons why the Board upholds? If the Board of Appeals denies a special permit and it goes into Court?

Mr. Fuller: 90% we prevail. On charm or the judge isn't very smart about it. If you get before Judge Garrity he looks and prevails.

Mr. Larkin: 99.9% we agree with the learned counsel and this time we agree with the Board of Appeals. I think I would be able to compromise. When Town Counsel goes to Court, why couldn't he take a witness? The Board of Selectmen is unanimous in its decision. We would be opposed to a Zoning Administrator. On the other hand, Town Counsel can espouse the importance of the Appeals Board and they can come down with somebody with expertise. Again, I understand what Town Counsel is saying. When he goes down there, he needs a good interest. I don't think at this time the town needs an administrator of this type, only when Town Counsel needs someone to testify.

Mr. Nye: I would prefer using consultants before hand. Better to look at the job before the hearing.

Mr. Fuller: Either way, it will cost money.

Mr. Nye: We have approached the Board of Appeals to see if the Town could have them a consultant.

Mr. Larkin: Our Town Counsel has done an excellent job at the Courts.

Mr. Fuller: There are other factors. Obviously, the Board of Appeals is overloaded with cases. They could certainly delegate all kinds of applications to an administrator who would take care of them. They could set it up any way they wished. Applications - the Zoning Administrator would have to give them a full report before the permit was issued. The Board of Appeals we have now is superior. I have been around a long, long time and I can't say that they have always had the same talents. This group is pretty good in imposing conditions on special permits. The main purpose of my dreaming this up is that there are times I need an expert witness. The Zoning Administrator would fill that bill.

Mr. Fuller: Would your Board (the Planning Board) have any objection to their using Whitman & Howard. The reason that they may have some appeal is that they may already have a great deal of data giving technical information on a permit or application.

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Mr. Nye: They are representing the Town's interest.

Mrs. Bancroft: This could be a savings. They might not have to start from ground zero.

Mr. Fuller: The kind of problems we are referring to here where they are starting to pick off marginal lots. They are pretty old subdivisions.

The hearing was adjourned at 9:00 p.m.

M&D BUILDING 258 MAIN STREET:

The Board reviewed the revised parking plan for the building. 85 parking spaces are shown on the plan, two of which are for handicapped parking. It is proposed that there will be 10,128 square feet of retail space with 67 spaces provided and 6,510 of office space with 18 spaces provided.

The Board was concerned that spaces provided for office use was going to be insufficient.

Mr. Nye requested that Mrs. Willis inquire of businesses as to the number of employees on normal weekdays for the Board's April 8th meeting.

CLAYPIT ROAD - BORRELLI LOT:

Attorney Richard H. Jensen and Robert J. Borrelli met with the Board to discuss obtaining a building permit for Lot 1, Claypit Road.

Attorney Jensen asked why Mr. Borrelli cannot obtain a building permit on the lot.

Mrs. Bancroft stated that the lot does not have frontage on a public way as defined in Chapter 41.

Attorney Jensen stated that Mr. Borrelli would be willing to construct his half of Claypit Road in accordance with reasonable requirements including pavement; however, if abutters to the street will agree, he would be willing to construct a 40-foot way consisting of 28 feet of pavement and a six-foot grass strip on either side.

Mr. Nye noted that it would be necessary to meet town Rules & Regulations for emergency vehicles, fire, etc. It would be necessary to follow the Subdivision Control as well.

Mr. Jensen said that "subdivision" is where there are no streets at all.

Mr. Nye read definition of "Subdivision" from Subdivision Control Law.

Mr. Jensen said that it was a way in existence when the subdivision came in with suitable grades and adequate construction.

Mrs. Bancroft noted that it must have suitable grades, etc., in the opinion of the Planning Board and the Planning Board feels that the way will only qualify if it is built in accordance with Subdivision standards.

The Board will refer the matter to Town Counsel.

ROCKY LANE LOT:

Mr. Paul Nyren met with the Board to discuss the possibility of using Lakewood Drive

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for frontage for a lot he would like to develop. He suggested that he would purchase a strip of land from the abutter and use that and the stub of Lakewood Drive for his frontage.

The Board will refer the matter to Town Counsel.

NOON HILL ESTATES III:

The Board is in receipt of \$52,500 surety from Mr. Colwell for release of lots 44, 45, 46, 47 and 48 Delaware Road. As the surety was set in 1984, the Board will request \$7,500 additional surety, making a total of \$60,000.

VOTED: To release lots 44, 45, 46, 45, and 48 Delaware Road upon receipt of a total of \$60,000 surety.

WAMPATUCK SUBDIVISION:

The Board is in receipt of invoices totalling \$2,771.46 for the review of the Wampatuck Subdivision Plan. It was the consensus of the Board to request that Mr. Anthony Delapa pay an invoice in the amount of \$830.58 for meetings between his engineer and the Board's consultants.

INVOICES: VOTED: To pay the following:

Whitman & Howard	\$630.62
American Planning Associates	53.00
Lord's	3.51
Mass. Federation of Planning Boards	24.00
Emblem & Badge	38.67

The meeting was adjourned at 11:30 p.m.

Respectfully submitted,

Joseph R. Parker, Jr.  
Secretary

Members present: Bancroft, Brennan, Gagliani, Nye and Parker.

GALLAGHER & McCULLOUGH:

The hearing was called to order at 8:00 p.m. by Chairman Nye and the following business was transacted:

Chairman Nye said the following procedure will be followed:

1. Applicant make presentation.
2. Board ask questions and have discussion with applicant.
3. Comments from other Town Boards.
4. Questions from people in audience.

Chairman Nye: There will be an opportunity after the initial presentation to come up and look at the plan. Having said that I will have the applicant make his presentation:

C. Richard McCullough representing Gallagher and McCullough: The proposed development contains seven residential condos at 73 Spring Street. There are 365 feet of frontage on Spring Street, which goes back 200 feet. The site is divided by RU and RS zoning districts. We are proposing to extend the line 30 feet. In the subject development on the north end of the site, we have Sewall Brook which enters by a concrete pipe and outfalls at the end of the property. In addition, we have the new sewer line which leads back to the open land behind. Our proposed development basically describes the earth work - minimum driveway which services the existing house. The existing three-story house and one-story garage will be removed and in their place will be parking area. There will be seven townhouses with attached garages. The area will be lit with standard eight-foot high poles using mercury vapor lights. The earth work will be minimized. There will be 20 feet of cutting on the southerly side of the site. In terms of landscaping features, the proposed development is very simple. The trees which we have shown on this particular layout represent trees that have been surveyed and shown on the plan. This shows only the trees on the site which exceed 10" in diameter. Basic construction will involve the least possible interruption with the general terrain. There is 109 feet to the main body of the building from Spring Street. There will be a single entrance 24 feet wide. There will be direct access to garages or outdoor parking. The amount of earth work has been minimized. From Spring Street, the general area would not be totally different from what you see now only with the house and garage removed. We have provided an elevation study of the houses, which will have clapboard siding, wood frame, standard construction as we know it. It will look like five individual homes. Bill Lukins would be glad to answer any questions on the site plan and site development.

Mr. Nye: Will the site be served by town water and sewer?

Mr. McCullough: Yes.

Mr. Nye: The site doesn't require any variances from the Board of Appeals?

Mr. McCullough: Conservation Commission feels that this building would have insignificant impact as the brook is already piped.

Mr. Parker: Would you review the size of the lot?

Mr. McCullough: The calculations have been determined by our engineers. We have 52,935 square feet. We need 48,000 square feet to justify seven units on the site.

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Mrs. Bancroft: Have you broken it down so that you know how much you have within the designated RU district?

Mr. McCullough: No.

Mrs. Bancroft: How does your driveway come out with reference to the drive across the street?

Mr. McCullough: I am unsure. Maplewood's driveway is about 150 feet away.

Mr. Parker: How much of your property is on the sewer easement? Now it is just a path through there.

Mr. McCullough: It would be loamed and seeded.

Mr. Parker: Is that the maximum?

Mr. Nye: Does the lot require any fill?

Mr. McCullough: No.

Mrs. Bancroft: Does the plan show a ten-foot buffer between the neighbors' single family use?

Mr. McCullough: There will be a row of trees. The sewer easement runs across the property.

Mr. Gagliani: How close are you to neighboring houses?

Mr. McCullough: We are 60 feet from the property line. The house next door is not on the plan. We are behind it. There is a hill between our development and the adjacent structure on the site which is 70 feet from the property line.

Mrs. Bancroft: Is there a ten-foot screen between?

Mr. Gagliani: North side - Maplebrook gully. Where does the Hajjar and Anderton driveways come out?

Mr. McCullough: Don't know.

Mr. Parker: Tell us about parking.

Mr. McCullough: We need 14 parking spaces for seven units. Each unit will have a covered space and an open space. Two units do not have garages. One of the questions Whitman & Howard raised - part of the drive is only twenty feet long, which is 1½ feet longer than in the parking space requirements. We want to save this pine tree. If this doesn't work we will cut the tree down. We would like to maintain a parallel space only 34 feet.

Mr. Nye: It seems like you are setting the buildings back from the road.

Mr. McCullough: There is a beautiful view down the valley. We want people to be able to see it. The former owner never did anything with the area. It has always been a barren waste land. By pushing the structure as far back as we can, we preserve the qualities without negative impact.

Mr. Nye: How does the lot drain?

Mr. McCullough: To the rear there is about a two-foot drop to the plateau area, then it falls down about 12 feet into what I call the valley. Everything drains away from the site.

Mr. Gagliani: The back lot is not part of the front lot.

Mr. McCullough: It is maintained separately as a nonbuildable lot.

Mr. Nye read a letter from Whitman & Howard, and mentioned that they would like

to see a change in the parking scheme.

Mr. McCullough: There is no problem using a ductile pipe under the structure only. There will be two catchbasins and a manhole in the parking lot.

Mr. Saven: This has all been filled in with stones and rocks over the years. My land is low. The drainage doesn't go to the rear, it goes into my yard.

Mr. McCullough: We are not doing any earth work within 50 feet of the property line.

Mr. Nye to Mr. Capen: Do you have a water problem now?

Mr. Capen: It has gotten worse since they put the sewer in.

Mrs. Capen: Are you going to put anything down that side?

Mr. McCullough: White pine.

Mrs. Bancroft: It says in the Zoning Bylaw what should be planted.

Mr. Ludin: The overland flow of water should be reduced in that the drainage we are proposing and the buildings themselves will clog the water pipes too. The surface flows from that point southerly and will no longer go to your property.

Mr. Parker: Are there special grease traps required?

Mr. McCullough: It wasn't considered necessary by the Conservation Commission.

Mr. Kerr: I didn't catch how far your building will be from the Schultz property.

Mrs. Kerr: As I understand it the Schultz residence is practically on the line. I am trying to envision what they will see from their windows.

Mr. McCullough: The embankment is 12 feet higher. They will see the top half of the structure. The bottom half will be out of their view. There is a question whether any planting has to be done. We are cutting 20 feet into the hillside. About six trees will be taken down. Everything you see shown on this plan are big trees - 10" or larger. There are another 100 trees of smaller diameter. It is not intended to make radical changes on the site.

Mr. Kerr: Drainage is going back into what you call a valley. Is there any risk that this will be of risk to the wild life.

Mr. McCullough: The Conservation Commission didn't think it would be a problem. It is a minimal area.

Mr. Hajjar: The cut you are going to take on the Schultz side - where will you put the dirt?

Mr. McCullough: We are putting cellars under the dwellings. We are adding two to four feet of slope. It will be used on site.

Mr. Hajjar: Are there basements in these units?

D. Anderton: Do you know where the driveway is relative to the hydrant? North or South? I can't enter my driveway at No. 27 Spring Street. There may be four cars across the street - some coming and going. I can't imagine that many cars going in and out in this area.

Mr. Luken: We did a sight distance study. We situated ourselves at our driveway entrance. The sight distance NW is 750 feet and SE 650 feet. These sight distances would provide safe stopping distance at 65 miles per hour and posted speed is 40.

D. Anderton: There could be more than one car parked.

Mr. Luken: We set our instrument four feet above grade and the sight distance is more than ideal at 40 miles per hour.

Mrs. Bancroft: What would the required sight distance be for 40 miles per hour?

Mr. Luken: 400 feet.

Mr. Hajjar, 78 Spring Street: I have two comments. I would have to agree with Deb Anderton on the traffic problem. It is something you have to experience before you can understand the impact of the problem. I hope the Planning Board could position themselves at the driveway area, particularly going southerly toward Walpole. The driveway is at the lowest point. There is a significant rise going toward Walpole.

Mr. Luken: 650 feet would give you the required stopping distance.

Mr. Hajjar: A question I would like to address to the Board is the number of units. I have a problem with the number of units allowed. I think the question was raised regarding the area of the RU Zone. It is 43,880 feet, which is sufficient for six units. I presume the seventh unit is counting area in the RS Zone. I have a serious problem with the interpretation of that section and whether or not it allows you to add to that area. I don't know what investigation or view the Board has done on that. That is the first thing that has jumped out at me. I have a different view. The 30 feet is not to increase the density of the project or add more units. A reasonable interpretation of Section 3.4 of the Zoning Bylaw is that the 30-foot supplement is for building location, not for increasing the density of the project. If I could say something a little more basic, let me go back to a situation where 3.3.4 does not exist. We would have an area 43,800 square feet for use of multifamily dwellings. Go to the Table of Area Regulations - that allows 12,000 for the first unit and 6,000 for each additional unit, which in this case would be six units. If Section 3.3.4 did not exist, the units would have to be contained in the RU zone. The area requirements in Table 6.2 would be the controlling factor here and that would be strictly interpreted as allowing that many units. The fact is that there is Section 3.3.4. What does that mean? That the landowner can build more than the law permits or that the lot-owner may build the same number as allowed. Consider two or three different factors. One is the purpose of the Zoning Bylaw. What is the meaning of the word "use"? What would be a reasonable interpretation of the intent of Section 3.3.4? As far as the purpose of the Zoning Bylaw, Section 1.3 states among other things is to "prevent the overcrowding of land and avoiding undue congestion." Section 6 is the area which shows density. So, how do we get seven out of it? Under Section 3.3.4 a use that is permitted on one portion of the lot may be extended 30 feet into the other portion provided the first portion includes the required lot width and depth. The first portion has the required width and depth. If there is an interpretation to be made, it would be on the conservative side. We should use the most restrictive meaning of the bylaws, and a reasonable interpretation of what "use" is meant to convey is an over-all construction or building location within the 30-foot zone. It does not say anything about extending the area requirements. It says "extending the use". If it were meant to increase density it would say so. It would allow a developer to be more creative. Allow buildings to be arranged in a better way than he might do otherwise. Zoning Bylaw contains a definition for use, "The purpose for which a structure or lot is arranged, designed, or intended to be used, occupied or maintained."

The use in question here is multifamily dwelling. When you talk about extending the use you are talking about extending a structure, not in any way increasing the area by adding to it the 30-foot parcel in the next zone. I don't think the word "use" has any bearing on the number of units allowed. Section 2 3.3.4 makes no mention of area. Section 6 must control the standard to be followed. I can't see how the Board could approve seven units in this area instead of six.

Mr. Nye: I have been on the Board four years. It has not been up before us before. We have a question of interpretation ourselves.

Mr. Nye read letter from Town Counsel Fuller.

Mr. Nye: He seems to be disagreeing with you.

Mr. Hajjar: I had a short telephone conversation with him. In what he says in regard to the width and depth, he is making the statement that even if the width and depth were met, it would not be sufficient to support it. I did discuss it with him. He explained that part of it to me. He had no answer to some of the questions raised. It really comes down to what the intent is.

Mrs. Bancroft: I think the intent was to relieve the hardship for use of the lot. It was to try to get more appropriate use where more than half of the lot is within a different zone.

Mr. Hajjar: Allowing you to use the area, but under constraints. You can use it, but it would not be allowed to be counted for additional units.

Mr. Nye: The proposal is for seven units. If we interpret the Bylaw as Mr. Hajjar suggests, the project will be six units. One unit is the issue.

Mr. Gagliani: On the sight distances for Spring Street, where were they taken heading south up the hill?

Mr. Lukens: At the existing driveway.

Mr. Gagliani: No sighting on the street?

Mr. Lukens: Parked in the driveway trying to come out.

Mr. Gagliani: No sight distance going north toward Medfield Center. I am suggesting that the person couldn't see anybody entering Spring Street from the left.

Anderton: I suggest that you park there and try to turn in.

Mr. Gagliani: I remember going down Spring Street somebody was turning in that property. You can't see. For a safety factor, it was suggested that there was a fatality and we do not wish to have any other fatalities occur.

Mrs. Bancroft: With the density of the area, the 40-mile-an-hour speed limit is too high.

Mrs. Anderton: A school bus stopped and a truck turned over and there is just one child in the development.

Ed Hinkley: Which way does the driveway enter?

Mr. McCullough: In.

Mr. Hinkley: A lot of floods happen here. If you had a couple of basins in the driveway it would help quite a bit.

Mr. Gagliani: Question whether he could provide information regarding site distances heading north.

Mr. McCullough: My interpretation is that it would be the same either way.

Mr. Lukens: We are going from a four-foot height to a zero height.

Mr. McCullough: If a car was stopped to turn into the unit, the fact that the car is not 5" off pavement and car is coming from Walpole, should not make a difference.

Mr. Gagliani: The question has been raised. There has been a fatality and someone has turned over a bus or car. Just a safety factor to keep in mind.

Clark Holland: On the right is the Capen property and in the rear an unbuildable lot. The unbuildable lot, you are going to retain that with the commitment if it is going to the Trust?

Mr. McCullough: We have no plans. We want to leave it in a natural state.

Mr. Hajjar: How much will the condos be selling for?

Mr. McCullough: \$150,000.

Mr. Nye: As a point of information, Mr. McCullough was a member of the Board. We have not had any discussions regarding this plan. We will try to be objective even though Mr. McCullough has been a member of the Board for eleven years.

We will take the plan under advisement, talk with Town Counsel and render our decision within the allotted time.

Any further questions or comments after this hearing should be submitted orally or in writing to Mrs. Willis.

Hearing was adjourned at 9:00 p.m.

REZONING - WEST STREET:

Messrs. Fickeisen and Nickerson met with the Board to discuss the question regarding the buffer strip between Residential Zones or uses in accordance with Section 6.2.9 of the Zoning Bylaw, which question was raised at the public hearing.

Mr. William O'Neil, Mr. Fickeisen's attorney, stated that under the Zoning Bylaw the Kedski building must be properly located, as it was built abutting a residential use and the Bylaw has not been changed in this area.

Members of the Board were concerned that even though the Kedski building apparently was not built in accordance with Zoning regulations, they would like to be sure that the building could expand.

The condominiums are anticipated to be in the neighborhood of \$120,000. They will be the same style as the office buildings which Mr. Fickeisen has build in the general area that is, traditional colonial style.

Mr. Nye asked if the rezoning were unsuccessful would they do something else with the lot.

Mr. Fickeisen said that there is too much office space in town at the present time and from a tax standpoint his proposal would bring in more revenue for the Town.

Mr. Gagliani asked how the proposed fifteen units would affect the school system. Mr. Fickeisen said it would have no effect as the units would have two bedrooms and are not considered "family" units.

The Board will take this matter under consideration.

TOCCI-DORFMAN SUBDIVISION:

Mr. Ronald T. Tocci met with the Board to inquire about bonding Hickory Road so that the lots could be released.

Mr. Tocci was advised to have the Construction Cards signed and the work inspected as he went along. The construction cards will be sent to Whitman & Howard. They will inspect the work completed and project a figure for the finished way.

M&D BUILDERS - 258 MAIN STREET:

Messrs. Crouse and Manganiello met with the Board to review the Site Plan for 258 Main Street. The lighting was discussed. Fourteen-foot high poles with high

pressure sodium lights have been proposed. The Board said that they did not want lights which would be directed toward the street.

Regarding parking, the Board agreed that a total of 67 parking spaces for the first floor and 18 spaces for the second floor would meet zoning requirements. The breakdown for the first floor would be ten spaces for retail employees, fifty-four spaces for customers, and three spaces for the real estate office. The second floor breakdown is six offices with a maximum of one employee per office, which totals 18 spaces. It will be noted on the plan that the building shall not be used for doctors and dentists offices or restaurants.

The restrictions should be noted on the parking plan and the lighting should be shown on the planting plan.

VOTED: That the Site Plan be approved with the conditions that the parking formula and restrictions and the approved lighting be shown on the plan.

The vote was recorded three in favor, with Messrs. Gagliani and Parker abstaining because they were not a part of the Site Plan hearing.

ROCKY LANE - KARL JOHNSON:

Mr. Johnson said that he has a house on an eight-acre lot of land. He would like to divide this lot into three separate pieces, one the lot on which the house is located and two others. He said he had adequate frontage for two lots on Rocky Lane and that a stub from Hilltop Circle would be the access to the third lot. The Board suggested that if a third lot could be designed, it would be necessary to build a cul-de-sac to provide proper frontage.

CASTLE ESTATES PRELIMINARY PLAN:

VOTED: To approve the preliminary plan dated February 13, 1985, and to allow the 900+ foot cul-de-sac as shown on the above-described plan.

The following items would have to be addressed, among others, in a Definitive Plan:

1. A plan showing the additional drainage area outside the property lines, with calculations. The Board would be looking for more information to show that the additional drainage from the proposed subdivision causes no harm downstream.
2. Granite curbing is required on radius curvatures of less than 400 feet.
3. Adequate sight distance must be provided.
4. A second hydrant at the end of the water line is suggested.

ZONING ARTICLES:

Article 22 - Zoning Administrator - Planning Board is opposed to passage of this article.

Article 23 - Family Apartments - Planning Board is in favor of this article, but there is some concern regarding the policing of the family apartments.

Article 24 - Increasing number of associates with the Board of Appeals from two to three. Board is in favor of this article.

Article 25 - Decrease number of members of Sigh Advisory Board from 7 to 3. Board recommends passage of this article.

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Article 26 - Rezoning lot on West Street from B-I to R-U. In general the Board does not favor this because it encroaches on the use of the abutting property.

The meeting adjourned at 11:30 p.m.

Respectfully submitted,

Joseph R.

MEDFIELD PLANNING BOARD  
April 22, 1985

Members present: Bancroft, Brennan, Nye and Parker. (Note: Mrs. Bancroft did not participate as a Board member in the Article concerning rezoning from 40,000 to 80,000.)

PUBLIC HEARING ON ZONING ARTICLES:

ARTICLE 7 OF 1985 SPECIAL TOWN MEETING REGARDING THE NORTHEAST PART OF THE TOWN FROM 40,000 to 80,000 SQUARE FOOT LOTS:

Chairman Nye called the hearing to order at 8:10 p.m. Secretary Parker read the notice which appeared in the Suburban Press.

Chairman Nye went over the procedure to be followed with those present:

First, the petitioner will make his presentation. Questions from members of Town Boards will be heard, followed by questions from the residents. The petition is a citizen's petition which was just received about three weeks ago. This is the soonest the Board could have the hearing and meet advertising requirements as set forth by the Zoning Enabling Act. The Board has no position on this, has not voted and is not sponsoring the article. The Planning Board will take a vote on this before Town Meeting and will have a report for the Town Meeting. The Planning Board is the Board which is responsible to the Town Meeting for recommendations on zoning matters. We will come forward with either a unanimous vote, or a split vote. It will require a 2/3 vote of those present and voting at the town meeting. If it is enacted, the Attorney General has to certify the change. An affirmative vote will not be final at town meeting. That just about covers the procedural matters. We will not go on to the substantive matter. First, I would like to say generally speaking what this zoning change would do. It would change an area which is currently one-acre zoning in the North end of Town to two-acre zoning. This would, if enacted, require 80,000 square foot lots instead of 40,000 currently. The area is about 2,500 acres. The total acreage of the Town is 9,200 acres. We are talking about 25% of the Town in area. We surveyed the area in preparation for this meeting. There are 524 acres which could be developed in this area. We surveyed all vacant parcels with more than five acres, which are not under Conservation Easement or have subdivisions approved. There are about 65 wet acres in the area. There would be approximately 60 acres for streets, etc. As a practical matter we are talking about 400 acres depending on ledge, etc. We are talking about 400 acres going from one-acre zoning to two-acre zoning. With that introduction, I would like to ask if there is anyone to speak in favor.

Mr. Sylvia: Regarding the lateness of the petition, there is a Special Town Meeting within the annual. If the petition were filed sooner it would have resulted in requiring a Special Town Meeting before the regular meeting. The Selectmen requested that we wait. If we didn't, we would have had to have the meeting earlier.

There are a lot of good reasons for this zoning change. (1) Public Health and Safety is a significant factor. Dover is serviced by wells. Much of this area borders Dover. If septic systems are in Medfield it could be a hazard to Dover's water supply. Medfield's town wells could also be at hazard in the area of the State Hospital. The center of this town is serviced by public sewers. As a general rule these areas will not be sewered unless the town is willing to spend a lot of money. The inclusion of septic systems is a hazard and should be watched. One acre vs. two acre doubles the amount of land and the possibility of septic nuisance on this side of town.

The survey which was conducted in 1971 asked what appealed most about the town. The people said in the survey that they like the Town's small town atmosphere. This is consistent with the wishes of the town's people and acknowledged repeatedly

of Appeals or the Planning Board for a variance. It has so many ramifications because we only have one case which would protect these people. Much of what you have heard is not so. It is snob zoning. It is stinking snob zoning. I couldn't have come to Medfield if that had been the case. Dover wanted to build a school. The town of Medfield gave them the water for the High School. The people along the wall know that every time you want to do anything under the Wetlands Act it takes months to finally get there. We would hope that we would not zone out our children.

Robert Larkin: I would like to congratulate the Planning Board on the town. We have retained the small town atmosphere. The people here like Medfield and like the way Medfield was developed. The town has a lot of recreation land. I think that two-acre zoning on the easterly side is exclusionary zoning. We would be lucky if the young people just graduated from college will be able to live in Medfield. Many times we have had threats from the state because we have two-acre zoning. The change in zoning would not have any effect on the characteristic of our community. We can have good one-acre lots - Appeals Board, Planning Board are excellent. I know some friends on the opposite side of this but I am firmly opposed to two-acre zoning. ✓

Mr. Nye: What would a one-acre lot sell for?

Mr. Larkin: About \$100,000. We have heard an attorney who owns 100 acres of land. What about our young people? Are we really saying don't come to Medfield, Sherborn or Dover? Medfield does not wish to have exclusionary zoning.

Mr. Nye: How much is a two-acre lot?

Mr. Larkin: Probably \$125,000. It would cost more to develop and the houses would cost in the neighborhood of \$350,000 to \$400,000. I can't help to think that the people who come here to look at houses say "what a beautiful town you have here." Thank goodness for the Zoning Board which started in 1938.

Mr. Nye: Under subdivisions we require town water, which must be put in at the developer's expense or he can petition the Town to put it in.

Mary Harney: He didn't answer the question.

Mr. Larkin: Two-acre lot going for - I haven't had a definitive answer yet. Of the \$45,000 to \$50,000 when you get onto North Street it is going at \$100,000 and not much less and contractors won't pay more than \$100,000 for an undeveloped lot. We have just sold 96 acres at the south side of Medfield. I would say that the Board of Health has strict rules. I don't always agree with the agent for the Board of Health - Backland sells for \$10,000 to \$15,000 per acre. The homes will sell for \$425,000 to \$450,000 because of the expense of the expense of the contractor's. How many young people could afford that?

Joseph Donnelly, 260 North Street: I have talked to the real estate people handling lots. He said the difference would be more than \$25,000 - \$125,000 for a two-acre lot.

Mr. Nye: If you do go to the two-acre zoning, it is somewhat less than double the lot size.

Mrs. Bancroft: Speaking as a private citizen, I am in opposition to the rezoning because it is a clear case of exclusionary zoning.

Ben Quigley: I came with a set of preclusions. My concern was that we should not

have Medfield become overdeveloped. To reach that conclusion would bring me to the idea to protect the town. It is with great joy. My judgment is what is the attitude of people for putting in 200 vs. 400 homes with more outsiders coming in.

Mr. Nye: Two years ago we had Thomas Planning do a Housing Study of Medfield. What they basically did at that time is to survey all parcels of more than five acres that were not built on in the town and try to extrapolate as to what the maximum size of Medfield in the next 40 or 50 years. We have predominantly one-acre zoning. The study showed that when completely populated Medfield would have 14,900 people. The pace of development has been slow. 30 to 40 houses per year. The population trends are as follows:

1980 - 10,500;  
1985 - 11,000;  
1990 - 11,800;  
1995 - 12,000;

2000 - 12,200. I don't see us having really explosive growth. Medfield has 9,234 acres, almost 3,800 acres are not available for construction because it is in conservation land in the watershed protection district. Better than 1/3 of the land won't be developed at all. We are talking about a good chunk of that 14,500 maximum density. I would term this the most important zoning article that has been before this Board for many years. I don't take it lightly. I don't think we should be concerned that this will change the character of the town. One-acre zoning would change the over-all nature of the town. That is the ultimate bottom line. I do not believe that 400 houses would be so much more detrimental and change the character of the town than 200 houses.

Mr. Larkin: In 1934 I came to the Town of Medfield. Even today I like to drive up North Street area and see the fields. However, just like a baby, we have to accept moderate growth graciously.

Sydney Devore, 190 North Street: Traffic has not been mentioned. The more people, the more traffic going down North Street. The next thing the road will have to be wider. We have to think of this if we are talking about the nature of life for our children. I would like to be in favor of keeping open spaces.

Joe Donnelly: I would like to make a comment regarding the Master Plan. I have lived in Medfield 20 years. Anyone could remember West Mill Street as a country road. North Street, starting at the Devores, should continue to have the country atmosphere.

Mr. Nye: Even under two-acre lots, there will be houses built. However, portions of the land has been given to trustees and conservation. There are other ways to take land out of development. Some people here will appear to be in favor of appropriating money to buy land.

Edith Beale, 23 Indian Hill Road: The two-acre area is quite spread out.

Allen Paul, Pine Street: Out of the 450 acres, there are left to be built, how many are already built? What about the issue of nonconforming lots?

Josephy Kennedy: This is not the place for it. The answer is short. Your lot will be nonconforming. What that means is a long story. I think you said it would be effective. I don't think the people here should rely on the Attorney General to throw it out. The Attorney General should see that the proper procedures have been followed.

Mr. Nye: The town is in favor of home rule.

Allen Paul: Why are we talking about one-quarter of the town all of a sudden? I can't believe it is all the same problem. There is a high ridge of hills. Why is it that we are talking about all of it at one time?

Mr. Sylvia: This could have been drawn for a smaller area, but there was concern that this particular area of town which you can see is basically an out-lying area is generally undeveloped. We are talking about two different water-sheds. It seems like a consistent piece of two-acre zoning. The problem is common to this entire area. It is environmentally sensitive. It is consistent with larger lot sizes. There have been a lot of complaints as house prices in Medfield are now astronomical. If the lot is \$125,000, the houses would be \$300,000 to \$450,000 and to suggest otherwise is it affecting a land owner's position? This is a developer's option. Plain and simple.

Mr. Smick: I am glad it is a large piece. It is for the undeveloped part of town. It is a very significant area. I am afraid that many people are already locked out. Question of the character of the town. I am sensitive to this.

Mr. Quigly: Is there information on demographics? The data have. We have a smaller summary of this. As a practical matter, we don't have up to date studies done.

Mr. Nye: Two years ago the average price of a house was \$95,000. The average price is now much higher than that - \$130,000 to \$140,000 if you look at new houses. If you look at the north area, we will dispute the area.

Mr. Nye: Many different size houses have been built over a span of years. It is difficult to respond to that. That wasn't the purpose of the Thomas Study.

Mr. Larkin: As a realtor, I don't own any land in the Town of Medfield. Take a good look at Indian Hill, at Belknap Estates and Pine Needle Park. Are they a detriment to the Town? Is the fact that the town has picked up much conservation land so that people can come out here from the city? Many of us like to go to the city. What about the people in the city who like to come out here.

Mr. Parker: My main regret is that there isn't enough time for the Planning Board to study this issue. Mr. Sylvia could speak to this. Have you done any significant study which you could go to this kind of zoning? We had a case where we would hire expert testimony which would have pollution to the Medfield State Hospital. If one tampered with Winter Brook/North Brook watershed, from what test pits we did in the area it suggests that the area has problems. Your own study shows that 20% of the land is wet. There is a lot of ledge. There is a soil survey. The soils in the area are problem soils. I think there is engineering that has been done. I think if this article is passed it could be defended on the Sherborn case. It is the same types of things involved. Some of the information would have to be updated by a hydrological study. I have had prior experience in the area.

HEARING WAS CLOSED at 9:30 p.m.

Statement submitted after the hearing by Fred Temple re two-acre zoning:

An excellent example of a group of people supporting a proposal out of self-interest in complete disregard of public interest. What is the old quotation from Shakespeare about the devil quoting the scripture? I oppose the proposal strenuously.

PUBLIC HEARING ON REZONING OF OWENS PROPERTY - NORTH MEADOWS ROAD:

Mr. Nye called the hearing to order at 9:35 p.m. Mr. Parker read the notice which appeared in the SUBURBAN PRESS.

Mr. Nye: This is by citizen petition. It would rezone a relatively small parcel of land on North Meadows Road at the intersection of West Street. The area of land appears to be about 50,000 square feet. It is proposed to be changed from Industrial-Extensive to Business-Industrial. No one is here to speak in favor or opposition to the petition.

Mr. Nye: Mr. Owens' reason for bringing this forward is that he wanted to have a retail use on that lot. He was told he could not. He came back and would like to rezone for a retail use. That is the bottom line. Dover Country Store is looking for a new home. The Dover Country Store would like to relocate there. It would not be allowed under current zoning. If it is rezoned to retail use, it could be used for the Dover Country Store.

Mr. Parker: The MAPC has a bulletin on spot zoning. It is singling out a lot which is different. This is definitely spot zoning. I would be opposed to the zoning change.

Mrs. Bancroft: I find it difficult to support this. We are relatively short of IE land.

Hearing closed at 9:40 p.m.

PUBLIC HEARING GREATER HEIGHTS OFFICE/RETAIL SITE PLAN, 266 MAIN STREET:

Chairman Nye called the hearing to order at 9:45 p.m. Secretary Parker read the notice which appeared in the SUBURBAN PRESS.

Mr. Nye: By way of introduction, this is a plan that is on a lot site that was approved last spring and now the applicant has come back on his own motion with a new plan. We are doing the process over because of the request of the applicant. The proposed uses have not changed but the size of the building has been changed.

Mr. Beard: The building is reduced by 2000 square feet. No change in the protected area under the jurisdiction of the Board of Appeals. The reason for the change was primarily due to an architectural change. Prior to that we came in with a couple of plans duplicating that and still come within the 25-foot restriction. The original plan called for 42-foot high building. The original plan called for 95-foot front to back for the major part of the building. The only way to resolve that problem would have been to have a flat roof. In essence, it is a duplication of what was approved. There is a reduction of parking spaces. The same formula has been used for parking. By means of comparing the two plans this building is smaller so the parking is changed. There are 181 spaces shown.

Mr. Parker: Are you still planning on a phased building plan?

Mr. MacCready: Yes. However, we plan to install the drainage throughout. The utilities will also be put in, but only the pavement for one building.

Mr. Beard: Ralph's is higher than expected.

Mr. Nye: What would you pave first?

Mr. MacCready: We would have to pave everything to the front, if we did this one first.

Mr. Nye: You would probably have to do this half of the site. Even if you only build one building, this half of the site. It seems to me you only have two phases for the building. This is an access road.

Mr. MacCready: We aren't sure which phase will be done first.

Mr. Beard: Complete drainage scheme for the site.

Mr. Parker: Could you describe your lighting plan?

Mr. Beard: In the prior approval you gave us an approval in detail. Here the photometrics are done. This indicates the area that the high pressure sodium lights will cover will not be a problem with abutters or people on Main Street. There is 250 feet of buffer of Town Conservation land. We have been through this many times already.

Mr. Nye: Will you know in the next two or three weeks?

Mr. Brennan: We would need a development plan of the site.

Mr. Beard: The architect is working on the specifications. Once we have those we will find out what our proposed buyers or renters will want. I propose to do this as soon as possible. I am not yet with the ZBA for a special permit. They like your approval before you deal with them. Time is of the essence with us. We have already lost a lot of time. Could you possibly come to an expeditious decision?

Mr. Nye: Phase one should be this one here. Even this could have something that works.

Mrs. Bancroft: Condition of action that the entire drive and parking adjacent to the building be completed with the first phase.

Mr. Beard: Alternative conditions. Condition that we complete this section.

Mr. Nye: Phasing has to be done carefully.

Mr. Parker: What will the use mix be?

Mr. Beard: Three phases, three separate endeavors. Two buildings will be exclusively office. The third building may have some retail. Two buildings for offices. Our market research and calls from the field are 90% in the realm of office demands.

Mrs. Bancroft: You will have to be careful about your mix because of the parking limitations.

Mr. Beard: I believe we have ample spaces - 181 spaces. Come up with conditions for approval.

Mr. Nye asked for motions:

VOTED: That we approve the plan on the condition that all site drainage be completed with the first phase of development and all parking requirements for phase one be completed and further that all elements of later phases from the street be finished except for landscaping and paving.

Page 9.  
April 22, 1985

Hearing completed at 10:30 p.m.

BORELLI - CLAYPIT ROAD:

Mr. Jensen (Mr. Borrelli's attorney): I really didn't have the opportunity to be presented with Town Counsel's response. Is it possible for me to have a copy of that? I would like to have a meeting with Town Counsel in attendance.

FICKEISEN REZONING:

Mr. Monbouquette, attorney from Walpole: I represent Peter Fickeisen and Ben Nickerson with respect to the proposed rezoning at the corner of West and West Mill Streets.

Mr. Nickerson: The zoning line has been modified so that it is 150 feet from an existing building.

Mr. Nye: This was to protect the existing industrial use. This change should accomplish that.

Mrs. Bancroft: Is the back of the lot wet?

Mr. Fickeisen: The corner of the building on this site is ten feet from the set. Effectively, I don't think anybody could build on this lot.

Mr. Nye: This would protect him if the building were on this lot. Part is wet and the rest is parking. Effectively this protects the guy who owns the lot. He could put another building on the same foot print.

Mr. Nickerson: 150 feet for building and 100 buffer strip for parking.

Mr. Parker: 6.2.9 - landscaped buffer strip. If you read this literally, it says the boundary. We are talking about the buffer. We are infringing on the neighboring industrial zone. We are putting a portion of the buffer on a neighboring property.

Mr. Nye: This is an entirely different thing.

Mr. Parker: It is not to the owner. The zoning is to the land.

Mr. Fickeisen: No way would you allow them to build?

Mr. Parker: Don't impose on the neighboring property and the man's rights.

Mr. Nye: We would be making a nonconforming use conforming.

Mr. Parker: What does this do to potential unit development?

Mr. Fickeisen: We basically lose one unit. That would give us 14 instead of 15. If you can count the 30-foot setback, we could get it back. A little less than .2 of a mile there is a residential project. Basically we are continuing the area and doing what we did. We would like you to support this article, obviously, if it is possible.

Mr. Nye: If we could satisfy his concerns, are there any other concerns other than the boundary line issue?

Mrs. Bancroft: We are agonizing here. It is too small a piece of land. All

of this has been talked about before. Our consensus is basically that we think there is a need for that type of housing in the town. This area is a little different from other areas where people might wish to put multi-family housing. Everybody will be coming in next Town Meeting. I think this is a unique case. It is an experiment in mixed use. You have set the tone by putting in an office use which has a residential flavor to it. This is unique.

Mr. Nye: Almost like a planned development. Residential flavor may be the same as the office buildings. They will have the same character and feel to them.

Mr. Fickeisen: You are talking a big tax benefit.

Mr. Brennan: We have to support the worst case. Even so, we still support it.

Mr. Nickerson: What you can put there under present zoning would be incompatible.

Mr. Brennan: In all fairness when this is rezoned, nothing can restrain the owner from selling the land. What is the worst thing that can happen to it?

Mr. Nye: Worst thing that could happen?

Mr. Brennan: I do not think this rezoning could cause something bad to happen there.

Mr. Nye: If we do support you, we still have to face the Town Meeting on this issue. The main issue is RU zoning. No neighbors will get upset. Therefore, we don't think it will be a problem.

Mrs. Bancroft: I move that we reconsider our vote at our last meeting.

Board VOTED UNANIMOUSLY to reconsider.

Mr. Nye: We would like to speak only to the amended article.

Mrs. Bancroft: In view of the arguments pro and con, those in favor seem to outweigh those against.

Mr. Parker: We are voting on the amended plan?

Mrs. Bancroft: The article referred to in my motion is the amended article showing a buffer zone between building on adjacent lot and the new zoning boundary.

VOTED: To support the rezoning as described in the amended article.

WAMPATUCK PLAN:

The Board reviewed the Wampatuck Subdivision Plan and will request the following information from Mr. Delapa:

1. Drainage calculations for the entrances onto Route 109 are required.
2. Engineering for the construction of the piece of road connecting Wood End Lane from the Trailside Drive that formerly was a cul-de-sac on the plan.

MARVIN INDUSTRIAL PLAN:

VOTED: To deny approval of the Marvin Industrial Park Subdivision plan because it does not meet the buffer zone requirements between residential and industrial use.

TOWN MEETING ARTICLES:

Article 21: VOTED UNANIMOUSLY to recommend passage of the article which would allow the Selectmen to order restoration and/or fine a violater if earth is removed in violation of Section 12 of the Zoning Bylaw, "Rules and Regulations Governing Earth Removal Uses."

Article 22: VOTED UNANIMOUSLY for the dismissal of this article which would allow a provision in the Zoning Bylaw for a Zoning Administrator.

Article 23: VOTED UNANIMOUSLY to recommend passage of this article which would allow a family apartment in any residential zone by Special Permit by the Board of Appeals.

Article 24: VOTED UNANIMOUSLY to recommend passage of the article which would increase the number of Associate Members on the Board of Appeals from two to three.

Article 25: VOTED UNANIMOUSLY to recommend passage of article which would decrease the number of members on the Sign Advisory Board from seven to three.

Article 26: VOTED: To support Article 26 to rezone the amended plan of Hedges land on West Street from BI to RU. This vote was recorded four in favor with one member absent.

SPECIAL TOWN MEETING:

Article 6: VOTED: To recommend dismissal of the article to rezone from IE to BI on North Meadows Road. This vote was recorded four in favor with one member absent.

Article 7: VOTED: To recommend dismissal of Article 7 which would rezone from 40,000 to 80,000 square foot lots a large portion of land in Medfield. This was recorded four in favor with one member absent.

SPEAKERS ON TOWN MEETING ARTICLES:

Article 21 - Earth Removal - Dan Nye

Article 22 - Zoning Administrator - Pat Brennan

Article 23 - Family Apartments - Pat Brennan (If this article is heard on May 6th possibly Bay will speak to it.)

Article 24 - Additional Associate Member to Board of Appeals - Pat Brennan

Article 25 - Decrease size of Sign Board - Pat Brennan

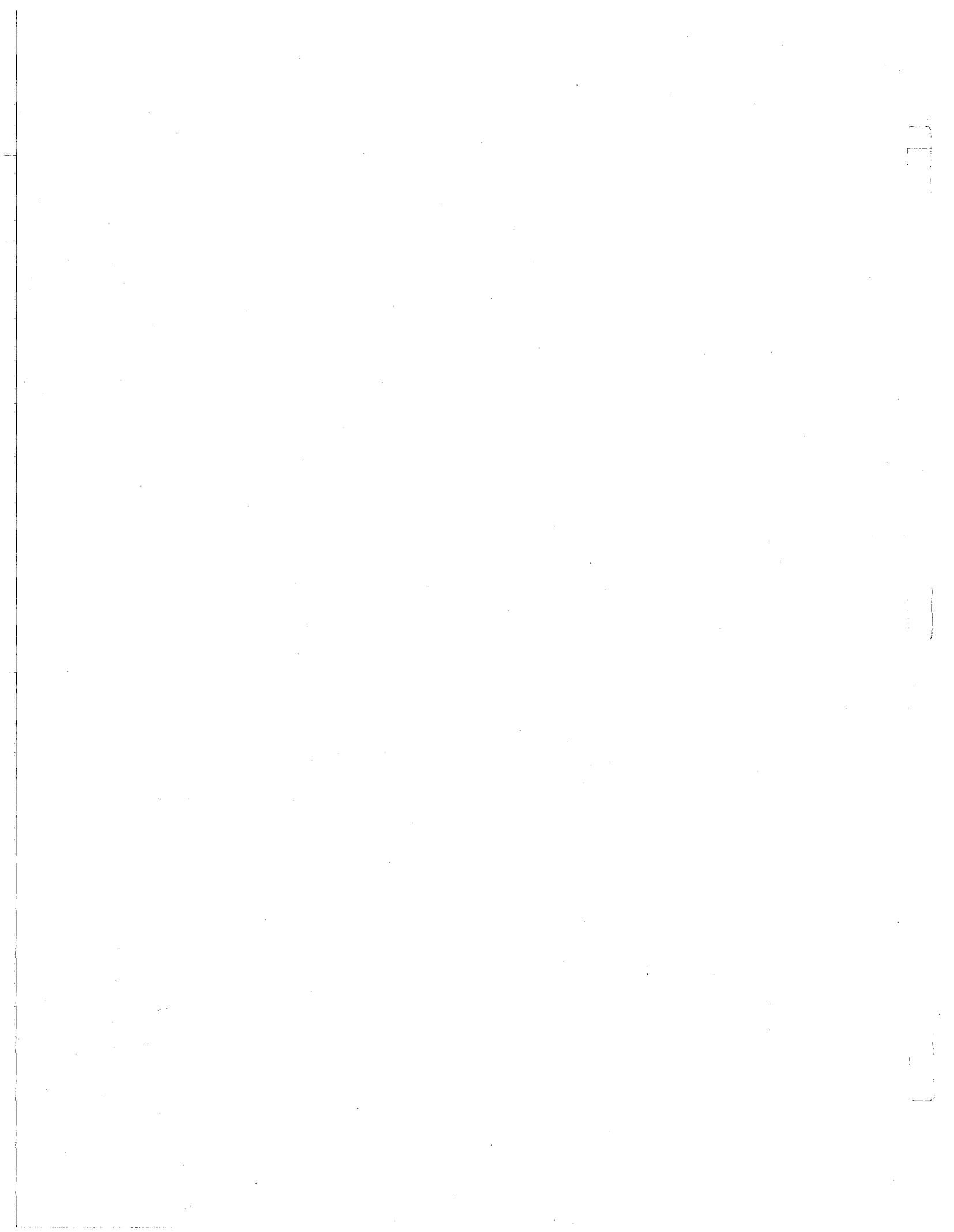
Article 26 - West Street Rezoning - Dan Nye

SPECIAL TOWN MEETING:

Article 6 - Pat Brennan

Article 7 - Joe Parker

The meeting was adjourned at 12:30 p.m. Respectfully submitted, Joseph R. Parker, Jr. SEC.



MEDFIELD PLANNING BOARD  
May 6, 1985

Present: Bancroft, Brennan, Gagliani, Nye and Parker.

The meeting was called to order at 8:00 p.m. by Chairman Nye, who opened the meeting for nomination of new officers for the coming year.

Mr. Gagliani nominated Sarsfield P. Brennan, Chairman  
Joseph R. Parker, Jr., Vice Chairman  
Margaret E. Bancroft, Secretary

The slate was SECONDED AND VOTED as nominated.

Former Chairman Nye would like to see the Board work on the Subdivision Rules & Regulations and the Fee Schedule in the ensuing year.

GALLAGHER/MCCULLOUGH CONDOMINIUMS:

Attorney William E. O'Neil and Mr. and Mrs. McCullough met with the Board to determine the Board's interpretation of Section 3.3.4 of the Zoning Bylaw, which would allow a 30-foot extension into the RS Zoning District to be counted toward the number of units proposed by Mr. McCullough on his Spring Street lot.

Attorney O'Neil presented the Board with a memorandum setting forth his opinion regarding Section 3.3.4. This memorandum also noted that in Attorney O'Neil's opinion Mr. McCullough owns to the middle of Spring Street and could, if he wished, count the 10,978.20 square feet of land toward the total number of units to be constructed.

Attorney O'Neill requested that the Board allow the 30-foot extension.

Town Counsel Fuller's memorandum on this subject was read.

The Board is in receipt of a letter from Philip D. Lukens of GLM Engineering Consultants regarding sight distance for the proposed driveway. It should be noted that for an object 6" in height sitting in the entrance the sight distance is 355 feet, and from within a vehicle to a vehicle stopped in the street opposite the site entrance the sight distance is 610 feet. The fluctuations in sight distances are caused by an abrupt dip in the road just southeast of the site.

Chairman Brennan stated that there is a noticeable break in the downgrade that causes limited sight distance and the further to the south that the driveway could be constructed would be better.

Mr. McCullough said that in order to change the driveway which now requires one to backup 65 feet, he would have to cut more into the hill and disturb the earth. He further stated that the reason he is suggesting a backup and driveway width a total of 34' is because the 41' would take more of the vegetation and trees.

Mrs. Bancroft felt that the 65-foot driveway which would require backing up all the way would be a real inconvenience.

Mr. Gagliani was concerned about the Board's interpretation of Section 3.3.4 because of possible future problems.

Mr. Gagliani asked if Mr. McCullough were planning to plant trees along the street.

Mr. McCullough stated that he is proposing to have his landscaping done in conformance with the Zoning Bylaw.

Mr. Brennan asked Mr. McCullough to determine from Mr. Lukens the impact of moving the driveway towards Walpole.

Mr. McCullough would like the Board to approve his site plan with conditions as he would like to get foundations in for his building.

The Board will discuss this matter further.

CLAYPIT ROAD:

Attorney Jensen and Mr. Robert Borrelli met with the Board to discuss the building on Lot 1 Claypit Road. The following neighbors were also in attendance: Charles Jenks, Mr. & Mrs. Robert Naughton, Patricia Champagne and John Mackintosh.

Attorney Jensen said that Claypit Road was shown as a road in Medfield before the Subdivision Control Law was adopted. He said that Mr. Borrelli would construct Claypit Road in any manner that the Board and/or the abutters would request. Attorney Jensen felt that Claypit Road came under the exceptions as stated in Chapter 41, Section 81L and that full subdivision control should not be required.

Mr. Jenks presented the Board with a certificate from the Town Clerk stating that Claypit Road is a private way.

Mr. Jenks said that there would be a problem if this were to be built under the Subdivision Rules & Regulations as the 50-foot layout requirement could not be met.

The abutters submitted a memorandum to the Board stating their views on the matter.

Mrs. Naughton stated that one of her main concerns is on page 2, number 5 of the memorandum. Her basement floor level is just a few inches above Causeway Street. Just after the five foundations were put in her basement was flooded for the very first time.

Mr. Naughton noted that he has a problem with water coming down Black Pine. It has no place to go now but in his cellar. The cutting down of all the trees and putting in the houses appear to be the cause of this problem.

Mr. Jenks said that the land has been disturbed and the water does not run in its natural water course.

Mrs. Champagne stated that Claypit Road is the only access to her property and asked what this would do to her ability to go in and out of Claypit Road.

Mrs. Champagne was concerned about work being done and the gas line being at risk if work were done on Claypit Road.

Mr. Jenks suggested that an Environmental Impact Statement be required if the road were to be built.

It was the consensus of the Board to allow construction of Claypit Road in accordance with the standards of the Land Subdivision Rules & Regulations with the waiver that the layout width be 40 feet and that no sidewalks will be required.

Town Counsel Fuller will dictate a letter to Attorney Jensen for the Board's approval.

MEDFIELD PLANNING BOARD  
May 20, 1985

Members present: Messrs. Brennan, Gagliani and Parker.

Others present: Representatives for A.J. Lane project - Messrs. Nourse, Koetteritz and Chisholm.

CLAYPIT ROAD:

The Board again reviewed the Claypit case and noted that the deed that was presented by Mr. Borrelli's attorney in support of his request for our consideration to grant use of the lot seems to say that he does not, in fact, own the rights in the easement.

VOTED: To send a letter to Mr. Borrelli asking him to clarify this matter.

Mr. Jenks, an abutter to Claypit Road, brought to the Board's attention that the plan filed with the Registry of Deeds signed by the Planning Board shows Claypit Road as 40 feet in width. Prior to the filing of that plan the road was pre-existing as 25 feet in width. For that reason Mr. Jenks feels that the construction of this street should be under the Subdivision Control Law.

BIKE PATH - MEETING WITH SELECTMEN:

Mr. Parker presented the Board with the latest plan of South Street Extension showing the design of the street widening and the construction of a bicycle path/sidewalk. There will be a meeting on this subject with the Selectmen on Tuesday, May 21st, at 7:30 p.m. Messrs. Brennan and Gagliani will represent the Board.

PONDVIEW ESTATES:

There have been calls regarding the condition of Stuart Street. The Board will ask Superintendent Feeney for a "punch list" of items that need to be done. Chief Mann will be contacted and his opinion will be requested as to whether or not there is a public safety hazard. The safety and other issues should be brought to the attention of Home Savings Bank.

SITE PLAN - A.J. LANE - MEDFIELD INDUSTRIAL PARK:

Chairman Brennan noted that the last time the Board met with Messrs. Koetteritz and Nourse there were questions of ownership, lighting and phasing. The updated plan showed the entire parcel under the ownership of A.J. Lane. It showed the work to be completed in Phase 1 and Phase 2 and a separate plan was submitted showing the photometrics of the site. Paul Chisholm, Director of Planning for A.J. Lane Corporation, stated that there will not be spots or flood lights. The site lights will be ten feet in height and the building lights will be inset in the soffits. Mr. Koetteritz brought the Board's attention to the landscaping plan which included species and the general areas to be planted. Richard Hunt is the current architect. The Board would like to see a copy of the elevation plan.

Mr. Parker asked if the developer had thought about signage for the building.

Mr. Chisholm said that the area will be entitled "Medfield Industrial Park". He further said that he has worked with gold-leaf signs, but the signage has not yet been determined.

Chairman Brennan brought to the attention of those present that a vote could not be taken on this matter as at least three members who acted on the plan were not present.

Mr. Nourse stated that there was some urgency to the matter as Mr. Lane has an opportunity to obtain fill and if he is not able to take advantage of this he could lose the fill to some other contractor.

The Board will call a meeting at a later date.

NEXT WEEK'S AGENDA:

Chairman Brennan requested that the subject of Subdivision Rules & Regulations be discussed at our next regular meeting.

HARDING STREET - PLAN UNDER SUBDIVISION CONTROL NOT REQUIRED:

The Board reviewed the Plan under Subdivision Control not Required and the entire lot is not shown.

VOTED: To send a letter to Mr. Ronald Tocci stating that the plan submitted should conform to the requirements of the Registry of Deeds. It is necessary to have the entire lot on one plan shown with metes and bounds.

MPIC:

Mr. Gagliani reported that the MPIC met on May 16th. The MPIC tentatively plans to meet with the Planning Board after their next meeting. They are developing a questionnaire for townspeople and Town Boards regarding planning for Medfield. They will need funding from the Planning Board to mail this questionnaire.

BOARD OF APPEALS HEARINGS - 199 SOUTH STREET:

VOTED: To send a letter to the Board of Appeals stating opposition to the request to make two nonconforming lots at 199 South Street.

BOARD OF APPEALS - GREEN STREET:

VOTED: To send a letter to the Board of Appeals stating that the 39 Green Street lot is nonconforming for a single-family, a two-family or a three-family house. It is the Board's feeling that the request should be denied as a situation should not be made more nonconforming.

The meeting was adjourned at 10:45 p.m.

Respectfully submitted,

John K. Gagliani  
Secretary

MEDFIELD PLANNING BOARD  
June 3, 1985

Members present: Bancroft, Brennan, Gagliani, Nye and Parker.

The meeting was called to order at 8:00 p.m. by Chairman Brennan and the following business was transacted:

PLAN UNDER SUBDIVISION CONTROL NOT REQUIRED - HARDING STREET:

The Board is in receipt of a Plan of Land in Medfield, dated May 21, 1985, drawn by George N. Giunta, showing three lots, one of which is labelled "Not a building lot".

VOTED: To sign the above-described plan.

The plan was signed.

PRELIMINARY TOCCI PLAN - OFF PROPOSED HICKORY ROAD:

Messrs. Ronald T., Ronald C., and George Giunta met with the Board to discuss the proposed Preliminary Plan of Proposed Subdivision, Medfield, dated April 27, 1985, drawn by George N. Giunta, Needham, and owned by Richard W. Bryant. This is located off proposed Hickory Road.

The Board reviewed the plan and Whitman & Howard's Report of June 3rd and discussed the following points:

1. The cul de sac shown is 890 feet long and exceeds the 500-foot maximum of a nonthrough street. Whitman & Howard has suggested that this be connected to Harding Street. The Board will study this suggestion.
2. The subdivision should be named.
3. A comprehensive plan showing the Doe Acres Estates, the Tocci-Dorfman and this subdivision should be submitted.
4. Widths of adjacent streets should be shown.
5. Plans do not show Lot 4 of the Tocci-Dorfman subdivision.
6. Proposed Lot 12 does not have any property lines shown.
7. Drainage analysis should include study of the effect of the downstream area receiving the increased runoff.

Mr. Giunta asked why the road should go through to Harding Street. He felt it was not necessary and it would require permission to work within the Watershed Protection District.

Mrs. Bancroft asked about the depth of Lot 9. Mr. Giunta said the lot would receive its frontage on Hickory Road.

Mrs. Bancroft asked about the grades. Mr. Giunta said that the grades are 2% to 3%, similar to grades on Hickory Drive. The foundations will be two or three feet out of the ground.

Mr. Tocci, Sr., said that instead of spending time to get an approved preliminary plan he would like to get the Board's feelings and the comments regarding the consultant's concerns. The major question is the cul de sac.

The Board said that there is no reason to resubmit a preliminary plan, but when the definitive is submitted the Board has requested a coversheet showing the three subdivisions together.

Mr. Giunta explained the drainage of the brook and discussed briefly where the catchbasins would be at the end of the cul de sac.

Mr. Gagliani asked how much additional water would be coming into the brook. Mr. Giunta said that drainage from about two additional acres would flow into the brook.

Mr. Brennan said he was concerned with the length of the cul de sac. Mr. Gagliani said he would like to get a statement from the police and fire chiefs regarding the cul de sac and its ability to handle emergency vehicles.

The Board will notify the Toccis regarding the cul de sac length.

CLAYPIT ROAD:

Mr. Robert Borrelli did not show up for his appointment with the Board; however, several abutters were present.

Chairman Brennan informed the residents that the Board had received their letter regarding Claypit Road and would forward a copy to Mr. Borrelli.

The Board has received a letter from Richard H. Jensen, Attorney for Robert Borrelli, regarding the rights of Mr. Borrelli in Claypit Road.

Mr. Jenks, an abutter, said that Mr. Borrelli is dumping plaster board and other building materials on Lot 6.

PLAN UNDER SUBDIVISION CONTROL NOT REQUIRED - KINGSBURY DRIVE:

The Board is in receipt of a Plan of Land in Medfield, owned by Martin P. and Carol H. Craven, dated May 31, 1985, drawn by Guerriere & Halnon, Franklin, showing two lots on Kingsbury Drive.

VOTED: To sign the above-described plan.

The plan was signed.

CASTLE ESTATES DEFINITIVE SUBDIVISION PLAN:

Mr. Roy Boudette filed a Definitive Plan of Castle Estates for Michael Marholin, Trustee of Medfield Realty Trust, Chestnut Hill, Massachusetts, dated May 29, 1985, drawn by Cheney Engineering. The plan showed nine lots on Northfield Drive. An Environmental Impact Statement was also filed.

Mr. Boudette said that they do not intend to utilize the culvert on North Street. The drainage will be diverted to within eleven (11) feet of the old stone culvert.

Mr. Parker asked what the drainage on North Street was like.

Mr. Boudette said he thought that this overflows the road in a 100-year storm.

Mr. Parker asked if there will be any catchbasins in the street or the entry of Deerfield Road.

Mr. Boudette said that they are trying to get all the water into the detention

TOWN MEETING ARTICLE - 1986:

The Planning Board will review Section 5.4.3.12 of the Zoning Bylaw which currently allows by right in any residential zone a licensed day nursery or other agency for the day care of children.

HARDING STREET PLAN:

Mr. Ronald Tocci filed a Plan Under Subdivision Control Not Required with the Town Clerk and the Board. The plan is entitled "Plan of Land in Medfield" and dated April 26, 1985, drawn by George N. Giunta, R.L.S. of Needham showing three lots, one of which does not have sufficient frontage on a public way.

VOTED: To deny approval of the plan because all lots do not have sufficient frontage on a public way.

DOVER FARM ROAD CUL DE SAC:

The Board is in receipt of a letter from Tree Warden Ellis Allen regarding the planting in the cul de sac.

VOTED: To forward a copy of this letter to Mr. Lawrence Schlager, and state that the Board cannot approve the plantings in the cul de sac until this work is completed to the satisfaction of the tree warden.

NEXT WEEK'S AGENDA:

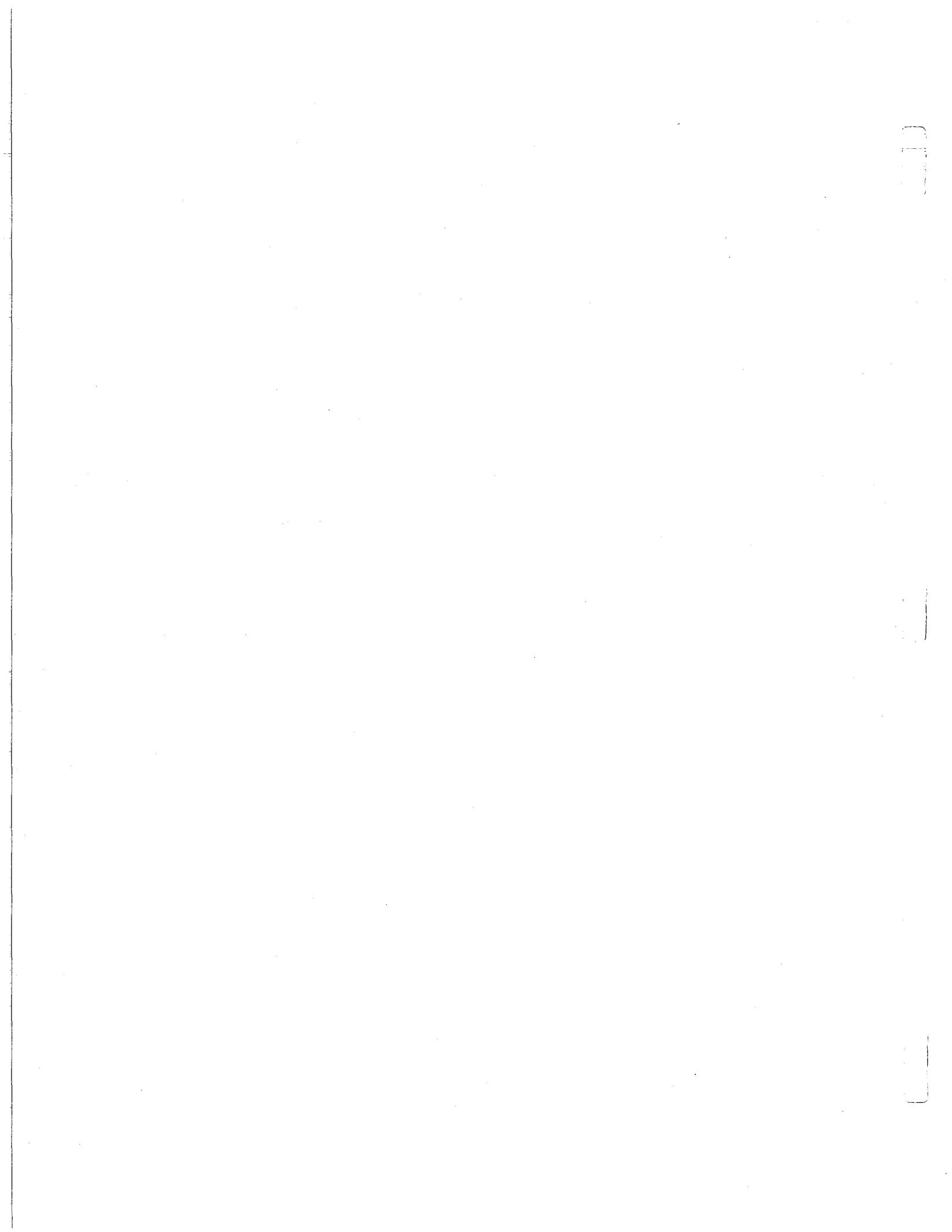
The Board will appoint an MPIC member and will review the Sign Advisory Board membership.

A list of subdivisions and the amount of surety being held will be prepared for May 13th.

The meeting was adjourned at 11:35 p.m.

Respectfully submitted,

Margaret E. Bancroft  
Secretary



MEDFIELD PLANNING BOARD

May 13, 1985

Present: Brennan, Gagliani and Parker.

M.P.M. (MODERN PRINTING METHODS) SITE PLAN HEARING:

Chairman Brennan called the hearing to order at 8:10 p.m.

Mr. Gagliani read the notice as it appeared in the SUBURBAN PRESS.

Chairman Brennan asked the applicant to explain the project to the Board.

Mr. Richard Merrikin, of Richard Merrikin Associates, representing M.P.M.: M.P.M. assembles screen printers for the electronic industry and is located at 71 West Street within a 50 x 100 or 5,000 square foot building. The plant is on a 97,000 square foot lot located in an IE zoning district, a portion of which is overlaid by the Flood Plain Zoning District. The site plan shows a 50 x 100 addition in the rear of the present building with an additional roofed area, the addition totalling 10,190 square feet.

1. Parking will be added, totalling 15 spaces.
2. Driveway will be widened.
3. Second loading area will be provided in the rear.
4. Instead of a loading dock, there is a garage door.
5. A double catchbasin will be added.
6. Berm will be constructed.
7. Hay bales will be used during construction to prevent pollution.

Mr. Merrikin filed the following additional information this evening.

1. Plan showing flood plain as it relates to this lot.
2. Drainage calculations as provided to the Conservation Commission.

No retention basins are shown on the plan. An additional 2000-gallon oil tank is to be installed. All lights will be building mounted.

Mr. Brennan read Whitman & Howard's letter of May 13th with comments as follows:

1. The zone line is incorrectly shown in the center of the street. The IE Zone line begins on the north side of West Street property line.
2. The 150-foot buffer between industrial and residential zone areas requires that the first one hundred feet of the buffer be grass, trees or other landscaped area. The proposed site plan has 60 feet of parking spaces within this 100-foot portion.
3. We suggest that the catchbasin have a hood gas trap.
4. The proposed plan is within the buffer zone of the wetland and will need a determination from the Conservation Commission.

A question was asked regarding the number of employees. Paul Lowenstein, General Manager, said that there are 15 employees; however, this addition does not mean the adding of employees.

Mr. Gagliani asked how many trucks a day would be going into the area. Mr. Lowenstein stated that probably two or three trucks a day. Mr. Gagliani asked how the trucks would get to the loading zone without backing into the street. Mr. Merrikin explained how that would be accomplished.

Mr. Parker said that it is the concern of many residents to have the corner of West Street and North Meadows Road improved. Mr. Merrikin said, "We will grass the area and pretty it up."

Mr. Parker noted that since we are talking about a buffer between Residential and Industrial-Extensive Zones then technically the first 50 feet should be planted. The Board would like to see some indication on the plan to fullfill the requirement.

Mr. Brennan asked about the lighting plan. Mr. Lowenstein said that there is a light in the back by the loading dock. He suggested that additional lights be installed; however, the owners do not wish to cause antagonism to the abutters in the interest of guarding against vandalism. To date they have not had a problem in this area.

Mr. Parker stated that instead of having building mounted lights we have tended to have lights away from the building on a low pole. It was noted in this case it does not matter as all of the lighting is internal.

Mr. Parker asked for information regarding the building. Mr. Merrikin said that it is a metal-sided building with a gambrel roof. It was basically built to be added onto and it is a one-story building.

Mr. Merrikin said he had a botanist walk the wetlands. He pointed out that above the 125-foot elevation are conservation wetlands and below is the flood plain. He said that a catchbasin with a hood gas trap would be supplied. It will be taking care of drainage from 2/3 of the MPM area and about  $\frac{1}{2}$  of Rick's.

Mr. Parker asked if there was a provision for a dumpster. Mr. Lowenstein said that one of the owners takes the trash to the dump and that there has been no dumpster. Mr. Merrikin said he would show it on the plan. He said he will move the parking spaces to be in conformity with the buffer requirements.

Mr. Brennan asked that the M.P.M. plan be revised in accordance with our conver-sation of this evening.

The hearing was closed at 8:45 p.m.

Respectfully submitted,

Margaret E. Bancroft  
Secretary

MEDFIELD PLANNING BOARD  
May 23, 1985

Members present: Bancroft, Brennan and Parker.

Chairman Brennan called the meeting to order at 8:10 p.m. and the following business was conducted:

MEDFIELD INDUSTRIAL PARK - SITE PLAN:

VOTED: To sign Medfield Industrial Park site plan dated July 18, 1984, and revised to May 17, 1985, drawn by H. K. Dodge Associates, Inc., 24 Union Avenue, Framingham, MA 01701.

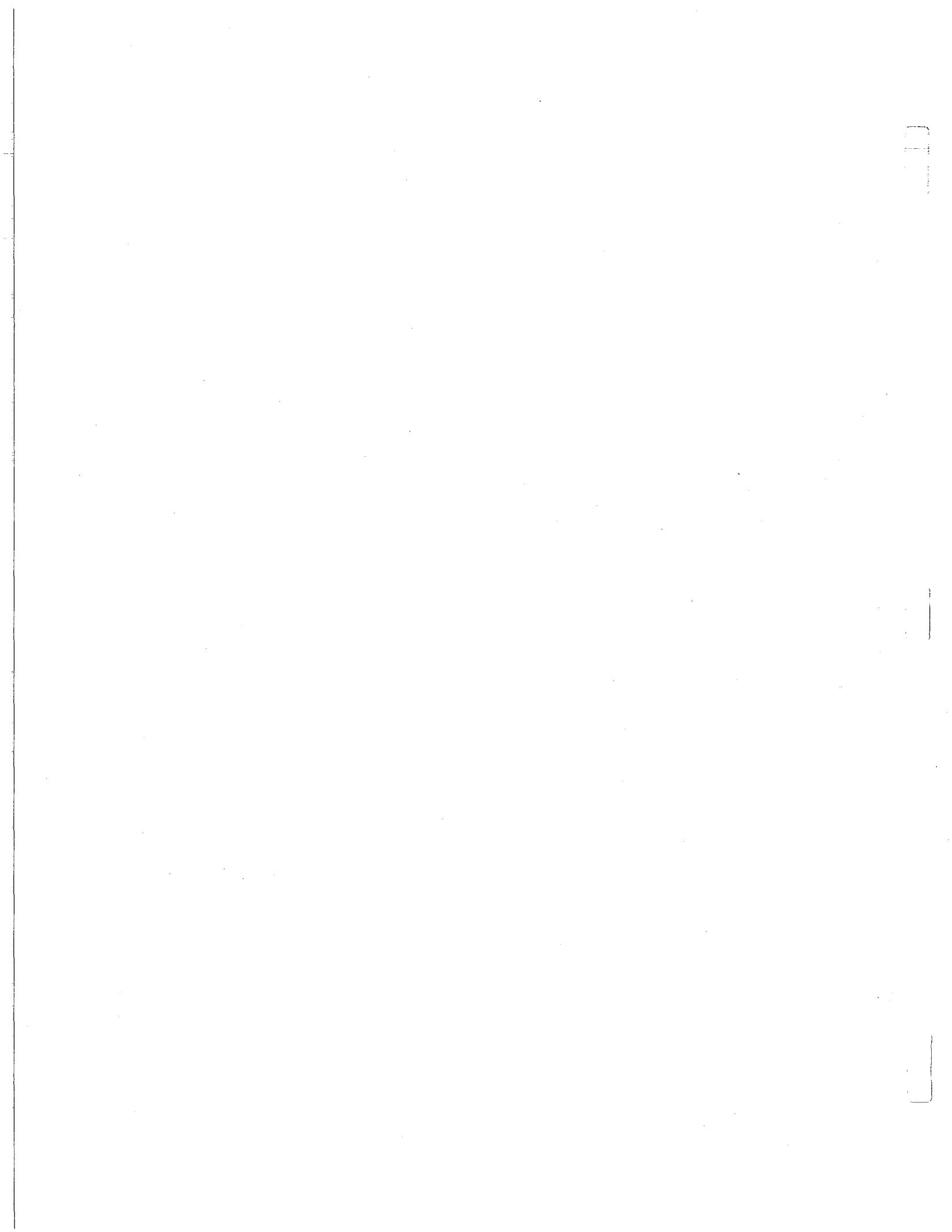
HARDING STREET - PLAN UNDER SUBDIVISION CONTROL NOT REQUIRED:

VOTED: To have noted on the Plan under Subdivision Control not Required of three Harding Street lots to show the 175-foot line at the 40-foot setback.

The meeting was adjourned at 8:40 p.m.

Respectfully submitted,

Margaret E. Bancroft  
Secretary



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June 3, 1985

basin. Outflow capacity of the basin is 8.7 cfs. All the inflow pipes are 3/10's of a foot higher than the outlet. There is a 300-foot sight distance in one direction and foliage will be cleared and the edge of the layout re-graded and the large tree removed where Deerfield Road abuts North Street.

PLAN UNDER SUBDIVISION CONTROL NOT REQUIRED - NORTH STREET:

The Board has received Plan of Land in Medfield, showing 10 lots on North Street. The plan is dated May 24, 1985, and is drawn by Cheney Engineering.

VOTED: To sign the plan.

The plan was signed.

GALLAGHER & McCULLOUGH SITE PLAN:

Mr. Richard McCullough met with the Board and filed a revised Site Plan showing an area where the vehicle parked in "Parking Space #1" could turn around.

A question was raised regarding the granting of the use of thirty feet in the RS District for RU use. Messrs. Parker and Gagliani felt that the granting of the thirty feet would be setting a precedent. Mr. McCullough showed the Board minutes of October 8, 1981, wherein Mr. MacCready was allowed to use thirty feet into the Business Zone for his condominiums.

VOTED: To grant Special Permit for Site Plan Approval for Site Plan of Land at 73 Spring Street, dated March 11, 1985, revised to June 3, 1985, with following conditions:

1. Sideyard screening must comply with or exceed the requirements of Section 6.2.10.
2. Conditions of the Water & Sewerage Board must be met.
3. Existing trees, shrubbery and embankments are to be removed as necessary to provide sight distances of 750' northwesterly on Spring Street and 650' southeasterly on Spring Street.

The vote was recorded three in favor. Messrs. Gagliani and Parker voted in the negative as they did not feel that the Zoning Bylaw was clear regarding the use of 30 feet in a different district.

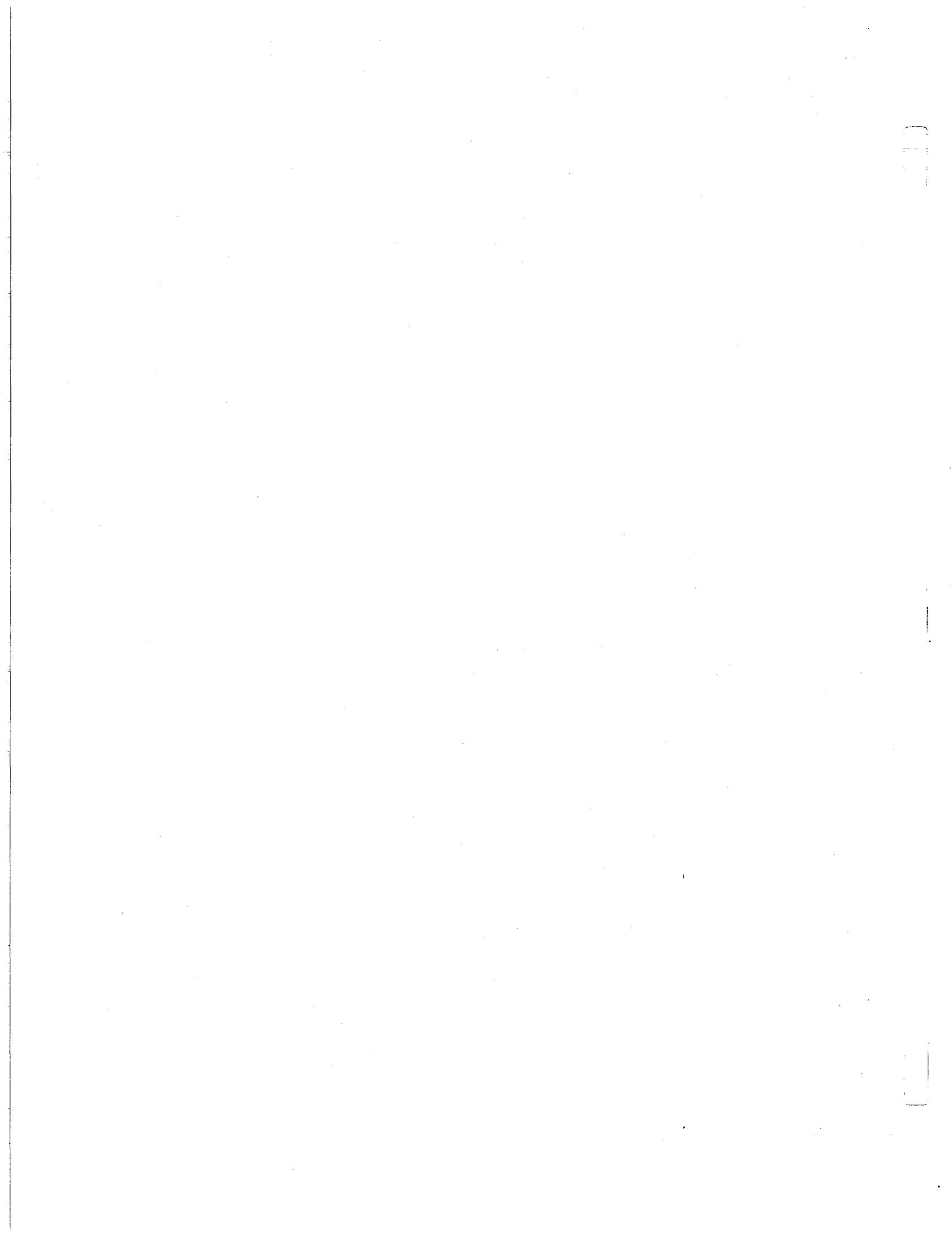
SUBDIVISION RULES & REGULATIONS:

Mrs. Bancroft has agreed to reorganize the Subdivision Rules & Regulations in the near future and report back to the Board.

The meeting was adjourned at 11:10 p.m.

Respectfully submitted,

Margaret E. Bancroft  
Secretary



MEDFIELD PLANNING BOARD  
June 10, 1985

Members present: Brennan, Gagliani, Nye and Parker.  
Others attending: Ralph Copeland and the Bicycle Path Committee.

The meeting was called to order at 8:00 p.m. and the following business was transacted:

M.P.M. SITE PLAN REVISION:

The Board is in receipt of a revised M.P.M. Site Plan which includes the following changes:

1. Zoning line moved to its proper place.
2. Parking shown so that it is not within the 100-foot buffer.
3. Plantings now shown within buffer as required.
4. Hooded gas trap shown.

The Planning Board is waiting to hear the Conservation Commission report before making a decision on the site plan.

GRANITE STREET:

The Board has no objection to the new road design where Granite Street, Rocky Lane and Lakewood Drive come together, but have the following comments:

1. The curve could be softened from Granite to Rocky Lane from 35 to 50 degrees.
2. A question was raised as to who will take care of the area within the town right of way which will be green space.
3. There was a question regarding how the asphalt sidewalk would end.

MOBILE EXCAVATING:

The Special Permit for Site Plan Approval for Mobile Excavating has expired. Mobile Excavating will be coming forward with a new plan. The Board will require its regular fee; however, if the cost to the Board is less than anticipated, the balance will be returned to Mobile Excavating.

CHILD CARE CENTER - SULLIVAN LAND:

Attorney Ralph Copeland showed the Board a site plan for a Day Care Center on the Sullivan property on Main Street opposite Brook Street. Attorney Copeland said that he has a buyer for the Sullivan Property who would like to build a Child Care Center, operated by Children's World, a company based in Denver, Colorado.

The driveways into the proposed Child Care Center appear to be within 150 feet of an intersecting street and will require a variance from the Board of Appeals.

The Board noted that parking cannot be situated within the 20-foot front setback in a residential zoning district and would prefer a grass plot in front of the building with parking in the rear. It is presumed a traffic study would be required by the Board of Appeals and the Planning Board would be interested in this study. The Board also requires a plan showing the number of rooms, how drainage would be handled and a parking plan showing a driveway which will hold sufficient backup of cars so that no parking and loading would intrude onto Main Street.

BIKE PATH COMMITTEE:

Chairman Fritzsche introduced his committee and others attending the meeting; namely, David Temple, George Bruns, Peg McLaughlin and Diane McCullough of the committee and Peter Schroeder and Arlene Sanford interested abutters.

One purpose of the meeting is to determine how the residents can most effectively be educated regarding the proposed widening/bike path on South Street Extension.

Planning Board Chairman Brennan stated that this is a safety issue and the proposal must be worked out and its implementation initiated.

Mr. Fritzsche said that many abutters are opposed to the 28-foot roadway and do not wish to see the plan. Several abutters would like the bike path but not the road widening. The Bike Path Committee's recommendation to the Selectmen is to conduct a public forum and have an opportunity over the summer to draft a questionnaire that would put the question as simply as possible. It appears that the proposal is a roadway and bike path or nothing.

Mr. Brennan stated that he concurs that the Bike Path Committee provide the forum to explain to residents how the project would work and how it would affect direct abutters' properties. Presently people do not understand what is being proposed to be built in front of each property. More communication has to be developed in some manner.

The biggest concern seems to be "what will happen to my front yard?" That information is available. The question is how will this communication take place.

Mr. Gagliani noted that the real issue is to be sensitive to the neighborhoods. This plan is sensitive to the neighborhood and sensitive to the needs of the town for a safe road for both pedestrians and motor vehicles. His recommendation is that the Bike Path Committee have an all-day open house at the Library and if people want to come in and become fully informed about this project they would have the opportunity to do so.

Mr. Fritzsche said he would be glad to do this.

Mr. Parker said that one of the things he is hearing is that people want a bicycle path without a roadway project. This is unrealistic from both an engineering and a cost standpoint. What we are talking about is a roadway/bike path project or nothing. A forum might be helpful in educating the public.

Peter Schroeder said that the residents have started a legal fund to fight the project.

George Bruns said he was in favor of the bike path only.

David Temple suggested that each person on South Street Extension be provided with a copy of the plan showing what would happen to the area in front of their homes.

Mr. Fritzsche felt that the people on South Street are entrenched as far as sentiment for the road is concerned and he did not feel that any facts could change their minds, even if they had the plan available.

Diane McCullough said that the committee would be willing to get the community's feelings on this subject.

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Mr. Brennan said that the intent of the Selectmen's charge was for the Bike Path Committee to select an appropriate forum for additional dissemination of the information. Mr. Brennan further suggested that the Board have a landscape engineer assess the project and make a plan of each abutter's land affected by the project.

There was general agreement that this assistance by fee and not an advocate would be helpful.

Mr. Fritzsche suggested a wrap-up meeting in the fall with the Police Chief, Highway Superintendent and other experts speaking regarding the South Street extension.

Another Proposal was that a booth be set up on Medfield Days which would allow the maximum number of residents to be informed about the project and give abutters any additional information which they may wish.

The Selectmen will be invited to the June 17th Planning Board meeting to discuss this matter.

APPOINTMENTS TO MPIC:

VOTED: To reappoint Loretta Fader, Julie Alasso and Robert Strong for a three-year period ending 1988.

VOTED: To continue the Bike Path Committee for two years and to send a letter to Chairman Fritzsche advising him of this and asking him to poll the members to determine if they all would like to be reappointed.

LIAISONS WITH OTHER BOARDS:

SARFIELD P. BRENNAN

Selectmen, Warrant Committee, School Committee, Superintendent of Streets.

JOSEPH R. PARKER, JR.

Bicycle Path Committee, Housing Authority, Park & Recreation Committee, Central Business District Committee.

MARGARET E. BANCROFT

Conservation Commission, Board of Health, Building Inspector, Landfill Committee.

DANIEL W. NYE

Board of Assessors, Water & Sewerage Board, Development and Industrial Board, Industrial Authority.

JOHN K. GAGLIANI

MPIC, Hazardous Waste, Board of Appeals, Sign Advisory Board, Historical Commission.

CEDAR ACRES:

VOTED: To release Needham Cooperative Bank Certificate No. 80442 in the amount of \$1200 as Blacksmith Drive has been accepted by the Town.

TOCCI SUBDIVISION - OFF HARDING STREET:

Foreman Kennedy is concerned that the pipe which was installed many years ago without supervision in the field off Harding Street has been allowed to stay in

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place. He feels that it should be relocated on the lot line and should be replaced with a larger pipe under Town supervision. He feels that should the Town take the easement there could be problems.

The meeting was adjourned at 11:10 pm.

Respectfully submitted,

John K. Gagliani  
Secretary Pro-Tem

MEDFIELD PLANNING BOARD  
June 17, 1985

Present: Bancroft, Brennan, Gagliani, Nye and Parker.  
Others attending: Mr. SanClemente of Guerriere and Halnon; Messrs. Richard Merrikin, Huna Rosenfeld and David MacCready re Indian Acres; Messrs. Larkin, Nourse and Sullivan re Bicycle Path Committee.

The meeting was called to order at 8.00 p.m. by Chairman Brennan and the following business was transacted:

GRANITE STREET - PLAN UNDER SUBDIVISION CONTROL NOT REQUIRED:

Mr. SanClemente met with the Board to request approval of a Plan of Land in Medfield owned by Karl H. & Judith A. Johnson, dated June 17, 1985, drawn by Guerriere & Halnon, Inc., Franklin showing a 102,339 square foot lot with 176.35 frontage, leaving remaining frontage of 208 feet and more than 5.6 acres of land.

VOTED: To sign the above-described plan.

The plan was signed.

INDIAN ACRES:

Messrs. David MacCready and Huna Rosenfeld, owners, and Richard Merrikin, engineer, met with the Board and presented a Preliminary Plan of a 10½-acre parcel, within an RS Zoning District, with a 680-foot cul de sac.

The plan showed ten lots on the proposed cul de sac and five lots on accepted public ways, plus one lot with an existing dwelling and barn.

Mr. Merrikin said that all the lots conform to the zoning and have 120 feet of frontage and a minimum of 20,000-square feet. A profile of the street has been submitted showing a 1% to 1.25% slope. He further said that there is a 16" water main in the street. There is also gas and electricity.

Mr. Merrikin said that they have two questions; (1) Waiver to allow a 680-foot cul de sac is requested. (2) Presently the sight distance appears to be about 260 feet. There is heavy brush cover and hedge along the street. This might have to be removed to allow the proper sight distance. He noted that West Street has a 70-foot layout in this area. The ground surface is not going to be altered.

Mr. Merrikin said he would like to discuss drainage with the Board and if necessary a detention basin four-feet deep will be constructed. As there is conservation land across the street, he questioned whether the street drainage could be directed there.

Mr. Rosenfeld asked the Board if they would consider backing a rezoning of this area for condominiums.

The Board has taken this under advisement.

SOUTH STREET BIKE PATH AND/OR EXTENSION IMPROVEMENT:

Selectman William Nourse and Robert Larkin met with the Board to discuss where the South Street Extension Improvement Plan is going as it is a Selectmen's project.

Selectman Larkin said that the Town owns a 60-foot layout for South Street Extension. The Town has compromised and is proposing a 28-foot wide road (rather

than 34') with a six-foot bicycle path. State and Federal funds are available for this. It was the Selectmen's hope that the Bike Path Committee would work with the neighbors and explain the County Engineer's Plan to them.

Selectman Nourse felt that the terminology was incorrect and that a bike path goes from someplace to someplace. What is being proposed on South Street Extension is a sidewalk. The concern here is with disturbing the total effect of South Street Extension. However, he said that safety is a great concern.

Planning Board Chairman Brennan said that the plan revised to May 1985 is a long-worked-over solution to safety both Massachusetts State Safety Standards and what is considered a country road. The County Engineers have worked on this for a very long time. Our question tonight is where are we going?

The Bike Path Committee has agreed to participate in public forums and it is possible that a booth be set up at Medfield Days with details on South Street Extension Improvement.

The Planning Board and Selectmen feel that this is a town issue. Safety goes along with town planning. The Planning Board and Selectmen feel that the plan before them is the best possible plan for the South Street Extension Improvement project.

Resident Sue Scribner asked how wide is a bike path; how wide is a sidewalk? She also asked about sewers being installed while the road is under construction.

Town Administrator Sullivan said that there is no state sewer money available.

Sidewalks are usually about five feet in width, while bicycle paths are eight feet in width.

The people on South Street Extension have two concerns: (1) Speed, and (2) "What happens in front of my house? Can you do anything for me to make it easier for me?"

It was suggested that the plan be put up on the conference room wall so that people could see more easily how the road widening would affect them.

The Board will check with the Bicycle Path Committee to see how they feel about spinning off a committee called a "South Street Improvement Committee."

It was suggested that a committee be appointed cooperatively by the Planning Board and Selectmen.

ORIOLE ROAD - PLAN UNDER SUBDIVISION CONTROL NOT REQUIRED:

The Board is in receipt of a Plan of Land in Medfield, dated May 24, 1985, drawn by Norwood Engineering Company, showing Lot 52-B, Parcel "A" and Lot 51-B on Oriole Road. The plan also showed Plantation Road; however, Plantation Road is an abandoned street.

VOTED: To disapprove the plan because Plantation Road has been abandoned.

DAY CARE - SULLIVAN PROPERTY:

A question was raised regarding the parking classification for the day-care center. Board members did not feel that the parking category for "Schools and Colleges" would apply to this proposal. Under Section 8.2.7 any use not enumerated in Section 8, off-street parking spaces shall be one space for each

employee, plus one space for each 50 square feet of floor area.

FICKEISEN RESIDENTIAL CONDOMINIUM PLAN:

The Board is in receipt of a letter dated June 14, 1985, from Norwood Engineering regarding the Watershed Protection District. Norwood Engineering stated that the edge of the district in this area is the 140-foot contour.

It was noted by the Board that it is necessary to obtain a Special Permit to work within the Watershed Protection District.

THREE TOCCI SUBDIVISIONS:

Superintendent Feeney and Foreman Kennedy have questions regarding the drainage from these areas and how this will affect Pheasant Road/Marlyn Road area. It is their suggestion that before approval of the third subdivision that drainage study of the entire area should be done by Whitman & Howard and paid for by the developer.

They have further suggested that the Board review their standards and require additional gravel when going through a swamp.

ARD RIGH I:

Mrs. Willis will call Mr. Schlager and ask him if he would like to request a waiver from the two-sidewalk requirement which was in effect when the Donnelly Drive subdivision was approved. The Board also requests that if one sidewalk is requested, that it be on the right-hand side.

WHITMAN & HOWARD:

The Board will request a price from Whitman & Howard to update the Zoning Map.

The meeting was adjourned at 11:30 p.m.

Respectfully submitted,

Margaret E. Bancroft  
Secretary



MEDFIELD PLANNING BOARD  
June 24, 1985

Members present: Bancroft, Gagliani, Nye and Parker. Others present: Superintendent Kenneth Feeney, Foreman Robert Kennedy and Dale MacKinnon, consultant. Joyce and Robert Reeves were also present.

The meeting was convened at 7:30 p.m. at the Harding Street end of Hickory Drive. Messrs. Feeney and Kennedy expressed concern regarding additional drainage to be added to the downstream area, potentially aggravating drainage problems already existing at Pheasant Road, Fox Lane and Marlyn Road. It was the consensus of those present that a drainage study of the effect of the three Tocci subdivisions on the Marlyn Road/Pheasant Road and Fox Lane area and the culverts at Harding and West Mill Streets would have to be made by a registered professional engineer and submitted to the Planning Board.

Messrs. Kennedy and Feeney also expressed their concern regarding the drainage pipe installed many years ago without supervision and which does not follow the lot lines. They also requested that a sub drain be installed along the street or in the back of the lots on the north side of Hickory Drive to prevent the road from flooding.

The site meeting was adjourned at 8:20 p.m.

The meeting was reconvened by Acting Chairman Parker at the Medfield Town Hall at 8:30 p.m.

JOYCE REEVES - COFFEE AND DOUGHNUT SHOP - MGD MAIN STREET BUILDING: Joyce and Robert Reeves met with the Board to discuss the possibility of their using a 600-sq.ft. area of the Main Street building for a coffee and doughnut shop. Mrs. Reeves explained that there would be no seats or counters for customers. The operation would essentially be a bakery shop according to Mrs. Reeves. The shop would be open from 6:00 a.m. to 2:00 or 2:30 p.m. There would be no cooking except for an oven for croissants and muffins. Undressed doughnuts would be delivered and dressed in the shop. Mrs. Reeves said she plans to feature a "death by chocolate" item weekly.

Mr. Parker expressed concern that vehicles larger than automobiles would stop at the coffee shop causing parking problems.

Mrs. Reeves felt that truckers would stop at a restaurant where a complete breakfast would be served and that coffee and doughnuts only would not attract that market.

Mr. Gagliani was of the opinion that this operation should be in the "fast food" category and his concern is that when the building has full occupancy, plus the lunch-hour traffic, there could be parking problems.

VOTED: To consider the coffee-and-doughnut-to-go shop under the retail category.

The vote was recorded three in favor, with Mr. Gagliani abstaining because he felt that this was an incorrect category.

Page 2  
June 24, 1985

TOCCI/BRYANT SUBDIVISION: The Board is requesting a drainage impact statement from the developer showing what effect the new proposed development in conjunction with the Hickory Drive subdivision will have down stream on the Marilyn Road/Pheasant Road/Fox Lane area and the West Mill Street/Harding Street culvert.

VOTED: To send a letter to Mr. Tocci covering the following items:

1. The Board is particularly concerned with the engineering aspects of the new proposed subdivision and the potential impacts of drainage in the Marilyn/Pheasant/Fox area and down to the Harding and West Mill Streets culverts.
2. Subdrains will be required along Hickory Drive where they are needed to meet the requirements of the superintendent of streets.

WAMPATUCK SUBDIVISION: Dale MacKinnon presented the Board with a memorandum containing his comments on Sheets 5, 6 and 8 of the Wampatuck Subdivision.

With reference to Sheet 8 of 11 and the Board's question regarding the transition of Trailside Drive from a 50-foot to a 40-foot right of way, the widths of the right-of-ways should be shown and the roadway and sidewalk should be shown on the plan. Whitman & Howard suggested that the sidewalk and the planting strip be reduced to 5 feet and 4 feet for a total of nine feet. With 28 feet of roadway this will allow 3 feet on the other side for the berm and grass.

Whitman & Howard suggested that the transition start at Station 12+00 and end at Station 13+50. The centerline of the road pavement will be changed from 26' to 23' off the sidewalk side of the right of way. If a 1½' Cape Cod berm is used, the planting strip would be 5.5' wide at Station 12+00. Whitman & Howard suggested that it be reduced gradually so that at Station 12+50 it is 4.5 feet, at Station 13+00 it is 3.5 feet and at Station 13+50 it is 2.5 feet.

Whitman & Howard questioned whether the Water Commissioners approved of the water system and, if so, did they know that a 4" water main is shown at the end of Trailside Drive. The question was also asked if the water main should be looped to the water line on Wood End Lane.

Dale MacKinnon noted that the cross-section of the retaining walls is not adequate for construction purposes. Both horizontal and vertical steel should be shown in a typical cross-section. The cross-section does not relate to the profile view shown at Station 15+00. The profile view shows about a maximum four-foot retaining wall above the road grade. The sketch should label the bottom of the footing to be a minimum of four feet below grade. The sketch shows the back edge of the retaining wall along the right of way sideline. However, the retaining wall should be tapered along the rear.

In the Board's approval of the subdivision, they required that catchbasins be constructed on the east side of Wampatuck and Trailwide at the intersection of Route 109 and that they be connected to the street drainage on those streets. This has not been shown on the Subdivision Plan.

The Board would like to invite the abutters - the Guthries and the Barretts - on Wood End Lane and Mr. Delapa to discuss the best way to put in the street and how to best treat the sloping.

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June 24, 1985

VOTED: To send a letter to Mr. Delapa re the design aspects of Trailside Drive and the connection of drainage to Trailside Drive and Wampatuck Road.

If all interested parties are available on July 1st, the Board will set a meeting at that time.

Until the points brought to the Board's attention by Whitman & Howard are addressed, the Board cannot sign the plan.

ARD RIGH I: In answer to a request from Mr. Lawrence Schlager, the Board

VOTED: To allow the developer to build just one sidewalk on the north side of Donnelly Drive.

The Board's preference would have been the south side; however, because the electrical boxes would have had to be moved at a large expense, the Board will allow the one sidewalk to be placed on the north side of the street.

MINUTES: VOTED: To approve the minutes of March 11, 18 and April 1st.

The meeting was adjourned at 11:00 p.m.

Respectfully submitted,

Margaret E. Bancroft  
Secretary



MEDFIELD PLANNING BOARD

July 1, 1985

Members present: Bancroft, Gagliani and Nye.

Others attending: Jane Kelly, Chairman, Housing Authority.

The meeting was called to order at 8:00 p.m. by Acting Chairman Bancroft and the following business was transacted:

HOUSING IN MEDFIELD:

Jane Kelly, Chairman of the Housing Authority, met with the Board in order to improve communication between the Boards. She said she was not acting in behalf of the Housing Authority.

Mrs. Kelly said that there are 67 elderly housing units at Tilden Village and 26 low-cost units at Wilkins Glen. She said that there was a short waiting list for elderly housing, and that Tilden Village site would probably hold another 60 units.

Mrs. Kelly talked about the Federal Housing Voucher System, congregate housing, and scattered site housing. She said that in the fall the EOCD would be coming to talk with the Housing Authority and that she would invite the Planning Board to that meeting.

STUART STREET - PLAN UNDER SUBDIVISION CONTROL NOT REQUIRED:

The Board reviewed Plan of Land in Medfield, owned by M&D Builders, dated June 23, 1985, drawn by Norwood Engineering showing the formation of new Lot 8A.

VOTED: To sign the plan.

The plan was signed.

ORIOLE ROAD - PLAN UNDER SUBDIVISION CONTROL NOT REQUIRED:

The Board reviewed Plan of Land in Medfield, owned by M&D Builders, dated May 24, 1984, revised January 27, 1985, drawn by Norwood Engineering, showing two lots on Oriole Road; namely, Lot 52-B, comprised of former Lot 52-A, Parcel "A" and "B", and Lot 51-B, comprised of Lot 51-A and Parcel "C".

VOTED: To sign the plan.

The plan was signed.

TOCCI SUBDIVISION OFF HARDING STREET:

The Board is in receipt of a letter from Ronald Tocci requesting that the surety set for the completion of Hickory Drive owned by him be reduced. The Board has set the surety at \$85,000. The Board reviewed the Construction Cards and the plan.

VOTED: To send a letter to Mr. Tocci stating that because the value of the work signed off on Hickory Drive does not represent a significant amount of the total estimated cost, and because the Board foresees additional costs for installing subdrains and manholes, the Board is unable to reduce the surety below the \$85,000 amount originally set.

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FICKEISEN CONDOMINIUMS SITE PLAN:

The Board is in receipt of a report from Whitman & Howard on the Fickeisen Site Plan. A copy of the report will be forwarded to Mr. Fickeisen. Ken Feeney will be asked to comment on the plan prior to the Board's making its decision.

CASTLE ESTATES SUBDIVISION PLAN:

The Board is in receipt of Whitman & Howard's July 1st report on the Castle Estates Definitive Plan. A copy of the plan will be forwarded to Mr. Michael Marholin.

MINUTES:

VOTED: To approve the minutes of June 3rd and 17th.

The meeting was adjourned at 10:20 p.m.

Respectfully submitted,

Margaret E. Bancroft  
Secretary

MEDFIELD PLANNING BOARD  
July 15, 1985

Members present: Bancroft, Brennan, Gagliani, Nye and Parker.

SITE PLAN HEARING - WEST MILL REALTY TRUST:

Vice Chairman Parker called the hearing to order at 8:10 p.m. Secretary Bancroft read the public hearing notice which appeared in the SUBURBAN PRESS.

Vice Chairman Parker explained the procedure to be followed. First the applicant or his representative will explain the site plan, and reports from consulting engineers will be read into the record as will other correspondence. Questions will be asked by Planning Board members. Then others at the hearing will be heard.

Mr. Fickeisen introduced Dave Dederer of Norwood Engineering, Ben Nickerson, Attorney William O'Neil and Engineer Roy Boudette.

Mr. Nickerson: The site is at the intersection of West and West Mill Streets. Our proposal for the site is to build residential attached housing. There are a number of town house units; six in one cluster and in the other cluster three town house units and a group of four one-level dwellings. All will have two bedrooms. Parking is on site. We have tried in the site plan to design parking so that it won't look like just asphalt. The style of the buildings is very similar to the office condos that we built on the adjoining properties.

Attorney O'Neil: This is the same land that was rezoned at town meeting.

Mr. Parker: We have not received word from the Town Clerk that this has been approved by the Attorney General.

Attorney O'Neil: That would stand unless there was a procedural error.

Mr. Nickerson showed the Board a Landscape Plan. He noted that most of the vegetation will be new.

Mr. Fickeisen: There is a natural buffer.

Mr. Nickerson: (In answer to our consultant's questions.)

1. Lot B does not have the appropriate number of parking spaces within its property line. Parking spaces 17 through 26 should be on the same lot as building B to meet the parking regulations.

ANSWER: Regarding parking we are talking about a reciprocal agreement between Lots A and B.

2. We ask the Board to verify with the applicant that the cellar floor will not be inhabited (6.3.3).

ANSWER: The cellar will not be inhabited.

3. We recommend that 12 inches of gravel be used under the pavement areas.

ANSWER: 12" will be added.

4. The proposed driveway grading has 50 feet of run-off into West Street. We ask the Board to check with the Superintendent of Streets to see if this creates any problem for him.

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ANSWER: We met with Ken Feeney. He said the driveway was O.K.

John Gagliani: Can you explain how all the water flows on the pavement?

Mr. Dederer: Water flows to catchbasins in the parking lot, into leaching basins and then to the existing wetlands. The other half goes from the center of the road in another direction.

Mrs. Bancroft: How do the leach beds work in the winter?

Mr. Fickeisen: It works out nicely.

Mr. Gagliani: What about drainage of the green areas?

Mr. Fickeisen: A portion will go into the drainage in the parking lot. The rest will flow into the vegetated wetland. On July 25th we are setup with the Conservation Commission for a public hearing. Our Board of Appeals hearing is July 31st.

Mr. Parker: I have a couple of small points. If I made a mistake let me know. I don't see the RU District defined on the plan. Maybe I missed where the RU is here. It should be changed on the plan. The height of the building has not been shown. One point you should clarify. You have Lot A and Lot B separate. You don't have proper frontage if you wish to separate. Maybe you can clarify the frontage issue. You have done that because in our zoning we require one building on a lot. There is a question regarding the proper frontage.

Mrs. Bancroft: Do you have a lighting plan?

Mr. Nickerson: The light will project out into the parking areas but will not bother residents.

Mr. Brennan: Do you need handicapped spaces?

Mr. Nye: You wouldn't need more than two.

Mr. Parker: I would like to talk more about the Watershed Protection District. Under zoning they define the buffer strip and how it is to be planted and also its use. Because this is within the Watershed Protection District, the intent is that it is a buffer. Do you feel that this provides enough of a natural buffer? One thing we should be concerned about is that the 150-foot buffer does exist and the first 100 feet is intended to be the buffer and 50 feet can be used for parking. Do you know, since it is not on this plan, how far the parking is from the building?

Mr. Fickeisen: The parking is about 50 feet away from the building.

Mr. Nye: It looks more like 75 to 80.

Mrs. Bancroft asked about the visibility going out onto West Street. She also asked if the utilities coming in would be overhead.

Mr. Fickeisen: Everything will be underground.

Mr. Gagliani: Where is the pole?

Mr. Fickeisen: We will go from the pole.

Middlesex News Reporter: Do you have an approximate price range?

Mr. Fickeisen: \$135,000 to \$150,000 range.

Mr. Brennan: Read memorandum from Water and Sewerage Board. Then stated that the Board has 90 days from today to make its decision.

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Mr. Fickeisen: I met with the Fire Chief and I have an O.K. from him.

Mr. Brennan asked that we get a note from Ken Feeney setting forth his approval of the driveway entrance.

Mr. Gagliani asked if they could plant dogwood.

The hearing was adjourned at 8:55 p.m.

PUBLIC HEARING ON CASTLE HILL SUBDIVISION:

Chairman Brennan called the hearing to order at 9:00 p.m. Secretary Bancroft read the notice which appeared in the SUBURBAN PRESS.

Chairman Brennan: All abutters were notified by certified mail. (To applicant) You have been here before, but I will go through procedure. Make presentation of the plan. I will entertain questions from Board members. Then I will give an opportunity for people in the audience to ask questions regarding the plan.

Attorney Ralph Good: I would like to introduce the team which appears on behalf of the applicant, Mr. Michael Marholin, Trustee of Medfield Trust, Roy Boudette, consulting engineer, Dr. Jerome Carr, registered hydrologist. We come before you this evening in the interest of securing final approval on the Castle Hill Definitive Subdivision Plan which you have before you. The applicant has a letter of comment from your consulting engineers and they are prepared to respond to each and every one of the comments. Having said this, I will sit down and allow those more knowledgeable to make the presentation on the technical side of things.

Dr. Jerome Carr: The game plan is to take items one at a time addressed by your engineers. Basically what I am going to be doing is address those specific items dealing with drainage, etc. In terms of the over-all plan I am not going to comment on the number of lots. This whole question has to do with the drainage. In this particular set of circumstances, Winter Brook has a large drainage basin which goes off and goes down the middle of the road and down this way. The sets back from the road. Why didn't we do a complete drainage study? We can calculate flows on this site and add to them. The key item is that the new proposed road cuts the drainage basin in tow. The water running down Castle Hill will be intersected by the road cut and the drainage will cut through a lawn and meadow and then down the gutter. The detention pond has an 18" pipe going down North Street and discharges down stream and is not tying into the existing culvert, which is inadequate. We have taken half of the flow from that site. Neighbors say they don't want anything flooding down here. We have more than compensated. They are getting less at peak flow. This is under jurisdiction of the Conservation Commission. One of the things I wanted you to realize is that there is still water which flows overland. If you stand on this corner of the property, you will note that we now have the water going in two different places. Water going in two different places contains part of the answer to the questions I have been building up to. You have made the site safer for the neighbors, but what about the pond? They agreed that the 100-year storm was decreased at this location. They were afraid in fact that the pond was too big.

The peak outflow would be higher for small storms than for 100-year storms, but for both would be less than now. For 100-year storm it will be the red line. The EIS showed the 100-year storm was less.

Conclusion: Detention basin plus change in time reduces all floods, from two to 100 years, to less than the current drainage condition would produce.

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Mr. Brennan: Could peaks reach at the same time?

Dr. Carr: We have allowed for the rise. We have to figure out how much we have to reduce the peak flow.

Mrs. Bancroft: How far is the new outlet below the existing headwall of the culvert?

Dr. Carr: It will be only a short distance.

Mrs. Bancroft: If you have a heavy flow of water what will happen?

Dr. Carr: It will not back up on the east side of North Street.

Mr. Parker: One of the assumptions about this plan is that the detention pond will work correctly from now to who knows when. Could you explain who would be responsible for making sure the grades weren't changed for the cleaning and maintenance thereof.

Dr. Carr: An as-built plan will be given to the Conservation Commission. The detention basin is too large. It is to the benefit of the Town. For every detention basin there will be an assessment to make sure that it functions. Over a very long period of time it is difficult to know whether this will be a wetland or will remain an upland basin. This detention system will work. It will hold the water for two or three days.

Mr. Parker: How deep will it be?

Dr. Carr: Three and one-half feet deep.

Mr. Parker: At the Donnelly's Pond, there is a ten-hour period when the water is held back.

Dr. Carr: Around ten hours - ten hours of rainfall - two inches of rain. A lot of water first gets into natural depressions first.

Mr. Parker: I was concerned that the flooding potential would be two hours instead of four hours. You haven't done a study on the Donnelly Pond. You don't know what Donnelly Pond holds.

Dr. Carr: We haven't done a study of the Donnelly Pond. A lesser amount of water will enter the pond than enters presently.

Mrs. Williams: Can you tell me exactly where it comes?

Dr. Carr showed Mrs. Williams on the plan.

Mr. Nye: At an earlier meeting didn't you suggest that the Donnelly Pond be dredged.

Dr. Carr: Yes. We won't be responsible for this. Somebody dammed up Winter Brook in the past. It looks like a substantial amount filled up.

Mrs. Bancroft: How do you recommend handling the detention basin? We have a little problem. We like them, but aesthetically they are a problem. We want to be sure this is not an eyesore. We would like to make sure that we don't get erosion from the banks. We are waiting to hear what the ground cover should be at the bottom of the ponds.

Dr. Carr: Side slope material would be stable when saturated. The sand will stabilize if the slope is not less than three to one. A stable cover if no roots are involved. Choice of vegetated cover depends upon how long it will be flooded. You can submerge common lawn grass and it will survive. Other covers are sheep laurel, sweet pepperbush, winter berry, golden rod, St. John's Wort, Peppermint, Laborator Tea, Beyberry, Wintergreen and many others. No shrubbery recommended. There are probably in New England between 500 to 700 plants that like wet areas and will tolerate wet or dry.

QUESTION NO. 2

Dr. Carr: This is in reference to sight distance on North Street. In the original plan we gave you a 300-foot sight distance which is a minimum requirement. An alert driver could stop within 300 feet at 40 mph. The consulting engineers felt it should be 450 feet sight distance. If cars were going 30 miles an hour they would be able to stop at a minimum of 175 feet. We have to remove a wall and do extensive grading. There is one 24" maple which has to be removed. It has been hit many times. Basically that is the answer to question #2. We are providing the sight distance requested. We are removing the wall down here. We will take out the wall.

Mrs. Bancroft: The Town has a long-standing policy of moving and replacing walls.

Mr. Boudette: It is a retaining wall. About 3½ feet high, depending where you are in the cross section. We are proposing to leave about one-foot of the wall there.

Mr. Parker: What is the land like at the property line?

Mr. Boudette: It is basically level.

Mr. Parker: Could you reconstruct the wall at the edge of the public way? It would be an aesthetic consideration.

Mr. Boudette: There is one problem. The normal way of building walls on a public way is on private property. This land doesn't belong to the applicant.

Mr. Parker: No grading is required on Mr. Donnelly's property?

Mr. Boudette: We would be about ten feet away from Mr. Donnelly's property.

QUESTION NO. 3

Dr. Carr: Transition area. Engineers prefer transition area from North Street to the new street intersection. Station 72+50 on North Street is a good place to do it. Recommends that the Town put a white line on the edge of the public way.

Mr. Parker: Can you locate on this plan where the Donnelly's driveway is? Their driveway would be opposite the transition area.

Mrs. Bancroft: What was argument for transition?

Mr. Boudette: It will give someone who is turning in an opportunity to get off the road.

QUESTION NO. 4

Ken Feeney didn't want a catchbasin on the curvature. We propose it be moved to the p.c. and drain into the detention basin.

Mr. Parker: Will you comment on the grade as it enters North Street?

Mr. Boudette: It is a vertical curve and starts out at 1%. Planning Board

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allows 3% grade. The actual grade works at the side of North Street. We have 196 or 199 at 1+0. We have come up two feet in 50. The Board will require 2" of binder and 1½" top course.

QUESTION NO. 5

Mr. Boudette: We needed a waiver for 900-foot cul de sac. You have granted that in the preliminary plan approval.

QUESTION NO. 6

Mr. Boudette: Regarding granite curbing on curves having a radius of less than 400 feet. We have two sections here with a curvature of less than 400 feet. It is 385 to 387. We have granite curbing here if you don't grant the waiver. Nobody could tell the difference on the ground. We will taper curb into the ground. We would prefer Cape Cod berm instead of 6" high berm.

QUESTION NO. 7

Mr. Boudette: A plan was presented showing the drainage into each catchbasin. The pipe has been checked by Dr. Carr and it seems to be O.K.

THERE IS A QUESTION HERE. THE BOARD HAS GRANTED THE ENGINEERS THE RIGHT TO DISCUSS THIS MATTER WITH WHITMAN & HOWARD AND PRESENT AN ANSWER TO THE BOARD.

Comment was read from Ken Feeney, regarding placement of catchbasin.

Mr. Brennan: Ken ought to be satisfied. He asked that the plan be changed to show the catchbasin placed at approximately station 1+0.

(Mr. Boudette will get together with Mr. Feeney on this.)

Board of Health letter was read.

Mr. Nye: I noticed on our agenda that the time for decision on this is near. Would you consider asking for an extension?

Mr. Marholin: Did not wish to extend.

Mr. Parker: Would you basically rebuild the wall?

Mr. Boudette: Does the town have any plans for rebuilding North Street?

Mrs. Bancroft: No, they do not, in the foreseeable future.

Mr. Parker: My suggestion would be that it be built on private property. I would be in favor if you agreed to do this to write the Donnelly's a letter to see if they were interested in that. I think it would be a real benefit for the visual aspects of the area.

Mr. Brennan: I would like to hear from Mr. Feeney on this.

Mr. Parker: If this wall were reconstructed and if sometime in the future the county were to move the road that would cover it. I think it is worth looking into.

Mr. Boudette: You are talking about a fieldstone wall, not a retaining wall.

Mr. Parker: Contact the Donnelly's and ask if they would like to have the wall constructed.

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Dr. Carr: What you gain in stonewalls you will lose in trees.

Mr. Boudette: Base of wall would be six feet above the travelled way.

Mr. Parker: My concern is that we can reconstruct the stonewall.

Mrs. Bancroft: We would like to see a plan for the wall, within the public way, set back 10-12' from the pavement, graded level from the street edge to wall and sloped behind the wall where necessary.

Mrs. Williams: May I ask the length of the cul de sac? Why was it waived?

Mr. Brennan: The reason for the restriction is safety of emergency vehicle access. We felt that the extra length was reasonable and there are precedents. Fire Chief didn't seem to think it was a problem.

Newspaper Reporter: What size houses are we talking about and what price?

Mr. Marholin: 3500 square feet of area, \$350,000.

Hearing was adjourned at 10:20 p.m.

PRE-PRELIMINARY DISCUSSION RE SITE PLAN OFF WEST MILL STREET:

Attorney Donald Church and Messrs. Robert Keleher, George Yered and Robert Boone met with the Board to discuss a site plan for a property on West Mill Street.

Attorney Church said that a year ago Messrs. Yered and Keleher met with the Board to discuss what use could be made of the IE-zoned land on West Mill Street. They have been working with Norwood Engineering for about a year on this plan and would like the Board's comments.

Mr. Nye suggested that less pavement be constructed and more grass areas be shown. Mr. Boon of Norwood Engineering explained the plan and noted the vegetated wetland. He said the amount of fill will be kept to a minimum.

It was noted by the Board that a portion of the building and parking lots were within the watershed protection district. The Board asked if galleys were to be a part of the drainage system.

Mr. Boon said that galleys at the elevation of this lot are not necessary.

Mr. Parker asked if someone would plot the edge of the wetland.

Mr. Boon said that it had been plotted by a botanist.

It was brought to the applicant's attention that the edge of the Watershed Protection District is defined by elevation 140.

Chairman Brennan suggested that a preliminary plan be filed and then the definitive.

Mr. Parker noted that if the parking area is reduced the encroachment on the wetlands would also be reduced.

Mr. Nye asked if it was essential to have loading docks on both sides of the building.

Mr. Yered felt it was necessary in order to run a smooth operation.

Mrs. Bancroft suggested that plans be submitted to the Conservation Commission first and then simultaneously to both the Planning Board and the Board of Appeals.

It was noted that the lighting was the same as Sam White's. The Board said that they preferred pole-mounted lighting to wall-mounted.

Mrs. Bancroft stated that the procedure they are planning to follow is the recommended procedure; namely, first a pre-preliminary discussion, a preliminary plan submission and a definitive plan submission.

MARVIN INDUSTRIAL/RESIDENTIAL LAND:

Messrs. George Basile and John Tresca met with the Board to discuss an industrial development proposed for the Marvin land. Mr. Basile said that the 150-foot buffer requirement between residential and industrial use has caused the road to be redesigned to meet that requirement.

In conjunction with the redesigning of the road, the profiles and drainage plan will have to be changed.

Mr. Basile asked to have the Definitive Industrial Plan signed immediately so that the bank will mortgage the land. Mr. Basile said that approximately 25 acres are zoned industrial and the remaining 25 acres are zoned residential. He pointed out the detention ponds and the six-acre piece of unusable land. He said a high-tech company by the name of Photon Diagnostics, which manufacture a brain diagnostic machine, is interested in the first building in the complex.

Mr. Basile will submit an Industrial Definitive Plan shortly and the regular subdivision process will be followed.

SOUTH STREET PLAN:

The Planning Board is in receipt of a memorandum from the Board of Selectmen regarding membership on a new committee to be formed for the reconstruction of South Street.

**VOTED:** To send a letter to the Selectmen volunteering Sarsfield Brennan as Selectmen liaison and Joseph Parker as Bike Path liaison to serve on this committee. It was also recommended that John Brabazon or some other resident of Indian Hill Road be invited to be a member of this committee.

COUNTRY MEADOWS ESTATES:

The Board is in receipt of a definitive plan for Country Meadows Estates. A public hearing on this plan will be scheduled for August 12th.

DOE ACRES ESTATES:

The Board is in receipt of a report from Whitman & Howard regarding surety for this area. It was noted that there was no dollar amount for subdrains or sewer. Mrs. Willis will notify Whitman & Howard of the omission from the surety calculations.

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INDIAN ACRES PRELIMINARY SUBDIVISION:

A copy of the engineer's report on the Indian Acres Preliminary Plan will be sent to Messrs. Rosenfeld, MacCready and Feeney.

PLAN UNDER SUBDIVISION CONTROL NOT REQUIRED - NORTHFIELD DRIVE:

The Board is in receipt of a Plan Under Subdivision Control Not Required showing a subdivision of Lot 15 on Land Court Plan 3159F, drawn by Cheney Engineering, Needham, dated July 2, 1985.

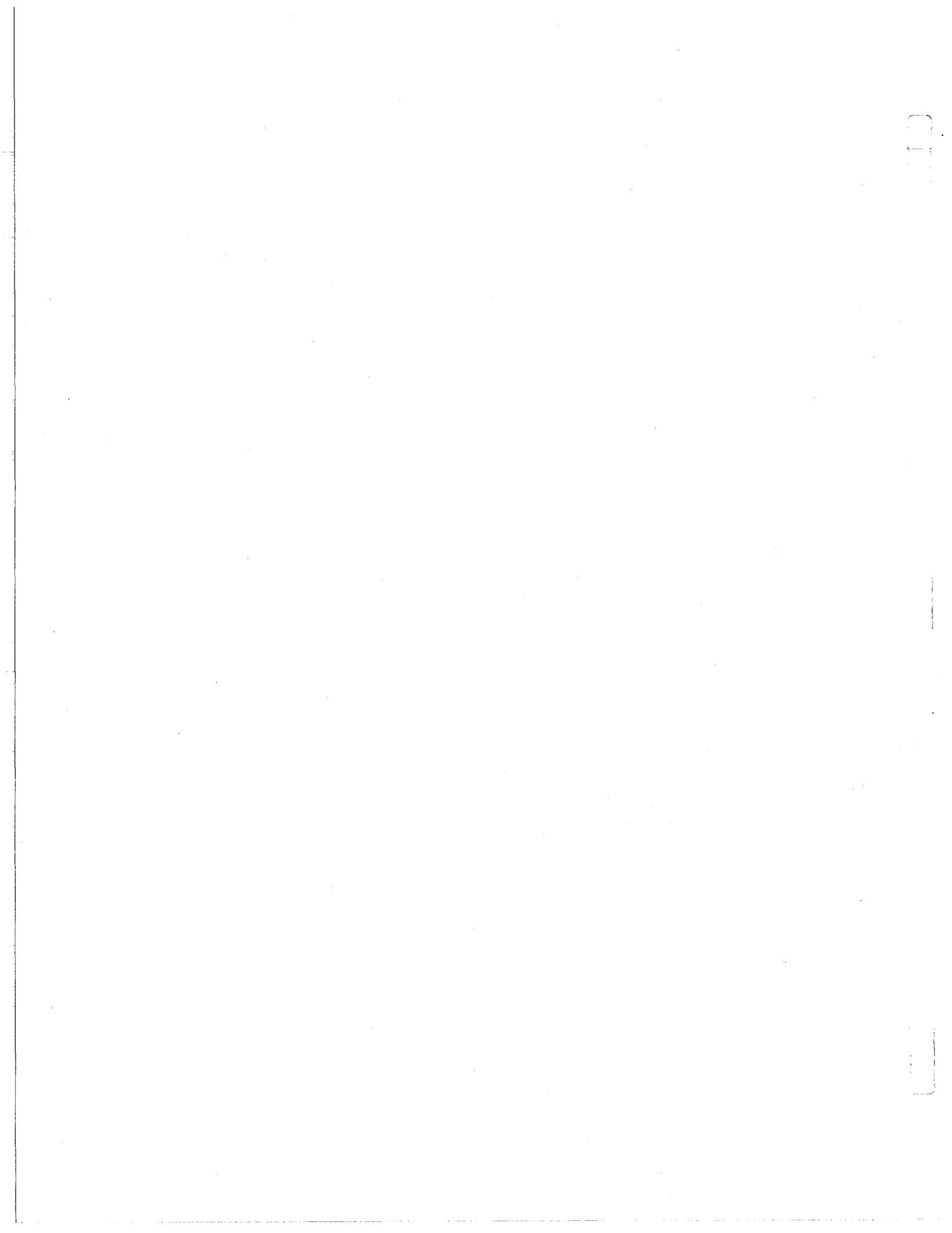
VOTED: To sign the above-described plan.

The plan was signed.

The meeting was adjourned at 11:55 p.m.

Respectfully submitted,

Margaret E. Bancroft  
Secretary



Members present: Bancroft, Brennan, Gagliani, Nye and Parker.

The meeting was called to order at 8:00 p.m. by Chairman Brennan and the following business was transacted:

WAMPATUCK SUBDIVISION:

Mr. Perkins, engineer for Delapa Construction, presented four cross sections of the area of proposed Trailside Drive which abuts Wood End Lane and extends to Station 13+50. The elevations shown assume a pavement width of 28 feet. The sidewalk is shown on the Guthrie side of the road. The plan shows a 4-to-1 slope as called for by the Land Subdivision Rules & Regulations. At Station 13+50 it is necessary to obtain a six-foot slope easement on the Barrett's side of the road. If no slope easements were obtained, a wall would be required, a portion of which would be as high as 13½ feet.

Mr. Perkins said, in answer to the Board's letter regarding drainage adjacent to Route 109, the lots will be graded to the edge of the road. The water will go down the gutter of the road to the brook.

Mr. Brennan said that the Board wants to see a drainage design which picks up water and disposes of it.

Mr. John Guthrie, an abutter, expressed concern with the design of Trailside Road where it abuts his property and said he would just as soon the road not be there at all. However, as long as it is going in, he would like to keep the hill to give him protection from the road. His preference would be to have a wall on his side of the street. The Barretts also feel the same way.

Attorney William O'Neil said that there is a legal question here as the Board is requiring Mr. Delapa to build a street on land he does not own. Mr. Brennan requested that Attorney O'Neal present a brief covering on this subject to the town.

Mr. Delapa asked if the Board has the right to force him to build the street over land he does not own. The Board will again check with Town Counsel on this matter.

Mr. Delapa said he would present a revised drainage plan for Main Street.

TOCCI/DORFMAN SUBDIVISION:

The Board is in receipt of Needham Cooperative Bank Savings Share Account No. 79686 in the amount of \$85,089.41 and assignment.

VOTED: To release Lots 2, 3, 4 and 6 Hickory Drive.

Lot release was signed.

Messrs. Tocci, Tocci and Giunta discussed the connection of a new proposed street with Pheasant Road. This would take the place of the preliminary plan previously filed with the Planning Board.

It was noted that the 24" reinforced concrete pipe carrying the drainage for the Pheasant/Fox area was already overloaded.

Mr. Giunta said that he would design a retention basin which could solve the downstream problem. He asked if the Board would consider waiving the curvature dimensions to 275 feet.

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The Board said that it will consider the waiver.

PLAN UNDER SUBDIVISION CONTROL NOT REQUIRED - HIGH STREET:

Anderson of Walpole met with the Board and presented a Plan Under Subdivision Control not Required showing two lots on the Medfield/Walpole line.

VOTED: To sign Plan of Land, dated July 24, 1985, drawn by John Anderson Associates and owned by Wendy Pruell and Dutton Park Associates.

The plan was signed.

DUTTON PARK ESTATES - JORIE LANE:

Mr. Anderson filed a Subdivision Plan showing ten lots in Walpole and Medfield. The owner and applicant is Dutton Park, Inc., 200 Broadway, Norwood MA 02062, only a portion of two lots lying in Medfield.

Mr. Anderson said that Medfield and Walpole have different layout requirements; namely, Medfield has a 50-foot layout requirement and Walpole has a 46-foot layout. Walpole requires a 30-foot wide paved way, while Medfield requires a 28-foot paved way.

Mr. Anderson said he would use the 50-foot layout and the 28-foot paved way, with a sidewalk on one side.

He presented the Board with an Environmental Impact Statement and drainage calculations.

As only a very small part of the subdivision is within Medfield, the Board will charge Dutton Park, Inc., only the actual costs from our engineers.

Mr. Parker asked about intertown responsibilities. Snow plowing was one item mentioned. The Board will ask Superintendent Feeney and Chiefs Mann and Ryan about the safety aspects.

VOTED: To accept application and waive fee until after our engineer's invoices are received.

SCHOOL HOUSE PARK RESIDENTIAL CONDOMINIUMS:

Messrs. Robert Mainones of Norwood Engineering, Benjamin Nickerson and Peter Fickeisen met with the Board to inform the Board that they have changed their plan and will erect one building so they meet the Zoning Bylaw requirements for frontage. By making this change they will no longer be required to go to the Board of Appeals to work within the Watershed Protection District and they will add one unit to the building, making 14 total. The riprap and drainage were pulled back and there will be no construction or filling within the 25-foot area.

It was noted that there are handicapped spots on the plan. The question was raised if no one could use the handicapped parking places, wouldn't there be a problem with the number of spaces?

Mr. Parker asked if the changes described by Mr. Nickerson and shown on the plan were significant enough so that a new hearing is required.

VOTED: To accept Mr. Fickeisen's plan dated July 29, 1985, in place of his previously submitted site plan and note that the conditions that we previously

brought to his attention have been met.

A.J. LANE CONSTRUCTION - WEST AND NORTH MEADOWS ROADS:

Several West and Bridge Street residents met with the Board to air their complaints regarding problems arising from the Lane construction.

The residents were displeased by the cutting of many trees which have been serving as a sight and wind barrier. Mrs. Dolores Liberatore, 76 West Street, said that Mr. Lane had promised the residents that the trees would not be removed.

Mrs. Liberatore said that there is a construction trailer parked on the site with bright lights which shine all night in the residents' windows. She said that the trailer does not have the required Special Permit.

Mrs. Susan Medina of Bridge Street said that wetlands are being filled in this area. When this is all filled, she anticipates that there will be a building erected on this lot.

Mrs. Candy Taplin, 94 West Street, said there was so much dust and dirt from the site - both from uncovered trucks and from the driveway - that she has to vacuum her swimming pool daily. She also told the Board that her son was almost hit by one of the trucks.

The concerns of the abutters are:

1. Construction trailer without Special Permit with 300W spotlight keeping residents awake at night.
2. The trucks should be covered to keep dirt from blowing. The trucks should keep within speed limit.
3. The filling in of wetlands.

Mr. Parker stated that the Board could review the buffer strip if the natural buffer was removed and could issue a supplemental requirement.

The residents also complained of verbal assaults from the truck drivers.

The Board suggested that the neighbors meet with the Selectmen who are the enforcers of the Town's Bylaws.

MARHOLIN SUBDIVISION:

Attorney Ralph Good, Michael Marholin and Roy Boudette met with the Board. Attorney Good said that all the questions in the July 1st report from Whitman & Howard have been answered. He is of the opinion, however, that the Harrison v Textron, Inc., 367 Mass 540 (1975) case implies that public ways are exempt from the application of zoning requirements and is of the opinion that there is no enforceable legal requirement that the applicant obtain a special permit to work within 25 feet of the Watershed Protection District.

Letters were read from Joseph and Caroline Donnelly - one concerning the stonewall and the other concerning drainage into the brook.

Mr. Parker said that as far as drainage is concerned he is satisfied up to the point in the road where we come to the brook. There the Planning Board jurisdiction ends. This needs to have approval by the Board of Appeals.

Mr. Marholin said that the Conservation Commission was satisfied with the information presented at the hearing.

Mr. Donnelly said they are concerned that the drainage could cause problems with the brook as animals drink from the brook. He wants to be sure the pond does not get polluted and he does not want to have problems with his spillway.

Mrs. Bancroft said that the amount of salt used on the roads will determine the amount of salt which would be found in the pond.

Mr. Good said that there wouldn't be occasion to use that much salt.

Mr. Brennan noted that the amount of salt to be added would be minimal.

Mrs. Bancroft asked how oil sticks to the sand in the detention basin.

Mr. Brennan said there is no realistic control over an oil spill.

There was discussion between Mrs. Bancroft and Mr. Marholin regarding whether or not he is required to apply to the Board of Appeals for permission to work within 25 feet of the Watershed Protection District.

Town Counsel Fuller was present and said he had gotten a copy of the Harris vs. Textron case and it does not apply in this situation because the case is concerned with a "use" and the watershed protection district overlays all uses. It is a regulation for the protection of wetlands.

Mr. Brennan said that the Board of Appeals has been named as conservators of the wetlands and he felt that Board of Appeals approval should be obtained for the work discussed.

Mr. Parker had a question regarding the sight distance to the south of the proposed road. He said that there was a dip in the road and it was difficult to see cars from that direction. Mr. Parker was concerned with the removal of stonewalls and suggested that the reconstruction of the walls could be a condition of approval.

Mr. Robert Mannino, Chairman of the Historical Commission, asked that the subdivision name be "Castle Hill Estates" rather than "Castle" as that is the historical name of the area.

Change of street name - Hunt Club Drive too close to Hunt Drive in Dover.

Mrs. Bancroft and Mr. Parker requested that the stonewalls be rebuilt.

Mr. Marholin said he would do it, but thought it would ruin the area. Mr. Mannino agreed with Mr. Marholin.

VOTED: To approve the Castle Estates Subdivision Plan dated May 29, 1985, drawn by Cheney Engineering Co., Inc., with the following conditions:

1. That the applicant obtain a Special Permit from the Zoning Board of Appeals to work within the Watershed Protection District in the area of Winter Brook.
2. That Conservation Commission approval be obtained and any conditions set forth by the Conservation Commission be observed.

3. That a new plan be provided, showing grading and dry stonewall from Station 71+75 to approximately 74+00 on North Street and continued around the radius of the new subdivision street, which meets with the approval of the Planning Board and the Superintendent of Public Works.
4. That the new street name meet with the approval of the Planning Board, Police Chief, Fire Chief and the Historical Commission; and, at the request of the Historical Commission, that the name of the subdivision be changed to "Castle Hill Estates."
5. That all conditions of the Board of Health and Water & Sewerage Board be followed.

M.P.M. SITE PLAN APPROVAL:

VOTED: To approve the Site Plan of Land for M.P.M. Corporation drawn by R. F. Merrikin Associates, dated December 14, 1984, and revised to June 10, 1985, under Section 14.13 of Medfield's Zoning Bylaw with the following conditions:

1. That approval of Medfield Conservation Commission be obtained and, if so, any and all Conservation Commission conditions that are imposed are to be considered as part of this approval.
2. That conditions of the Board of Health and Water & Sewerage Board be followed, if any.

The two conditions are to be inscribed on the plan.

PINE STREET - PLAN UNDER SUBDIVISION CONTROL NOT REQUIRED:

Mr. Walter Reynolds, III, brought in a plan to be signed under subdivision control not required for three lots on Pine Street.

VOTED: To deny the plan because Lot 2 appears not to have sufficient width at setback and it is not labelled "not a building lot."

CONSULTANT OMISSIONS:

VOTED: To send a letter to Brewster Fuller of Whitman & Howard regarding oversights which have occurred over the past two years.

The meeting was adjourned at 12:20 P.M.

Respectfully submitted,

Margaret E. Bancroft  
Secretary



Members present: Bancroft, Gagliani and Parker.

PUBLIC HEARING - COUNTRY MEADOWS ESTATES:

The public hearing was called to order at 8:05 P.M. by Acting Chairman Parker. Secretary Bancroft read the legal notice as it appeared in the SUBURBAN PRESS. It was noted that all direct abutters had been notified by certified mail. Mr. Parker explained the procedure to be followed. First the applicant will be asked to explain his plan. Letters will be read from other town boards. Questions from Planning Board will be entertained. Then questions from the audience will be heard.

Ralph Costello: Basically, it is a subdivision at the end of Plain Street. It is approximately 500 feet from the Walpole line. As you can see, the configuration shows five lots.

Donald Nielsen: Basically, four of the lots are in the 40,000 s.f. area and the fifth lot is almost five acres. The reason for the largest lot is to make it more marketable for someone who would like to raise horses. There is an easement to the West which is owned by Boston Edison Company. We do have a Watershed Protection District within the site. There is no intent to work within the Watershed Protection District. This plan indicates the grading of the road and the topographical features of the road in the esker, only removing that part of the esker that is necessary. We are cutting into it on the far end. It is not that we are trying to overexcavate. We are trying to work with the grade. We have two sets of catchbasins proposed. The street grade goes toward Plain Street, but we are forcing the drainage back to the wetlands. The detention pond is 55' x 55', four feet in depth. We have an 18" pipe running into it and a discharge pipe of 5". We used both the rational method and the soil conservation curb method of calculating drainage. All work is outside the 25-foot buffer. We have a small ponding area on the front of the lot. There is an overflow outlet for excess water.

John Gagliani: Where is that defined?

Mr. Nielsen: I have observed it at 194. That is where the pipe invert is set. We have left the ponding. It is like .2 or .3 c.f.s.

Mrs. Bancroft: Where would the eastern boundary be of lot 3?

Mr. Nielsen pointed out the stonewall as the end of the property.

Mrs. Bancroft: A question has been raised as to where the actual edge of the public way is located.

Mr. Nielsen: This has been proven in Land Court. Mr. Costello called Mr. Holmquist. Our plan and the legal description say that the boundary line is Plain Street for 243 feet and there isn't any strip owned by anyone else. Mr. Costello checked Land Court and he said there is no other plan.

Mrs. Bancroft: Are proposed contours known as broken lines?

Mr. Nielsen: The solid lines are proposed.

Mr. Gagliani: The edge of the pond, what is the elevation?

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Mr. Nielsen: 194. The road is 196. 194 is the edge of the ponding. There is a two-foot differential in elevation between the roadway and the ponding area. Then it drops back down again.

Mr. Parker: How much grading outside of the radius of the road will be necessary?

Mr. Nielsen: What we will do is come in through here where there will be the least amount of grading. We want to leave trees on the back side.

Mr. Parker: What is potential of the development of the edge towards Walpole?

Mr. Nielsen: It would be only frontage.

Mr. Parker: Since we are on the subject of drainage, one concern that I have is the retention basin. Who will maintain it? Who will have responsibility for having it maintained as you have designed it?

Mr. Nielsen: We intend to plant it with canary grass. In this case it would be part of the drainage system when the roadway is accepted by the Town. Then the town will take care of it.

Mr. Parker: 30-foot wide access is in field.

Mr. Nielsen: That will be deeded to the town for any repairs for the detention pond. The easement would be given. Rights to access and repair would be the town's.

Mr. Parker: On your Environmental Impact Statement you mentioned that one parcel is 4.3 acres.

Mr. Nielsen: This back area will never be touched for development.

Mr. Parker, quoting from the EIS: "We are leaving as open space the remaining 4.3 acres. Now, these 4.3 acres are not to be used by Town residences or the other people within the project; but, it is to remain as open space. So, we feel that we have left open space which would be consistent with the Subdivision Regulation."

Mr. Nielsen: Lot 5 would own the area.

Mrs. Bancroft: Is that a stone edge to the detention bank?

Mr. Nielsen: We put on a stone edge.

Mrs. Bancroft: Dr. Carr gave us a seminar on detention basins. You can treat detention basins naturally. You can plant sides with a variety of plants.

Mr. Nielsen: It would be cheaper to put in plantings rather than the stone which we have shown.

Mrs. Bancroft: Will there be a fence around it?

Mr. Nielsen: Not planning to put in a fence.

Mrs. Bancroft: I am concerned with stones if it is a place for horses.

Mr. Costello: The basin was moved fifteen feet with the idea of gaining access. One might need a fence if someone had horses, yet wanted to gain access to the backland.

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Mr. Parker: What about trees?

Mr. Nielsen: This section has been partially logged. What we are disturbing in this area are smaller trees.

Mr. Parker: Do you see any problem with the encroachment from the north?

Mr. Costello: The immediate adjacent property is owned by a person with a large farm. On the other side is the Wallingford's. The person purchasing that place is into the homesteading concept. There is a lot off of Garry Drive and there is the Boston Edison easement.

Mr. Nielsen: The Watershed Protection District would eat up a large amount of land in the center of the lot. It is marshy.

Mr. Costello: I have walked all of this and the Wallingford property.

Mr. Nielsen: There is water all year round. In order to be sustained as a marsh you need water nine months out of the year. There is a substantial drainage network coming from above. Water flows underneath Plain Street. Then to Walpole - Turners Pond. Then to the Neponset River.

Mrs. Bancroft: Where is the edge of the Edison easement? (Mr. Nielsen pointed it out on the Plan.)

Mr. Nielsen: This is the plan and profile of the streets. The road slopes down towards Plain Street. We have an eight-to-ten-foot cut through here. We are cutting a six-or-seven-foot cut for the drainage. We are trying to take advantage of the drainage going towards Plain Street and the rear of the site.

Mr. Parker: What is the percent of grade where the proposed road intersects with Plain Street? There is a 4 or 5% grade going up Plain Street. Four or five hundred feet on one side - 300 feet or more sight distance on the other side.

Mr. Gagliani: Any trees in the way?

Mr. Nielsen: No. If you stand here you can see up to the corner.

Mr. Nielsen: The road will be coming in at 1% then to 4%.

Mrs. Bancroft: Where is the first catchbasin?

Mr. Nielsen: Pointed out the catchbasins.

Mr. Gagliani: What is the distance between catchbasins?

Mr. Nielsen: 300 feet. Two at the front. We are only draining the road. It is elevated above the lots.

Mr. Gagliani: Are fire hydrants shown down there?

Mr. Nielsen: We are going to extend the water 2900 feet to bring the water up to the site. (He noted where the hydrant would be.) There will be six or seven hydrants to be installed, plus 2700 feet of 8" water main. (He pointed out where the last existing hydrant is situated.) We also have a couple of culverts that we will have to go under. We go 1300 feet before we encounter any wetlands. From 14+00 to 23+00 we have wetlands. For this section of the roadway we have overlapping 25 foot buffers.

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Mrs. Bancroft: Have you talked with the Water & Sewer Board?

Mr. Nielsen: They talked about more than 500 feet between hydrants. We have to go to the Zoning Board of Appeals. The Conservation Commission and the Zoning Board of Appeals is our next step.

Mrs. Bancroft: Are there stonewalls where you cut into the road?

Mr. Nielsen: We will have to cross the stonewall.

Mrs. Bancroft: If there is an existing wall, we would like it reconstructed.

Mr. Gagliani: Why wasn't the radius brought down to this point?

Mr. Nielsen: The town layout takes that little jog.

Mr. Parker: Could we ask that the radius be extended?

Mr. Nielsen: The curbing or the pavement itself? The actual layout width is back.

Mrs. Bancroft: Do you have granite curbing on the radii? I think one thing that the Highway Department wants is the granite curbing to be tapered down at the end. Please make a note on that. They prefer to have it done that way.

Mr. Nielsen: This generally shows where we are thinking of putting houses. The spots were tested. We have incorporated all of the testing data. Have done test pits on the site. The soils groups have been shown.

Mr. Parker: The town would like to have you put in cable.

Mr. Nielsen: We have been in contact with Boston Edison. There will be one transformer pad and one wire with servicing. Once we get that information then we will have an idea of how the electricity is going out in the street.

Mr. Gagliani: Do you plan to plant bushes around the transformers?

Mr. Nielsen: We can adjust that and plant something around it. Sidewalks are on the right-hand side.

Mr. Parker: I would like to discuss with you the points of the Whitman & Howard report:

1. Lot 6 is not a desirable configuration for a lot. However, we can not find that it violates any of the Zoning Bylaw regulations.

We were concerned about the lot depth. Our Bylaw calls for 150 feet as a minimum the way the definitions read.

2. On Sheet 1 of 5 in the locus and on the bottom of the sheet there are two references to the Town of Norfolk that should be Walpole.

Applicant: This correction will be made.

3. The water line extension on Plain Street will require a special permit from the Zoning Board of Appeals because the work will be within the 25 foot buffer of the Watershed Protection District.

The applicant will apply for a SP to work within the Watershed Protection District.

4. Work is proposed within the 100' Buffer to the Wetlands and will require a Notice of intent to be filed with the Conservation Commission.

The applicant will request a Notice of Intent from the Conservation Commission.

5. The Superintendent of Streets has requested that a) catch basins not be located on the radius of intersections because of problems of clearing during snow plowing, b) an extra  $\frac{1}{2}$  inch of top course bituminous concrete be substituted for the oil penetration of gravel.

These requests will be shown on the plan.

6. Sheet 2 of 5 has a note that calls for slanted granite curbing. This curbing should be vertical curbing VA-4, which would agree with the typical roadway cross-section shown on the same sheet.

Applicant: This will be no problem. It will be tapered at the end in accordance with the Highway Superintendent's request.

7. The sideslopes are graded at 3 to 1 instead of 4 to 1. We would suggest a waiver of the 4 to 1 requirement to the proposed 3 to 1 for the cut area on the south side of the street. However, we suggest that the 4 to 1 be maintained on the fill slopes and sidewalk side of the road.

Mr. Parker asked if a home owner would be able to mow a three-to-one slope. Chips would be awkward on a three-to-one slope.

Mrs. Bancroft: It should be planted so that it is stable.

Mr. Parker: Any natural landscaping would be acceptable.

Mr. Nielsen: The area of the detention pond is glacial till. (He pointed out where Brook I would be going through the area.)

Letter from the Board of Health was read.

Mr. Nielsen said he was uncertain about the Board's concern over compensatory storage. He stated the rate will be maintained. There is no impact to the rate. It is generally the rate that causes the problem to maintaining the peak rate, I guess the Board believes we would have to come up adjacent to the wetland and excavate a large area. Compensatory storage means we have so much water coming off the site under predevelopment conditions. The difference between those two flows have to be compensated for. We have some of it. Evidently we don't have enough to satisfy the Board of Health. We can put a sump on the detention pond. Now we have a pond. We could put a 4" pipe on to back the water up. With a 4" pipe, it would run slow. We will be going with 18" pipe. The only other way is to come in here and excavate out a major section to accommodate what Mr. Domey is talking about.

Mrs. Bancroft: Is that a very large wet area?

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Mr. Nielsen: The difference between the volumes of water is 14,000 s.f. discharged into 14 acres of wetland, increasing the water level by .25 of a foot. That is if the water were just allowed to stand there and not move out. You are dealing with a size of around 1/8" when allowing for moving water.

Mrs. Bancroft: The only reason why they are concerned would be if the culverts are barely adequate.

Mr. Nielsen: There are two 12" culverts.

Mr. Parker: I don't think we have enough information about Brook I. I have a question about using the 10-year storm for your drainage.

Mr. Nielsen: It was done for a ten and a 100-year storm, knowing we had to go to the Conservation commission.

Mr. Parker: Do you think that is adequate?

Mr. Nielsen: The majority of towns is asking for ten-year storm drainage, but some are now requesting 25. You can get carried away. You have some fixed values for "C" factors. They are good and bad.

Mr. Parker: Is there more information that you could provide us that you have already generated in discussing this?

Mr. Costello: Would a 1/16ths or 1/4" be that serious?

Mr. Parker: There are areas where downstream problems occur. We should find out if there is some burden to the drainage system.

Mrs. Bancroft: Talk to Ken Feeney. See if he has any problems on Plain Street. Send comments back to our own engineers and see what they say about it.

Mr. Nielsen: I would like to hear from your engineer to see what he feels about it.

Mr. Parker: Do you think we should continue this hearing? Downstream information should be obtained for protection of town and what other properties are involved. I would like to have the brook shown and would like to know how the detention area affects the brook.

Mrs. Bancroft: It would be good to show the brook on the plan. It is a requirement. I think we should follow through - first with Ken and then with Whitman & Howard. We should respond to the Board of Health that we are studying the matter further.

VOTED: To continue the hearing at our next meeting, August 26th, at 10:00 P.M.

Mr. Parker suggested that changes be made on a print in the form of a colored sketch for the Board's review.

It was noted that Country Meadows Road could not be used because of its similarity to other street names in town.

HEARING WAS ADJOURNED AT 9:45 P.M. TO BE CONTINUED AT 10:00 P.M. AUGUST 26TH.

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INDIAN ACRES SUBDIVISION:

The Planning Board reviewed the Indian Acres Preliminary Plan of Land in Medfield, dated June 17, 1984, drawn by R. F. Merrikin and

VOTED: To approve the subdivision with the following conditions:

1. That every effort to improve the sight distance at the entry onto North Street be made. The Board suggests that the vertical wall on the north and south sides of the proposed road at its intersection with North Street be designed to interfere the least amount possible with sight distance. The Town of Medfield is always interested in preserving existing stonewalls. In this case, you might consider moving the stonewalls back or do whatever is necessary to relocate the stonewalls and provide the maximum sight distance. When the stonewall is moved it should be incorporated into the radius of the proposed road.
2. Catchbasins should be moved off the radius and should be added to the cul de sac.
3. Because of insufficient information shown on the preliminary plan, this approval does not denote approval of the drainage plan. It appears that the North Street culvert will have to be replaced as it will not be able to handle any additional drainage.
4. In designing drainage for your definitive plan, the Board would like information regarding the effects of the drainage on the East side of North Street and any effects that pollution might have on this wet area.
5. The Board is concerned with the appearance of the detention basin and maintenance requirements.
6. When a definitive is submitted, please show setback line for lot width.
7. If recommendations for street names are requested, the Planning Board would be happy to make suggestions.
8. Prior to the filing of a definitive plan, a meeting will be scheduled by the Planning Board with the Superintendent of Public Works, the Planning Board and representatives of Davna Corporation.
9. Consider the Whitman & Howard comments as part of the Board's preliminary approval, a copy of which is attached.

WAMPATUCK SUBDIVISION PLAN:

A revised copy of the Wampatuck Subdivision Plan was received. It showed water running on the side of the road for drainage. The Board will invite Mr. Delapa to meet with them at their next meeting so that this matter can be settled.

DONNELLY'S LETTERS:

VOTED: To send letters to Mr. & Mrs. Donnelly thanking them for their interest and assuring them that their concerns will be considered.

HICKORY LANE - FARM STREET SIDE:

The Board is in receipt of a report from Whitman & Howard and a copy of the signed construction cards.

VOTED: To set surety at \$125,000. for a two-year period for Hickory Drive from 0+0 to 13+49, to release lots 1, 2, 3, 4, 5, 6, 7, 8 and 9 from the covenant.

HENRY EHNES LAND - UNDER CHAPTER 61A:

VOTED: To recommend to the Selectmen that the town not exercise its option to purchase "Area .87 Acres" of land off South Street.

CASTLE HILL ESTATES SUBDIVISION:

The name "Deerfield Drive" has been accepted by the Planning Board and Historical Commission and will be recommended to Mr. Marholin.

TAX TITLE PROCEDURE:

VOTED: To request the Tax Collector and Treasurer to proceed with Tax Title Proceedings for Map 52, Lot 85, owned by Debra Ann Realty Corporation.

PINE STREET - PLAN UNDER SUBDIVISION CONTROL NOT REQUIRED:

A Plan of Land in Medfield, dated July 10, 1985, drawn by J. J. Caffrey, Medford, showing Lot 1, Lot 2, Lot 2A and Lot 3 was reviewed by the Board.

VOTED: To sign the above-described plan.

The plan was signed.

PHILIPS STREET - PLAN UNDER SUBDIVISION CONTROL NOT REQUIRED:

A Plan of Land in Medfield, dated July 25, 1985, drawn by Paul N. Robinson, showing Parcels 1, 2, 3 and 4.

VOTED: Not to sign the above-described plan because the lots did not have sufficient frontage on a public way.

The meeting was adjorned at 11:45 P.M.

Respectfully submitted,

Margaret E. Bancroft  
Secretary

PUBLIC HEARING - DUTTON PARK ESTATES:

Members present: Bancroft, Brennan, Gagliani, Nye and Parker.

The hearing was called to order at 8:05 p.m. by Chairman Brennan and the notice of the hearing was read by Secretary Bancroft. Chairman Brennan explained the procedure. (1) presentation by the applicant; (2) questions by Planning Board members; (3) questions from other Town Boards; (4) questions from abutters and other residents.

John Anderson, 17 Ginley Road, Walpole, Massachusetts - engineer for Dutton Park Estates. I have taken the liberty to mark up one of the plans so that you can get an idea of the scope of the project. The parcel is on the Walpole/Medfield line. The town line technically crosses through Lot 1 and the northwesterly portion of Lot #10. There are ten lots; 895 feet of roadway; 145 feet of which is in the Town of Medfield. 750 in Town of Walpole. We have shown the travelled way width of 28 feet as required by Medfield. We have asked the Town of Walpole to allow the 28-foot roadway. Walpole's hearing was just last Thursday. We don't have an answer to the waiver. The perk tests were done a year ago last spring (1984), which was a wet spring. The Health Agent for the Town of Walpole was present. The drainage is the existing main in Elm Street and parallel to the town line so that the water main can be left entirely within the town of Walpole and up to the proposed roadway to the end where there will be a hydrant. The storm drainage consists of a series of six catchbasins. Drainage will flow down the street from the cul de sac to Route 27 and are picked up by the six catchbasins either on the way down the hill or in a northerly direction into an existing wetland in the property owned by Wendy Pruell. The PrueLLs are also applicants because a small area of the road will cross their property. The storm drainage flows in a northerly direction and at 150 feet crosses their driveway into a larger wet area and continues in a NE direction back to the Town of Walpole. Also, most of the storm drainage originates in Walpole, goes to Medfield and goes back to Walpole before it goes under any public ways. Normally, on a subdivision one of the designs that is most acceptable, especially on large ones, show some type of a detention area, either a larger one or one up stream. In the EIS and in the drainage calculations that are a part of it, we have attempted to show you the existing wet area that the drainage is dumping into, which is right here. That existing wet area is adequate in its present condition to accept the additional runoff because of its impervious surface. It would add 2½" of water in a 50-year storm. For that reason, we have decided on our filings not to make any additional manmade drainage for this subdivision.

The proposed roadway comes out onto High Street where there is good sight condition - especially towards Medfield. The other direction is not as good, but is in the order of 800 to 1000 feet NW and 800 feet NE. Ten lots have required area and frontage requirements for Walpole and Lots 1 and 10 meet Medfield's requirements.

Mr. Brennan: We would like to discuss the comments from Whitman & Howard.

(Whitman & Howard's letter of August 21st)

A.1) We recommend that all submittals include a "Cover" sheet and that each sheet be numbered with index and other pertinent information be placed on the cover sheet of the "package" of plans.

Applicant: They will comply.

2) The P.E. stamp is not legible (number/name); Sheet 1, shows label of "water easement" - Sheet 2, shows 20" utility easement. Which is correct for registry plans?

Applicant: They will comply.

3) We do not recommend that the street width of 50' in Medfield be changed to 46'.

Applicant: The layout will be 50 feet.

4) Sheet 3 shows no signs, lighting or plan information for fire alarms.

Applicant: They will comply.

5) Sheet 5 should include all Medfield details for entrance portion construction a) Endwall, Headwall, Gate detail for 15" diameter drain, castings - see plates 13, 14, 17, 20 etc. An Engineer's stamped certification should be on the last three detailed sheets. (5, 6, 7)

Applicant: They will comply.

6) Sheet 6 needs approval from Medfield Water Department.

Applicant: They will comply.

7) Sheet 7 should show the Medfield cross-section required for a 50' way. (Plate 3).

Applicant: They will comply.

8) A light and sign standard is necessary for detail plans. The wetland boundary is not identified for the E.I.S. Vegetation and Drainage section.

Applicant: They will comply.

Mr. Parker: I wanted to ask about utilities. Medfield requires underground utilities in subdivisions. What does Walpole require?

Mr. Anderson: Electric and telephone will not be on the plans. If Medfield requires underground, we will put a note to that effect on the plan. I haven't addressed it. Walpole does not require electric or telephone underground.

Mrs. Bancroft: I don't think I would like to waive the requirement. There is 150 feet of street in Medfield. Are any of the wetlands in the Watershed Protection District? They ask for a wetland boundary to be identified. Our wetlands are defined by an elevation.

Mr. Anderson: The edge of the wetlands correspond to it.

Mrs. Bancroft: None of the construction you are planning comes within 25 feet of the defined watershed protection district?

Mr. Anderson: The drainage pipe itself may come within that area.

Mrs. Bancroft: Walpole has a pavement width of 30 feet. Has Walpole refused the waiver?

Mr. Anderson: Walpole prefers to go to 26. 30 is required, but they waive to 26. We have asked that they waive to 28 to meet Medfield's requirements.

Mr. Brennan: Is there no problem to keep within 100 feet of the wetland?

Mr. Anderson: All areas are 100 feet from the wet area.

Mr. Parker: When you met with the Planning Board earlier and brought up these plans, you had looked to the possibility of continuing this subdivision to the north and west of this plan. Could you comment for us again what you found about the possibility of continuing the subdivision.

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Mr. Anderson: Dutton Park owns adjacent land behind lots 4 and 5. They also owned additional property behind Lots 5 and 6 and we had tried to find out if this roadway could be extended and go out anywhere. The only other possible location where it could come out would be Stuart Street, but the lots that abut are not beneficial as it was determined that they were very wet. Dutton Park still owns the land. We have a plan showing this land combined with Mr. Viano's land. If this subdivision gets built and the houses get sold, that will be all the building in the area.

Mr. Parker: This subdivision is not being built to be continued.

Mr. Gagliani: Would you explain the drainage on the land?

Mr. Anderson: There is a sheet which shows the existing and post development.

Mr. Gagliani: Lot 4 doesn't show any flow.

Mr. Anderson: You will notice in the drainage calculations there is a change from 5.1 to 5.8 acres.

Mr. Gagliani: Any changes you are making doesn't force any water into neighboring land at all. I think an arrow should show the current flow. Who will be responsible for taking care of the headwall and stone rubble?

Mr. Anderson: The Town of Medfield when they accept the street.

Mr. Gagliani: You were talking about adding  $2\frac{1}{2}$ " of water in a certain area.

Mr. Anderson: The hydrolic calculations - which is what we were referring to - show that at the outlet between here and the Pruell's driveway the water could be raised  $2\frac{1}{2}$  inches in a 50-year storm.

Mr. Gagliani: What is the elevation of his driveway at that point?

Mr. Anderson: I know it because we did a conservation filing to dig a pond last fall. I can provide you with information that it is above the high water level.

Mr. Brennan: The detention pond is dry most of the time.

Mr. Anderson: The Prueulls are aware of this as they are a part of this application.

Mr. Anderson: A ten-year storm has some effect - about  $\frac{1}{2}$ " can be calculated.

Mrs. Bancroft: How about the maintenance of the Medfield portion of the road?

Mr. Anderson: I don't know how that is going to work.

Mrs. Bancroft: Medfield uses a small piece of Walpole road to turn their plows. Perhaps Walpole could plow the street.

Mr. Anderson: Walpole will plow it. That would be the logical thing.

Mr. Gagliani: The  $2\frac{1}{2}$ ". Is that just for this development?

Mr. Anderson: It includes High Street, but it includes the watershed in an undeveloped state.

Mrs. Bancroft: Does the street grade slope up from Route 27?

Comments from the Medfield Board of Health were read.

Mr. Parker: Our subdivision rules don't address cable. We ask that that be put in when you are installing your underground utilities.

Mr. Viano: There will be no extension of the subdivision to Stuart Street. All the utilities will be underground.

The hearing was adjourned at 8:50 p.m.

PALSON LAND - NORTH MEADOWS ROAD:

Mr. Barry Palson, 80 High Street, met with the Board to discuss the rezoning of his 4.75-acre lot on North Meadows Road from RS to RU to allow condominiums to be constructed at that location. He introduced Robert Fox, President of Fox Properties, who explained that he would like to be able to construct 28 townhouses on the lot, each having a garage. There will be two and three-bedroom units with a colonial appearance.

Mr. Fox said that the neighbors had been informed of this proposal and are in favor of it. He asked what the procedure is to have land rezoned. Mr. Fox was told that a petition with ten signatures (for the regular Annual Town Meeting) would have to be filed with the Selectmen; the Planning Board will hold a public hearing on the matter; the article will be voted on at Town Meeting and will require a 2/3 vote to pass.

The Board looked at the top of plan of the 4.65-acre lot and noted that one brook is not shown on the plan. Mr. Fox said that it was their intention to put the brook in a pipe.

CHILDREN'S WORLD:

Mr. Gagliani removed himself from the Planning Board for this matter. Any comments which he makes will be as an abutter and resident of Medfield.

Attorney Copeland said that the plan which he originally showed the Board has been revised. The building itself has been designed to have a colonial look. Eleven parking spaces have been shown in the front and nine spaces are shown on one side. He felt that 21 parking spaces seemed reasonable and has applied to the Board of Appeals for a Special Permit for that number of parking spaces. He is also requesting a variance from the Board of Appeals to allow a driveway for five or more cars closer than 150 feet to an intersection.

COUNTRY MEADOWS ESTATES - CONTINUATION OF PUBLIC HEARING OF AUGUST 12TH:

The primary reason for continuing the hearing of August 12th was the question about drainage and what effect this detention basin and its runoff will have on Plain Street. There is a memorandum from the Board of Health stating that the drainage is unsatisfactory. Our memorandum from Whitman & Howard in response to this question stated "that with the volume and rate of runoff under consideration, a detention area as designed by the applicant's engineer will more than adequately control the rate of runoff in a manner suitable to insure no increase of flooding downstream under design storm conditions." The Board, therefore, approves the drainage plan.

The brook in the area will be shown on the plan for the next meeting. It will be necessary to apply to the Board of Appeals to allow construction in the Watershed Protection District off Plain Street for the installation of water pipes.

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VOTED: To allow a waiver for a three-to-one slope on the south side of the proposed road.

The street name must be approved by the Fire and Police Chiefs.

It was determined that the road does not need to go to the back land as it appears to be undevelopable.

VOTED: To allow the extension of time within which to make a decision on this plan to September 10, 1985.

YERED & KELEHER:

The Board of Appeals is holding a public hearing on the Yered & Keleher plan to work within the Watershed Protection District.

VOTED: To send a letter to the Board of Appeals stating the Planning Board's opposition to any development within the Watershed Protection District.

PALSON LAND - NORTH MEADOWS ROAD:

VOTED: To notify the Selectmen that the Board has had an informal presentation of a possible development of the 4.75-acre lot on North Meadows Road that would require rezoning. It is the Board's recommendation that if the town is interested in this land for the expansion of the cemetery they should take immediate action.

MANGANIELLO LAND OFF STUART STREET:

Mr. Parker reported that he represented the Planning Board at a meeting of Selectmen and residents regarding Earth Removal from a lot off Stuart Street. Residents of Stuart Street were also concerned with the condition of the street. The Planning Board holds a bond in the amount of \$92,000 for the completion of the streets and sidewalks in the Pondview Subdivision.

It was the consensus of the Board that a plan satisfactory to the Planning Board and its consultant be filed prior to the Earth Removal hearing.

VOTED: To send a letter to the Board of Selectmen recommending that a grading plan be submitted and offering the services of the Planning Board's consultant to review the plan.

WHITMAN & HOWARD:

The Board is in receipt of a letter from Brewster Fuller in reply to the Board's July letter.

VOTED: To invite Mr. Fuller to meet with the Board and discuss the Board's requirements regarding plans for Whitman & Howard's review in early October.

WAMPATUCK:

Mr. Anthony Delapa met with the Board to solve any problems with the Wampatuck Subdivision Plan.

Mr. Brennan explained that the drainage should come down the street to the catch-

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basin and then be diverted to street drainage in Wampatuck and Trailside Drives. Mr. Brennan said he would make a diagram on the plan submitted so that Mr. Delapa's engineer could understand what the Board wanted.

Mr. Delapa said he would have his plan changed to reflect the Board's requirements.

MAPC - OVERALL ECONOMIC DEVELOPMENT PROGRAM:

Mrs. Bancroft will be the Board's liaison with the Overall Economic Development Program of MAPC.

The meeting was adjourned at 11:15 p.m.

Respectfully submitted,

Margaret E. Bancroft  
Secretary

Members present: Bancroft, Brennan, Gagliani, Parker and Nye.

Chairman Brennan called the meeting to order at 8:00 p.m. and the following business was transacted:

LEIGHTON PROPERTY - SOUTH STREET:

Miss Barbara Leighton met with the Board to inquire as to whether or not it would be possible for her lot at 49 South Street on which two houses are located, to be divided so that each house would be on its own lot.

Miss Leighton said that one house was built in 1895 and the other at the turn of the century. Neither lot has frontage on a public way and the driveway to the two homes is an easement over the property owned by the Cahills.

The Board is of the opinion that this lot cannot be split, but there is a possibility that the buildings could be sold as condominiums and the land be held as one lot.

Miss Leighton said that she did not plan to sell the property but was looking to see what her options were.

PARKING WITHIN FRONT SETBACK ON SOUTH STREET:

Board members have noted that the properties at 33 and 37/39 South Street do not meet Section 8.2.4 of Medfield's Zoning Bylaw, which states, "No accessory off-street parking shall be permitted within the required front yard or side yard in any 'R' District."

VOTED: To notify the Zoning Enforcing Officer of this violation.

COUNTRY MEADOWS ESTATES:

Donald Neilsen of Guerriere & Halnon submitted revised plans making changes as requested previously by the Board. He stated that he had changed "Norfolk" to "Walpole" on Sheets 1 and 2; the detention pond has been designed to have a natural setting; VA-4 granite curbing has been shown at the roundings; instead of a binder coat a 1" overlay will be used; the brook has been added to the plan; catchbasins have been moved in accordance with Highway Superintendent's requirements; Brier Hill Road has been suggested as the street name for this subdivision.

VOTED: To approve Country Meadow Estates Subdivision Plan dated July 2, 1985; and revised September 9, 1985, with the following conditions:

1. Any work within 25 feet of elevation 179 requires a Special Permit from the Board of Appeals.
2. All requirements of the Conservation Commission, Board of Health, Water and Sewer Board and Appeals Board be met.
3. The waiver to allow a three-to-one slope on the south side of Brier Hill Road shall be inscribed on the plan.

A certified letter, return receipt requested, will be sent to Ralph Costello regarding this plan.

KEITH MOZER - 29 HOSPITAL ROAD:

Mr. Mozer met with the Board to discuss possibilities for subdividing his 3-acre

parcel. His lot has street frontage of 255 feet, which is insufficient for two lots. The Board suggested that Mr. Mozer consider designing a subdivision road which could allow three lots.

INDIAN ACRES DEFINITIVE PLAN:

Messrs. Richard Merrikin, David MacCready and Huna Rosenfeld met with the Board to discuss the submission of a definitive plan for an area off North Street.

Mr. Merrikin said that the preliminary plan had been followed. He noted that there will be 16 lots, six of which are front lots. All of the lots conform with zoning. A standard road will be constructed with a 50-foot layout, a 28-foot wide paved road with a sidewalk on one side. The cul de sac will be 668 feet in length.

Mr. Merrikin said that drainage will stay pretty much the same but there will be a slight bit of increase in runoff. He further said that a detention basin is proposed and the runoff from this basin would tie into the existing catchbasins. Extra water will be held back in this basin for a period of time.

Mr. Merrikin said he met with the Street Superintendent who would like to see an improvement in the drainage in this area. However, the contractor on this project wishes to use a detention basin instead.

Mr. Merrikin said that the detention basin has been designed with two-to-one slopes, but could be changed to 4-to-1 slopes. Chairman Brennan suggested that the detention basin have six-to-one slopes.

Mrs. Bancroft asked why the detention basin had to be so deep.

Mr. Merrikin said that in order to provide two feet of cover for the drainage pipes, the basin would need the additional depth.

A question was raised if it is necessary to remove the large maple tree on North Street to obtain the proper sight distance. It was noted that there is a good possibility that the tree will have to be removed.

The street entrance will be made through the stonewall, which will have to be removed from its current location.

The name "Wheelwright Road" has been suggested as a street name.

Mr. Parker asked where the curb was proposed in relation to the gutter. Mr. Merrikin said that the curb will be behind the gutter.

It was suggested that the sidewalk be located on the town side of the street.

Mr. Merrikin said he would submit the definitive plan to the Board shortly.

MAPC - EODP:

It was the consensus of the Board that we recommend supporting the EODP for the good of the region. A letter to this effect will be sent to the Selectmen.

NORTH STREET - MARHOLIN:

There will be a Board of Appeals hearing for a Special Permit to allow additional

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runoff to go into Winter Brook.

VOTED: To send the following letter to the Board of Appeals with a copy to the Selectmen and Ken Feeney.

"The Planning Board is concerned that the road surface on North Street appears to be breaking up because of the impact of construction equipment.

"There appears to be a drainage problem during construction which may be caused by the fact that the contractor has stripped the slopes, causing additional runoff. It is suggested that the developer take steps to minimize this condition during construction."

FIELDSTONE DRIVE:

Mr. Mitchell has asked the Board the procedure to have a sixty-foot section of road between his subdivision and the town way accepted.

The Board asked that an acceptance plan be prepared for the Town Meeting.

ONE-HOUSE SUBDIVISION OFF KAYMARK DRIVE:

The Board looked at the plan and has the following comments:

1. The Board would like to see the cul de sac cut back or omitted as all that is necessary is to obtain the frontage for one house.
2. The Board will require a layout to the lot line, but the only piece that needs to be paved is the 142 feet required.

WHITMAN & HOWARD INVOICES:

VOTED: To approve invoices in the amount of \$1,800.

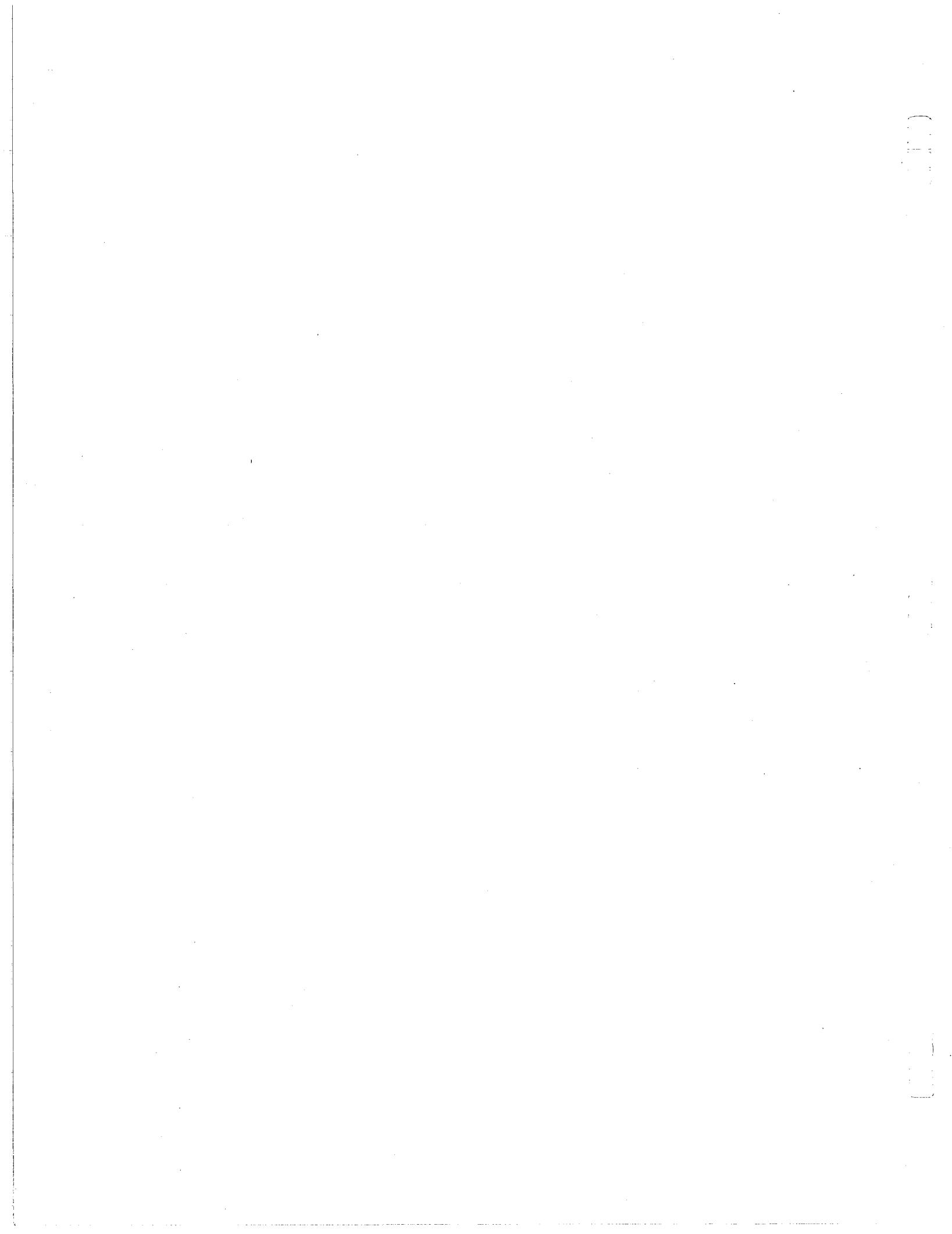
LETTER TO EDITOR RE NANCY TEMPLE:

VOTED: To write a letter to the editor for the Board's approval for the excellent reporting of Planning Board meetings by Nancy Temple.

The meeting was adjourned at 11:35 p.m.

Respectfully submitted,

Margaret E. Bancroft  
Secretary



MEDFIELD PLANNING BOARD  
September 16, 1985

Members present: Bancroft, Brennan, Gagliani, Nye and Parker.

Chairman Brennan called the meeting to order at 8:00 p.m. and the following business was transacted:

VOTED: To approve the minutes of September 9, 1985.

B&D REALTY TRUST, 121 WEST STREET - SITE PLAN HEARING: Chairman Brennan called the hearing to order. Secretary Bancroft read the notice as it appeared in the SUBURBAN PRESS.

Chairman Brennan stated that the procedure to be followed will be first the applicant will make a presentation. Then questions will be entertained by Board members and then by residents.

Mr. Donahue said he would like to add a 10,000 s.f. two-story warehouse to the building already in use.

Mr. Brennan asked if the lot would be regraded.

Mr. Donahue said that they would use the fill from the foundation and make the property more level. He said that what he basically wants to do is to add a warehouse. It will be a concrete block building with steel reinforcement.

Mrs. Bancroft asked if the grades were going to be changed where there is a common boundary with Owens.

Mr. Donahue's answer was, "No."

Mr. Brennan noted that a telephone easement is shown on the B&D property. It also appears that a small pie-shaped section of the site on North Meadows Road does not belong to B&D Realty Trust. There is a 20-foot wide AT&T Easement along the back lot line according to the Town Assessors maps.

Mr. Donahue said he would like to add about 10,000 s.f. to his 16,000 s.f. building and in answer to the Board's question he stated that the building is not connected to town sewer.

Mr. Parker asked if trucks would be stored in the warehouse. Mr. Donahue said that their own truck would be parked there when not in use.

Mr. Gagliani asked how many parking spaces for employees were provided. Mr. Donahue said 25 or 30.

Mr. Parker noted that on the plan it was indicated that the parking area was not paved. Mr. Nye asked if a septic system could be paved over. Mr. Parker further noted that a number of details were missing from the site plan.

A question was raised as to whether the proposed addition would exceed the maximum allowable site coverage, which is 50% in the IE District.

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Mr. Brennan read comments from Whitman & Howard. He suggested that Mr. Donahue go back to his engineer and have the changes made in his plan in accordance with the Zoning Bylaw. The hearing will be continued on October 21st at 8:00 p.m.

PUBLIC HEARING ON MEDFIELD TECHNOLOGY PARK: Chairman Brennan called the hearing to order at 9:00 p.m. Mrs. Bancroft read the notice which appeared in the SUBURBAN PRESS.

Mr. Brennan stated that all abutters had been notified by certified mail. He said that the procedure will be to have the applicant explain his proposed plan. Then Board members, abutters and other residents will have an opportunity to ask questions.

Mr. George Basile, developer, said that he is presenting the same subdivision plan as was presented last year, except that the street location has been changed so as not to violate the 150-foot buffer between residential and industrial land where the land abuts the Hinkley property. There will be two drainage basins; one in the rear and the other in the forward area. There is 1.63 acres of residential land on the northeast corner of the site which is useless and about one acre will be used as a drainage pond. That will drain the residential land.

Mr. Gagliani asked if they would be retention or detention basins.

Mr. Basile said that the back one will be retention and the forward one a detention basin.

Mr. Parker asked if Mr. Basile had anyone present to explain the drainage, as there are new Board members who have not heard about the plan at all.

Mr. Basile said that if he had thought of it he would have invited one of Branch's engineers here tonight to explain the plan.

Mr. Brennan recalled that the last plan showed more area dedicated to drainage than necessary. Some of the detention ponds were too deep and would present a hazard.

Mr. Basile introduced his partner, John Tresca, and informed the Board that he was planning to pass papers on October 1st.

Mr. Basile stated that it was his understanding that 50 feet of the 150-foot buffer could be used for parking or driveway, and the other 100 feet would be landscaped. Mr. Basile said that most of the drainage goes to the rear and that none of his drainage goes through the Hinkley property.

Mr. Brennan noted that there was existing drainage through the Hinkley's property.

Mr. Olsen asked about the pond which is located within the 150-foot buffer zone.

Mr. Brennan said that the buffer zone was violated as the Board of Appeals allowed the road in the buffer zone.

Mr. Parker asked Mr. Olsen if he felt that the buffer zone could not be used for the detention pond.

Mr. Olsen said that the buffer zone should be planted, and should not be used for a detention basin.

Mr. Basile stated that his engineer, Robert Booth, asked if he would like to retain the detention pond, even though it was not necessary according to the calculations.

Mrs. Ellen Riley, West Mill Street, stated that there is a stream which crosses under West Mill Street into which drainage from the proposed subdivision would flow and which runs behind Mrs. Riley's home.

Mr. Riley said that there is about 3" of water a year in his cellar.

Mr. Parker stated that it appears that the Rileys have some concern about how much water is being added to the stream and its effect on their property.

Mr. Brennan noted that if more water is being put into the brook, it could impede the flow of the brook. The Board will address the issue and obtain an answer for the Rileys.

Mrs. Riley asked if a new traffic study had been submitted.

Mr. Brennan said a new traffic study was not required as there is no change in the intended use of the area.

Mr. Basile said he would construct a number of architecturally designed buildings, of uniform design.

Mr. Olsen asked if the buildings would be one or two stories.

Mr. Basile said he would like to construct a number of architecturally designed buildings, of uniform design. He would like to see industrial assembly. Photon Diagnostics, Inc., which is a medical instrument company located in Medfield, would like to move to this subdivision. Mr. Basile explained to those present that he had built Friendly's, the mall next to Friendly's, and the office building on North Meadows Road.

Mr. Hinkley asked if the tree line will remain in the buffer.

Mr. Basile said he knows he is dealing with human beings as well as the land and will be sensitive to aesthetics.

Mr. Basile reiterated that it was important to get his plan approved as he has to pass papers on October 1st or lose a large sum of money.

The Board gave permission to Mr. Basile for his engineer to discuss the drainage questions with Dale MacKinnon, the Board's engineer.

VOTED: To continue the hearing to September 23rd at 9:30 p.m., at which time the developer will give a clarification of his proposed drainage for his subdivision plan.

Mrs. Willis was asked to check with Whitman & Howard about the upstream effect on the brook along West Mill Street when the drainage proposed by Mr. Basile is installed.

GERED & KELEHER PRELIMINARY PLAN : Attorney Donald Church, representing Gered & Keleher, explained to the Board that his clients had done a lot of work on their site plan since they last met with the Board. They have had a botanist work out the normal high water level. Mr. Daniel Gaylor of Norwood Engineering has made the changes on the plan and would like to explain them.

Answers to questions raised in Whitman & Howard's letter of August 27, 1985.

1. A REVISED PLAN DATED AUGUST 10, 1985, WAS RECEIVED AT THIS OFFICE OF AUGUST 21; THE REVISION BLOCK DOES NOT SO NOTE THIS REVISION WITH POSSIBLE CHANGES.

Mr. Gaylor said that Norwood Engineering does not date plans until they are formalized.

2. COVER (1st) SHEET NOTES "1 of 3" SHEETS - WE RECEIVED ONLY 2.

Mr. Gaylor explained that the third sheet was the landscaping plan and was forwarded as soon as it was completed.

3. BORDERS OF THE WATERSHED PROTECTION DISTRICT AND WETLANDS AT THE REAR OF WEST MILL STREET ARE NOT IDENTIFIED FOR THE BOARD (See 11.2.1, 11.2.2, 11.3.1.1, 11.3.1.2, 11.3.1.2).

Watershed protection district covers approximately 83 acres of wetlands on the side and back of this wetland. The 140-foot contour line is shown.

Attorney Church stated that he did not feel that the 140-foot contour line accurately shows the edge of the wetland. He has had an engineering study done and gave the Board a letter from the company who made the determination. Mr. Church said that the high water line changes over the years and that it was his opinion that each site should be determined independently regarding the watershed protection district line of definition.

It was brought to Attorney Church's attention that the Board is dealing with the Zoning Bylaw's definition of the watershed protection district, and the only way that it can be changed is by Town Meeting action.

Chairman Brennan stated that when Gered & Keleher site plan is approved by the Board of Appeals regarding the wetland line, it will clear the Planning Board.

4. THERE ARE NO DRAINAGE CALCULATIONS INCLUDED FOR REVIEWS AND RECORDS.

A Notice of Intent has been submitted to the Board of Health and the Board of Appeals with all drainage calculations.

5. NO DETAILS ARE SHOWN FOR ENTRANCE-TYPE CURB. LIGHTING FIXTURES AND LIGHT STANDARD BASE DETAILS ARE NOT INCLUDED ON DRAWINGS. THE FIRE CHIEF MAY REQUIRE A FIRE ALARM LOCATION AND DETAILS FOR SAME, AT THIS ZONE AREA.

Have not put in details. Probably will be granite curbing on the rounding.

6. THERE IS A NATURAL BUFFER OF LARGE TREES ALONG THE STREET - EDGE-OF-TRAVELED WAY. THESE WITH OTHER VEGETATION/COVER, ARE NOT SHOWN WITH THE TOPOGRAPHY.

This is now included on the construction notes.

Mr. Brennan asked for photometrics of the lighting.

7. GREASE, OIL, SILT, CONTAMINATION FROM PAVEMENT SHOULD BE DIRECTED TO A GREASE TRAP STRUCTURES WHERE NECESSARY. AS SHOWN, ESCAPE TO WETLANDS WILL BE AT THE TWO APRON LOCATIONS. IF BASIN STRUCTURES ARE NOT ADEQUATE IN SIZE, DETENTION BASINS SHOULD BE DESIGNED WITH GREASE TRAP PROVISIONS INCLUDED.

A question regarding the meaning of "where necessary" was asked. It has been found by the Planning Board that "where necessary" is "as required by the Conservation Commission."

Mr. Gaylor said that a permanent siltation fence would be erected at the edge of the watershed. The runoff will go into the wetland. A design for the grease traps has been made but not included. All construction will be above the 142-foot contour.

If grease traps are required, the drainage will have to be redesigned.

8. WE RECOMMEND THAT PROPERTY CORNERS BE PLACED AT THIS TIME: NONE ARE INDICATED.

They have been located, but markers have not been placed.

9. THE SEWER CONNECTION DETAIL SHOULD BE APPROVED BY THE APPROPRIATE AUTHORITY.

Will be applied for later.

10. BUFFER LANDSCAPE DESIGN MAY BE REQUIRED BY THE BOARD.

That has been included in page 3 of the plan.

WHITMAN & HOWARD ALSO STATED THAT SECTIONS 14.13.3 (e), (h), (i), (k), (l), (m), and (n), should be satisfied on the plan.

Mr. Gagliani suggested that the rezoned RU lot in the area be checked to be sure that the 150-foot buffer is being observed.

Attorney Church asked the Board to approve the plan conditionally if all engineering criteria have been met.

The Board stated that when the Definitive Plan was submitted it would be reviewed for final approval.

GLEN OURS - EXPANSION OF NONCONFORMING GARAGE: Mr. Glen Ours met with the Board to discuss a 40x60 addition to his present garage. The building is a nonconforming structure as it is located within both the RS and IE Zoning Districts. He has an application before the Board of Appeals regarding this addition. As soon as he obtains a variance from the ZBA he will file with the Planning Board for a Special Permit for Site Plan approval. He said there would be no change in the grade of the lot.

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September 16, 1985

HENRY HEALD - SURREY RUN/COLONIAL ROAD: Mr. Heald met with the Board to discuss a Plan Under Subdivision Control Not Required showing a lot on Surrey Run/ Colonial Road. It was noted that the lot did not have sufficient frontage on a public way.

Mr. Heald asked the Board how he could obtain permission to build a house on the lot.

The Board suggested he extend the road in the form of a cul de sac to obtain the proper frontage.

Mr. Heald said he would revise the plan in accordance with the Board's suggestionss.

PHILIP STREET - PLAN UNDER SUBDIVISION CONTROL NOT REQUIRED: The Board has before it a Plan of Land in Medfield containing three lots, two of which are labelled, "Not a separate building lot." The plan was drawn by Paul N. Robinson, revised September 10, 1985, and the land is owned by John Cebrowski.

VOTED: To sign the plan.

The Board signed the plan.

SCHOOL HOUSE SQUARE: As twenty days have elapsed since the School House Square Residential Condominium plan was approved by the Planning Board and no appeals have been received by the Town Clerk, the Board signed four copies of the plan.

WAMPATUCK SUBDIVISION - MAIN STREET DRAINAGE: After checking with Superintendent Feeney, it was determined that catchbasins would be required on Main Street at the curvature of the two new street entrances. The plan will be forwarded to Mr. Delapa so that his engineer could make these final changes.

CASTLE HILL SUBDIVISION: The Board is in receipt of a letter from Attorney Ralph Good asking that the Board endorse the Castle Hill Subdivision plan as twenty days have gone by and no appeal had been received by the Town Clerk.

His letter further asked if the Board would accept a letter of credit payable to the Town and asked the Board to set surety on the subdivision.

The Board asked Mrs. Willis to check with Town Counsel regarding the acceptance of a letter of credit and to advise Attorney Good of the Board's procedure for setting surety.

PLAN FOR CRANMORE ROAD OFF BOW STREET: A question has been asked regarding the status of a subdivision signed in 1958 which has not been constructed. The Board asked to be provided with the covenant in order to determine the subdivision status.

DUTTON PARK: It was suggested that the stonewall be carried into the curvature of the new road entrance on Route 27, as a condition of acceptance of Dutton Park.

PARKING FOR SINGLE-FAMILY DWELLINGS: It appears that the Planning Board should be reviewing all plans for required parking for single-family and two-family residences. The Planning Board will request that when the Superintendent of Streets approves a driveway location he also ensure that parking for single-family dwellings meets zoning requirements.

The Planning Board will review two-family and all other parking requirements.

CHILD CARE - MAIN STREET: The Board of Appeals will be listening to a request for a variance to allow a driveway for more than five cars to be located within 150 feet of an intersection and a special permit for the number of parking spaces to be required.

VOTED: To send a letter to the Board of Appeals which would include the following:

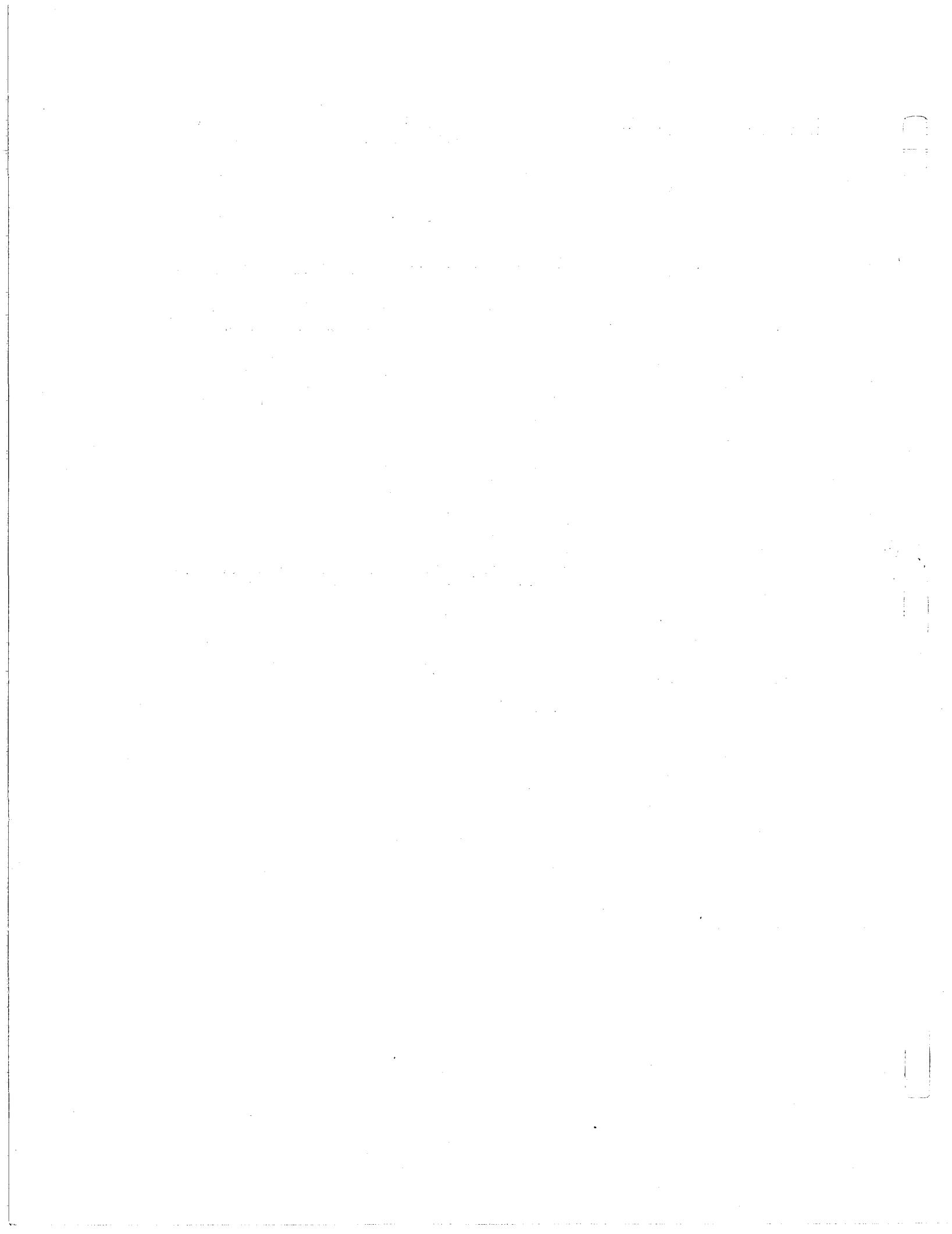
- (1) The proposed driveway location violates Section 8.3.6.f.
- (2) The Board is concerned that introduction of additional uncontrolled traffic so close to an already-dangerous intersection would be a safety hazard.
- (3) The Board questions whether the number of parking spaces proposed (21) is adequate to provide parking for the use requested.
- (4) Parking within the front yard is inconsistent with the residential zone.
- (5) If constructed, the driveway should be adequate to accommodate school busses.

This was voted unanimously by Planning Board Members Bancroft, Brennan, Nye and Parker. (Member Gagliani did not participate in the discussion or vote.)

The meeting was adjourned at 12:20 a.m.

Respectfully submitted,

Margaret E. Bancroft  
Secretary



Members present: Bancroft, Brennan, Gagliani, Nye, & Parker.

PUBLIC HEARING - MOBILE EXCAVATING - WEST MILL STREET SITE:

Chairman Brennan called the hearing to order at 8:00 p.m.

George J. Giunta, spokesman for the applicant, said that "This is the same plan that was brought before this Board of a Special Permit two and a half years ago. The only thing that has changed is the date. I didn't change anything else on the site plan. The building permit was granted, but as there was a title defect it had to go through Land Court and construction did not take place and the Special Permit ran out. The title has just been cleared, but the Special Permit has run out. It is all set to go. One of the questions that came up was to be sure that the turning radius of the trucks was sufficient. This plan is revised according to the conditions set previously. Before the Board asked the question of how they were going to dispose of chemical waste from washing down the trucks and changing of oil."

Mr. Brennan asked what the site will be used for.

Mr. Giunta said that it will be a repair shop for tractor-trailers. Mr. Giunta presented a letter from Connecticut Waste Oil, Inc., who will dispose of oil, petroleum and chemical waste materials. Paul Newton would be taking care of the cesspool.

It was noted that the notice had not been read. Secretary Bancroft read the legal notice which appeared in the SUBURBAN PRESS.

Mr. Giunta said, "We are back before you tonight for the reissuance of a special permit."

Mr. Brennan read the report from Whitman & Howard.

Mr. Giunta said that it is the same plan that was submitted to the Board and approved 2½ years ago.

Mrs. Bancroft explained that the 140-foot elevation is the Watershed Protection District line in this area and that much of the proposed development appears to be within the Watershed Protection District. The edge of vegetated wetlands is the 137-foot line.

Mr. Giunta said that 137 is the edge of wetlands.

Mrs. Bancroft brought to Mr. Giunta's attention that the 140-foot elevation is identified on the Zoning Map and that is the elevation that is important to the Planning Board and the Board of Appeals.

Mr. Giunta said that this would put the road (portion of West Mill Street) in the Watershed Protection District. He commented that the edge of wetlands is 137 feet.

Mr. Brennan said that the point is that our Zoning Bylaw says that the Watershed Protection District is the 140-foot elevation in the area which we are discussing.

Mr. Parker asked how Mr. Giunta arrived at the 137-foot contour.

Mr. Giunta said that it was the edge of the vegetated wetland.

Mr. Gagliani stated that no matter where the vegetated wetland line is you must go by what is printed on our map.

Mrs. Bancroft stated that "140 feet" is defined by the town in this area as the Watershed Protection District. It is an overlay zone and shown in green on the zoning map. To build within this area a Special Permit from the Board of Appeals is required.

Mr. Brennan said that the Board of Appeals can give relief from this provision.

Mrs. Bancroft suggested that the Board review the turning radius for the trucks.

Mr. Brennan said that it would have to be demonstrated to the Board that the radius works.

Mr. Giunta noted that 75 feet from the building the lot would be asphalted.

Mr. Brennan asked if the applicant would like to have the Board proceed with this Site Plan Approval process or if the applicant would like to withdraw the application.

Mr. Giunta said that they may like to withdraw. He will discuss this possibility with the applicant.

The hearing was adjourned at 8:30 p.m.

MINUTES:

VOTED: To accept the minutes of September 16th with the addendum of minutes accepted at that meeting.

PONDVIEW ESTATES:

The Selectmen have requested that the Planning Board send the Stuart Street earth removal plan to Whitman & Howard for their comments.

Mr. Parker suggested that the Board send a letter to the Selectmen regarding the earth removal plan.

VOTED: That at the request of the Board of Selectmen, the Planning Board submit the earth removal plan for Stuart Street to Whitman & Howard for review and comment.

TOCCI-DORFMAN SUBDIVISION:

Mr. Ronald Tocci asked that Lot 5 on his end of Hickory Drive be released.

DRAINAGE PLAN - FARM STREET/HARDING STREET TO MARLYN ROAD/PHEASANT ROAD:

The Planning Board asked about the effects of all development upstream from the Tocci-Bryant proposal to the Dover line on all downstream culverts from the site to Harding and West Mill Streets. Dr. Carr said that such a detailed drainage study would be too expensive for his client.

Dr. Carr said the Whitman & Howard report requested that the "drainage analysis should include a study of the effect on the downstream area receiving the increased runoff" which is the information provided.

Dr. Carr said that the first step in the study was to evaluate the effects of development in a general way. He broke down the area into two basins. There are two developments in Basin 1 - the Tocci-Dorfman Subdivision and the new proposed subdivision which would connect from Hickory Drive to Pheasant Drive. Basin 2 includes the remainder of the area. There was an old 15-inch culvert which has been left in place. Hickory Road has been constructed and serves as a dam for the water north of it. The southerly flow is slowed down as the only water north of it. The southerly flow is slowed down as the only water that can flow is that which goes through the 15-inch pipe. Water will be detained on the lawn of one of the houses in the area for a day or two.

It is proposed, according to Dr. Carr, that flood storage area will be added to the Tocci-Bryant area and that the net effect of the road being used as a dam and the flood storage proposed is that downstream culverts will be flooded less.

Dr. Carr said that Dover Farm Road will be flooded during a 100-year storm, as the pipe from this subdivision under the road to the brook is 12" and will not allow the runoff to subside quickly enough.

A 30" culvert was installed under Hickory Drive. This was designed for a ten-year storm. IF the road is not overtopped in a 100-year storm, there would be a significant reduction in downstream flooding; IF the road is overtapped there will be some additional flooding downstream.

For the proposed project, Dr. Carr has recommended that a flood storage area be designed to compensate for the added runoff volume for the change in use of the land. He said that the total effect of the new development would be 2.5 c.f.s. during a 100-year storm.

Dr. Carr said that the 24" and 21" culverts which are insufficient downstream were not on his client's property so he could not be responsible for their inadequacy.

Mr. Tocci said he will be submitting a new subdivision proposal shortly.

CRANMORE ROAD:

Mr. Robert Borrelli met with the Board to determine what is required for him to go ahead and build houses on Cranmore Road. As this is a portion of the Belknap Estates subdivision approved in 1957, and as there have been no changes in zoning in this area, and as there was no time limit on the covenant for the approved subdivision, the developer may go ahead and have surety set for the area, on advice of Town Counsel.

MEDFIELD TECHNOLOGY PARK - CONTINUED HEARING:

Mr. George Basile introduced Peter Smith, his engineer, and said that Mr. Smith had met with Mr. MacKinnon of Whitman & Howard and they had been able to straighten out the drainage problems.

Mr. Brennan said that the hearing tonight is to have Mr. Basile's engineer explain the details of the drainage system and to see if there is more drainage capacity proposed than it is necessary to design for.

Mr. Brennan read the Whitman & Howard report.

He stated that a question was raised by the Rileys with respect to what impact there would be on a drainage channel which runs behind their house. They advised that water goes into their cellar when the Charles River backs up.

Mr. Parker asked how many feet of the detention basin was in the buffer zone.

Mr. Smith answered that the existing wet area will be undisturbed.

Mr. Brennan asked if there have been any substantive changes in the plan.

Mr. Smith said that nine catchbasins had been added.

Mrs. Bancroft asked how the slopes on the detention basin were to be treated.

Mr. Smith said that all detention basins will be finished with grass.

Mr. Nye asked if a fence is needed on the detention basin in the front as it appears to be about eight feet deep.

Mr. Smith said that the Board may want to use swimming pool requirements.

Mr. Basile said he will put a note on the plan that indicates the detention basin will be fenced.

The Board will require that all three detention ponds be fenced and requested a six-foot green vinyl chainlink fencing.

Mr. Hinkley asked if all of the buffer would be on Mr. Basile's property.

Mr. Basile said that none of the buffer is on the Hinkley property.

Mr. Hinkley said he has no problem regarding the industrial subdivision, but is concerned that his father's land will be landlocked if the residential subdivision is built.

Mr. Olsen was concerned that a portion of the 150-foot buffer strip included a part of the drainage pond. He asked what the intention of the 150-foot buffer was.

Mr. Brennan said that the buffer is on Mr. Basile's property. There will be no grading, stripping or anything else here at this time.

Mr. Parker asked if there is a plan showing the landscaping of the buffer zone.

Mr. Basile said he would put a note on the plan to the effect that landscaping along the buffer will be trees of a certain height, and he will submit a landscape plan.

Clayton Haigh, 6 Hospital Road: "My land abuts this area and I don't see why he has to plant trees there. He isn't going to take them down. Who owns the residential area between me and him? Why does he have to plant a buffer?"

Mr. Brennan stated, "That is the law."

The hearing was adjourned at 10:20 p.m.

VOTED: To approve the "Medfield Technology Park" Plan of Land in Medfield, Massachusetts, dated July 13, 1985, revised September 23, 1985, drawn by Ernest W. Branch, Inc., Quincy, and owned by Alexander Marvin Trust, as submitted, with the following conditions:

1. That a landscaping plan satisfactory to the Planning Board be submitted.
2. That requirements of all other Town Boards be met.

Mr. Gagliani did not vote on the above as he had reservations on the plan.

DUTTON PARK:

VOTED: To approve the "Jorie Lane" Definitive Subdivision Plan of Land, drawn by John R. Anderson & Associates, Walpole, dated June 25, and revised September 18, 1985, with the following conditions:

1. That stonewalls within the town layout be preserved where possible and where stonewall is removed the stones be used to reconstruct a wall following the new property line.
2. That any and all conditions of the Board of Health and other Town Boards be followed.

This will be sent by certified mail, return receipt, to Michael Viano, Dutton Park, Inc., 200 Broadway, Norwood, MA 02062.

WAMPATUCK SUBDIVISION PLAN:

The Board cannot sign the plan because two pages are done in pencil, which is not allowed under the Subdivision Rules & Regulations. The applicant will also be asked to show on the plan the stonewalls to be erected where required abutting the Barretts and Guthries' property. A four-foot high chain link fence was discussed for safety purposes on top of the stonewall.

HICKORY DRIVE:

The Board is in receipt of South Shore Bank (Needham Office) Account No. 413-013-4 in the amount of \$125,000 and assignment from H.S.C., Inc.

VOTED: To release Hickory Lane lots from Farm Street Station 0+0 to Station 13+49, numbered 1, 2, 3, 4, 5, 6, 7, 8 and 9.

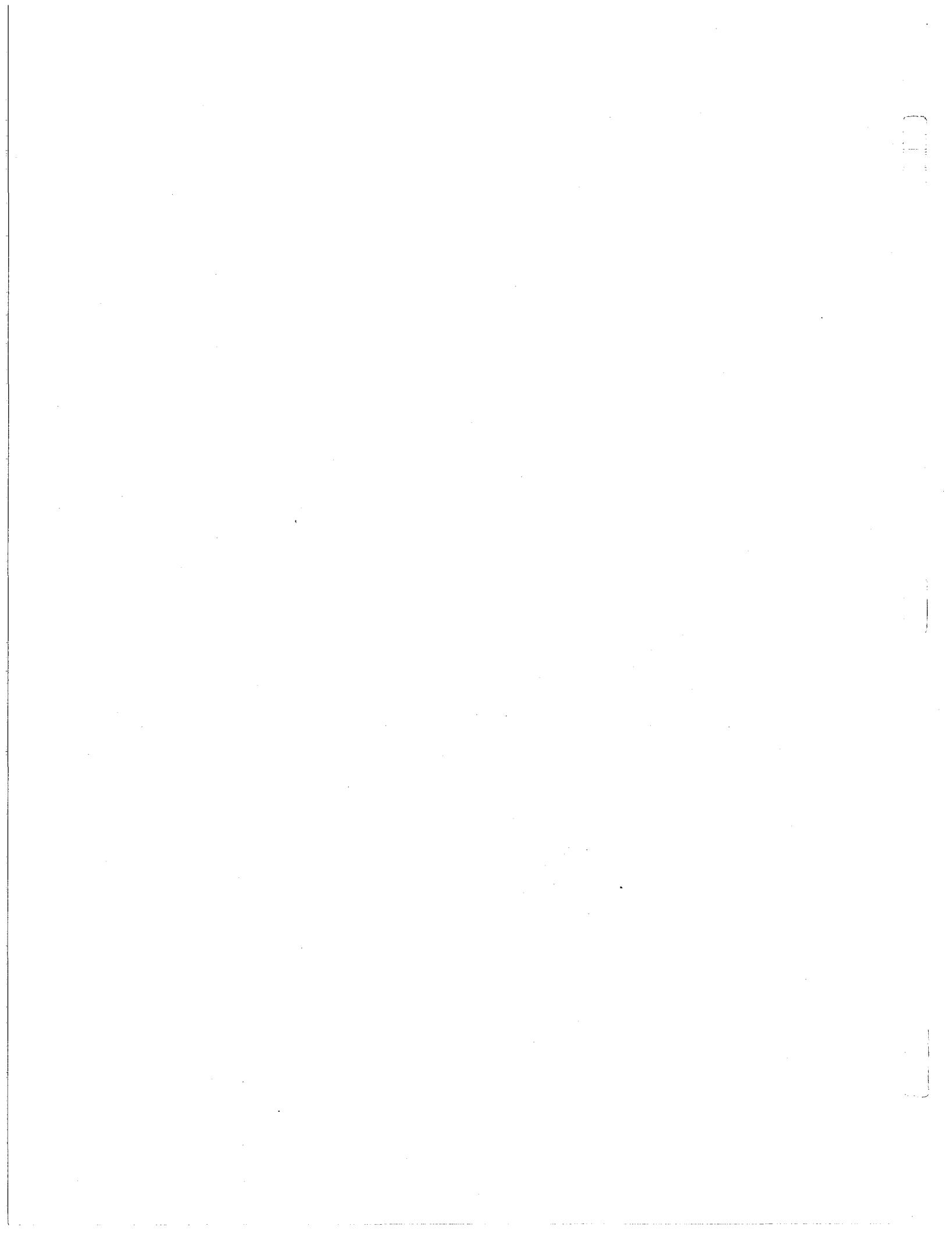
MPIC:

John Gagliani, with his MPIC hat, offered to work with the Selectmen to design a park on the former St. Edwards Church Site.

The meeting was adjourned at 12:20 p.m.

Respectfully submitted,

Margaret E. Bancroft, Secretary



MEDFIELD PLANNING BOARD  
December 9, 1985

Members present: Bancroft, Gagliani, Nye and Parker.  
Others attending: Roy Watson

Vice Chairman Parker called the meeting to order at 8:00 p.m. and the following business was transacted:

B&D REALTY TRUST SITE PLAN:

The Board is in receipt of a letter dated December 6, 1985, from Richard K. Donahue requesting that the Board allow him to withdraw his application for a Special Permit for Site Plan Approval.

VOTED: To grant the withdrawal request without prejudice.

VOTED: To sign the decision.

The decision was signed.

SIGN BYLAW CONCERNS - ROY WATSON:

Mr. Watson requested an appointment with the Board to discuss the Sign Bylaw. It is his concern that the Advisory Board is inactive and there is not sufficient enforcement of the Bylaw. He noted that the Sign Advisory Board does not have any policing power and depends on other entities within the Town government to enforce the Bylaw. Mr. Watson feels strongly that there is an enforcement problem.

The Planning Board feels that the Sign Advisory Board is too large and that the requirements for membership are too stringent. At the 1985 Town Meeting the Planning Board submitted an article to reduce the number of members of the Sign Advisory Board to three. The article was defeated.

Mr. Watson suggested that the Sign Advisory Board be reduced to five members. Mrs. Bancroft suggested that the Board be comprised of one Planning Board member, two business people and two members at large.

This matter will be reviewed and an article for Town Meeting will be submitted.

Mr. Watson said he would be willing to serve on the Sign Advisory Board again.

MINUTES:

VOTED: To accept the minutes of November 18, 25 and December 2, 1985.

ILLEGAL PARKING - SHIELDS:

The Board is in receipt of a copy of the VIOLATION AND ORDER issued to Terrence P. & Michelle Shields on November 12, 1985, which ordered the Shields to "remove the parking spaces and restore the yard as soon as possible". It was also stated, "Should you be aggrieved by this order, you have the right to request a hearing before the Zoning Board of Appeals. A request for a hearing must be received in writing within seven (7) days of receipt of this order."

It was noted that more than seven days have elapsed and there has been no action on this matter.

Mrs. Willis will check the status of the Dale Street Day Care Center parking

and the Shields parking for the December 16th meeting.

INDIAN ACRES:

The Board is in receipt of a request from Huna Rosenfeld, Treasurer of MN Development Corporation, to extend the time within which the Board must make its decision on the subdivision plan to January 21, 1985.

VOTED: To allow the extension to January 21, 1985, and to notify Mr. Rosenfeld and the Town Clerk.

VOTED: To send a second letter to Mr. Rosenfeld, with a copy to Richard Merrikin, his engineer, as follows:

"The Conservation Commission, the Department of Public Works and the Planning Board have the following concerns regarding detention basins in the Indian Acres subdivision:

- "1. Incompatible with the density of the Indian Acres subdivision.
- "2. Incompatible with onsite septic systems.
- "3. Future maintenance problems.
- "4. Safety.

"Therefore, the Planning Board, at its meeting of December 9, 1985, voted to require the developers of Indian Acres to comply with the drainage standards set forth in Section 3.5 of the Land Subdivision Rules & Regulations of the Medfield Planning Board.

"The Board would also like to bring your attention to the fact that Lot #11 does not meet the requirements of the Zoning Bylaw."

484 MAIN STREET DEVELOPMENT:

Mr. Gagliani, Chairman of the Development Committee for Development of 484 Main Street, requested that the Planning Board send a letter to the Committee stating their ideas on the development of 484 Main Street.

If the Library were built today, it was determined that 21 parking spaces would be required. None are currently provided. It was the consensus of those present that the front portion of the lot be used for green space, that handicap parking be provided directly behind the Library off Pleasant Street, and that parking be provided on the southeast area of the lot with access from Lord's parking lot, and that a buffer be provided adjacent to residential areas.

VOTED: To send a letter to the 484 Main Street Development Committee setting forth the above consensus.

PLAN UNDER SUBDIVISION CONTROL NOT REQUIRED - MAIN STREET:

The Board is in receipt of a Plan of Land in Medfield off Main Street at the Dover line showing three lots, drawn by Cheney Engineering Company, dated December 2, 1985, and owned by Paul D. Borrelli.

VOTED: To sign the above-described plan.

Page 3.  
December 9, 1985

The plan was signed.

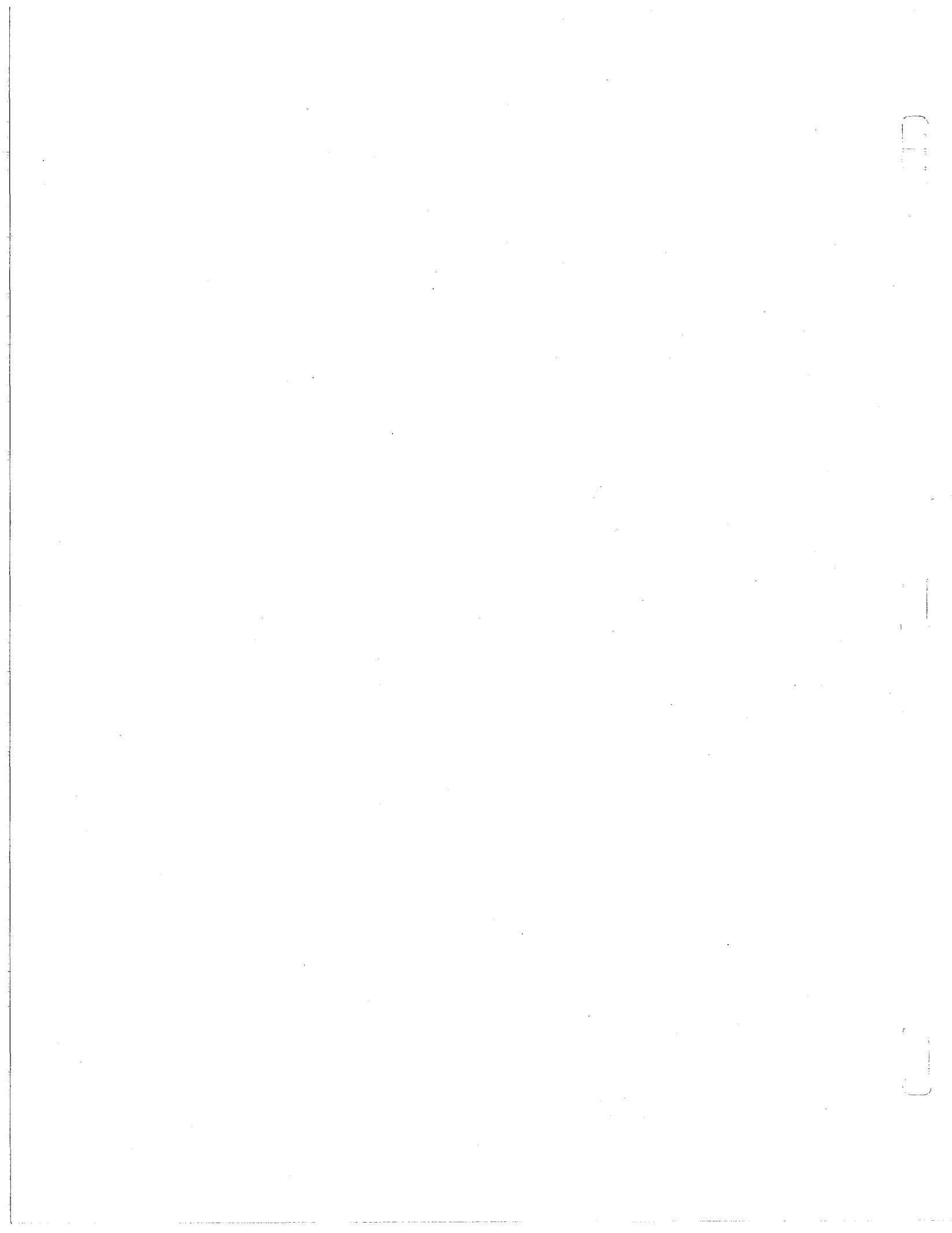
CHURCH SPIRE:

An architect who is working on plans to expand the United Church of Christ asked if the requirements of Section 6.3.1.b started where the church spire was located or the building wall. It was the consensus of the meeting that setback requirements of this section of the Bylaw start at the building wall.

The meeting was adjourned at 11:00 p.m.

Respectfully submitted,

Margaret E. Bancroft  
Secretary



Members present: Bancroft, Brennan, Gagliani Nye and Parker.

The meeting was called to order at 8:00 p.m. by Chairman Brennan and the following business was transacted:

WAMPATUCK SUBDIVISION:

It was brought to the Board's attention that Mr. Perkins, engineer for the Wampatuck Subdivision, came into the office and added the drainage easements to the mylar as requested. As there are additional conditions to be shown on the plan, the Board requested that Mrs. Willis check with Town Counsel Fuller as to the length of time a conditional approval is good.

PLAN UNDER SUBDIVISION CONTROL NOT REQUIRED:

Mr. Huna Rosenfeld presented a Plan Under Subdivision Control Not Required showing Lot 6, containing 51,080 square feet, at 190 North Street. The plan was dated December 13, 1985, and was drawn by Millis Engineering Associates, 1275 Main Street, Millis. The owner of the lot is listed as M N Development Corporation.

VOTED: To sign the plan.

The plan was signed.

INDIAN ACRES SUBDIVISION:

Messrs. Rosenfeld, MacCready and Merrikin met with the Board to discuss concerns which were raised in Whitman & Howard's November 21, 1985, report on Indian Acres Definitive Plan dated September 5, 1985, as follows:

Lots 7 & 11 Wheelwright Drive: - Mr. Merrikin said he had changed the shape of Lot 7, but to redesign Lot 11 would be a problem. He had a question regarding the Board's interpretation of the rear lot line. The Zoning Bylaw in Section 2.1.28 defines the "Rear Lot Line" as "The lot line opposite the front lot line."

Regarding increased peak rate of runoff in all four drainage areas, Mr. Merrikin stated that the road is all that is being dealt with at this time. He further stated that there are problems on Adams Street and it has been suggested that a catchbasin be constructed in the Higgins' back yard to alleviate Mr. Higgins current problem.

Item 6 of Whitman & Howard Report asks if the 12" and 18" pipes as shown on the Definitive Plan are existing or proposed. Mr. Merrikin said that the 18" pipe is existing, however, it needs to be cleaned.

Item 7: The 4-t0-1 sideslope of the detention basin will be shown on the plan with a description of the ground cover for the bottom and sides of the basin.

Item 8: An ellipse representing the 15" RCP to the detention basin will be placed in MH Station 0+47 in the profile on Sheet 3 of 8.

Item 9: Regarding the septic system on Lot 6, this is subject to Board of Health review and approval.

Item 10: The overlay of the Norfolk County Conservation Commission District Map has been received.

Item 11: The Board will require a letter from developer requesting waivers for length of nonthrough street and others as required.

Item 12: A note will be added to the plans that refers to the benchmark elevation to NGVD.

Item 13: The monument will be added at Station 5+50 left.

Item 14: Dimensions will be added which were omitted.

It was noted that when the houses are constructed the land would be regraded and if a catchbasin were put on Lot 3 it is proposed that there would be no additional drainage.

Mr. Brennan requested a proposed grading plan that would reflect the changes in grading. He also asked if the change in grading would require additional stripping of the vegetation in the area. He felt the problem here is control as the Planning Board has jurisdiction over the roadway only.

Mr. Merrikin noted that there will be onsite septic systems and the Board of Health has strict control over the grading.

Mr. Parker asked if there would be subdrains that leach into the soil.

It was suggested that Ken Feeney, Superintendent of DPW, be contacted and request his opinion on the subdivision drainage of this proposed subdivision.

On Harding Street where there is a problem with water running down an abutter's driveway, Mr. Merrikin suggested that an asphalt bump be put in the driveway to divert the water. He further recommended a small berm be put along the roadway to help alleviate the problem. He said that the swale off the shoulder of the road should be improved and more capacity is needed in the catchbasin. It has been proposed to have three driveways constructed to service five lots.

Mr. Merrikin said that he would like the Board to reconsider the detention basin issue as its alternative would require public hearings by the Board of Appeals and the Conservation Commission. His concern regarding the public hearings is the time factor.

The Board stated that "If you come up with a plan that will give you support of the DPW, the Conservation Commission and the Planning Board, it should pass the Board of Appeals."

Mr. Rosenfeld suggested that M&N Developers give the Town a sum of money in escrow for the drainage improvements, allow a decrease in the size of the detention basin by the addition of leaching catchbasins on Wheelwright Drive.

A further suggestion was that a clay barrier be built between the detention basin and the rest of the lot. The detention basin could be cut back about one third if leaching basins were added.

Mr. Rosenfeld said he would come in with a cost for the drainage improvements and he would give the town a bankbook in that amount.

The Board will discuss this proposal.

MINUTES:

VOTED: To approve minutes of December 9, 1985.

Page 3.  
December 16, 1985

SIGN ADVISORY BOARD:

The Board has a Talent Bank form from Richard A. Moon. He has registered some interest in the Sign Advisory Board.

VOTED: To appoint Richard A. Moon to the Sign Advisory Board for a two-year term.

ZONING CHANGES FOR 1986 ANNUAL TOWN MEETING:

The Board members will work on the proposed articles as follows:

Mrs. Bancroft: Child Care Centers  
Restriction for one primary structure on a lot.

Mr. Gagliani: Split Lot  
Better definition of intersection

Mr. Parker: Definition of lot  
Definition of frontage  
Lot configuration

Mr. Nye: Sign Bylaw revision - Special Permit by either the Zoning Board of Appeals or Planning Board  
Sign composition

DEERFIELD DRIVE:

Mrs. Willis was requested to schedule a meeting at Deerfield Drive with Roy Boudette for Saturday, January 4th, at 8:30 a.m.

MEDFIELD TECHNOLOGY PARK FEE:

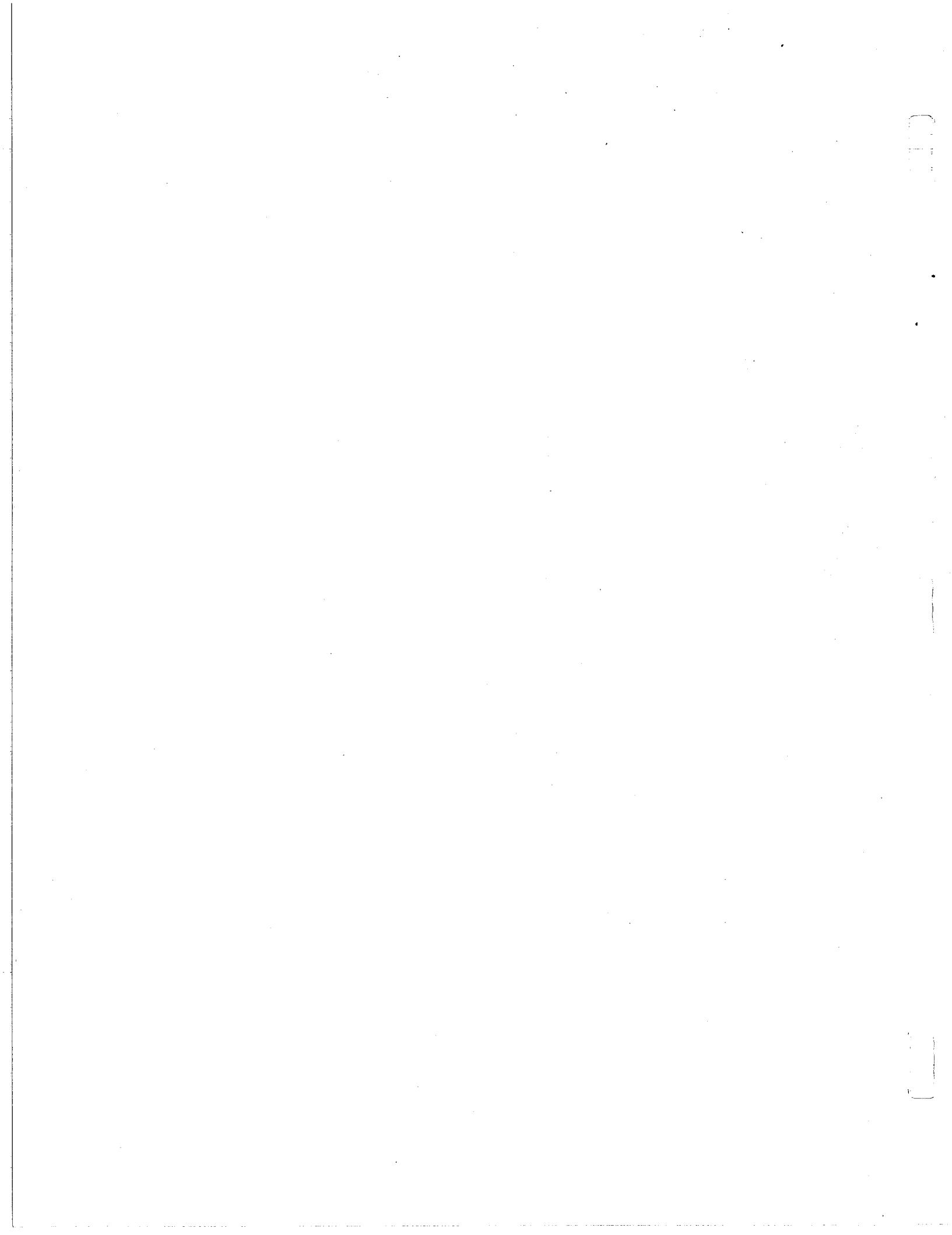
The Board is in receipt of a letter from George Basile requesting the Board to reduce the fee for the subdivision submission as the plan is essentially the same as the previous plan.

It was the consensus of the Board that Mr. Basile pay a fee of \$600 and should the Planning Board's engineering fees exceed that amount, Mr. Basile would pay the difference.

The meeting was adjourned at 10:30 p.m.

Respectfully submitted,

Margaret E. Bancroft  
Secretary



MEDFIELD PLANNING BOARD  
January 6, 1986

Present: Bancroft, Brennan, Gagliani, Parker and Nye  
Others attending: Daniel W. Fritzsch, Chairman of South Street Committee

The meeting was called to order at 8:00 p.m. by Chairman Brennan and the following business was transacted:

RETURN OF SURETY - DONNELLY DRIVE:

The Board is currently holding the Travelers Indemnity Bond No. 891E0538 in the amount of \$74,900 for the completion of Donnelly Drive. Whitman & Howard's January 6, 1986 report on Donnelly Drive noted that the following work remains to be completed:

1. The granite curb inlet has not been installed for the catchbasin at Station 56+00.
2. The headwall and endwall require repairs.
3. Riprap should be placed below the splash stone of the 30-inch culvert.
4. Vertical grate protection should be provided for the inlet and outlet of the 30-inch CM pipe.

VOTED: To release The Travelers Indemnity Bond No. 891E0538 in the amount of \$74,500 upon receipt of surety in the amount of \$4,000.

RETURN OF SURETY - DOVER FARM ROAD:

The Board is in receipt of a report dated January 6, 1986 regarding the completion of Dover Farm Road. The following items remain to be completed:

1. Loose placed round stone around the pipe outlet in Lot 87 does not meet the regulations requirements for an endwall. It is suggested the use of a flared end section with appropriate riprap around the sides if a low profile is desired.
2. Riprap should be placed in the channel for the first twelve feet of the drainage ditches.
3. The monuments located at approximately Station 9+40 left is in a small depression and was found two inches below water. This bound should be raised or eventually it will become lost.
4. The bituminous berm should be repaired where it has been damaged on the inner circle of the cul-de-sac.

Whitman & Howard will inspect the planted circle within the cul-de-sac and report back to the Board. The Board will then take action on the release of surety for this street.

WICHITA ROAD - RELEASE OF SURETY:

The Board is in receipt of a report from Whitman & Howard on Wichita Road from Station 17+25 to the end which enumerates the work to be completed as follows:

1. Headwall
2. Riprap
3. Grass seed has not germinated.
4. Concrete bounds

VOTED: Upon receipt of surety in the amount of \$6,000, the Board will release Needham Cooperative Bank Book No. 76-006316 in the amount of \$50,000.

CASTLE HILL ESTATES - RELEASE OF SURETY:

Mr. Marholin has requested that surety be released for work completed on Deerfield Drive. The Board will return his check and wait until the sloping question has been resolved before returning any surety.

MEDFIELD TECHNOLOGY PARK:

Mr. George Basile has resubmitted an industrial subdivision plan off West Mill Street. A public hearing will be scheduled for Monday, February 3, 1986.

YERED AND KELEHER:

A definitive site plan for a five-acre industrial site has been filed with the Planning Board. A public hearing will be scheduled for Monday, February 3, 1986.

SHEEP FARM LANE:

VOTED: To sign the Sheep Farm Road definitive subdivision plan and to send a letter to the developer stating that it is his responsibility to build the street beginning with the edge of the existing pavement.

STUART STREET - PLAN UNDER SUBDIVISION CONTROL NOT REQUIRED:

The Board is in receipt of a Plan under Subdivision Control not required for a lot on Stuart Street. This plan was drawn by Norwood Engineering, dated December 26, 1985 and owned by Pondview Estates, Inc.

VOTED: To sign the plan.

The plan was signed.

PONDVIEW ESTATES II - PRELIMINARY PLAN:

The Board reviewed the preliminary plan and has the following comments:

1. The plan signed this evening does not agree with the layout shown on the preliminary subdivision plan.
2. Whitman & Howard's comments will be forwarded to the developer.
3. It was observed that the grades for the existing plan do not agree with the contoured plan of the site on Sheet 3 of the Pondview I Definitive Plan, which grades should be correct.
4. Abutters across Stuart Street have not been shown on the plan.
5. Adjacent wet areas north of the boundary line should be shown on the definitive plan.]

6. The street name should be shown on the definitive plan.

VOTED: To approve the preliminary subdivision plan of Pondview II, dated October 17, 1985 and drawn by Norwood Engineering, with the conditions as listed above.

INDIAN ACRES:

The Board is in receipt of a request from Huna Rosenfeld to request that the Board extend the date on which to make a decision on his Definitive Subdivision Plan to February 24, 1986.

VOTED: To grant the requested extension.

SOUTH STREET COMMITTEE:

Chairman Brennan read a letter from the South Street Committee containing three questions which they would like the Planning Board to answer; namely:

1. Does the 28-foot minimum width of the Subdivision Rules & Regulations apply?
2. If so, does the Planning Board have the authority to waive it?
3. And, if so, would the Planning Board be so inclined?

The discussion suggested that the Board did not feel that the width of South Street should be less than 28 feet. The Board's authority and the Federal and State requirements will be researched and a letter drafted regarding same.

PENOBCOT STREET:

The Board is in receipt of a letter from Lawrence M. Krasner requesting the Board's interpretation as to whether he would be able to place above-ground propane tanks within the six-foot lot line requirement. It was the consensus of the Board that the tanks could not protrude into the six-foot wide setback area.

MAPC:

The Board is in receipt of a letter from Alexander Zaleski, Executive Director of the Metropolitan Area Planning Council that Medfield will receive free technical assistance for the preparation of a 1" equals 400' town map showing lots and buildings.

ALGONQUIN AND WHICHITA:

The Planning Board will recommend to the Selectmen that Algonquin Road and Whichita Road be accepted at the Annual Town Meeting. The Board will notify Mr. Colwell of its action and request that all items which have not been completed be finished prior to the April Town Meeting.

PLANNING BOARD MEETING:

The Board will meet on January 15, 1986 at 7:30 p.m. to work on zoning articles for the Annual Town Meeting which are due in the Selectmen's Office on January 28, 1986.

Page 4.  
January 6, 1986

The meeting was adjourned at 11:15 p.m.

Respectfully submitted,

Margaret E. Bancroft  
Secretary

MEDFIELD PLANNING BOARD  
January 15, 1986

Present: Brennan, Parker, Bancroft, Nye and Gagliani

The meeting was called to order at 7:30 p.m. by Chairman Brennan and the following business was transacted:

COUNTRY WAY/WOOD END LANE LAYOUTS:

The Board, at the request of the Board of Selectmen:

VOTED: To fund from their budget any engineering and title work remaining to complete acceptance plans for Wood End Lane and Country Way.

CEMETERY LAND BORINGS:

The Board will consult Whitman & Howard regarding test borings to locate the water table on the Palson property adjacent to the cemetery. After obtaining a cost estimate, they will advise the Selectmen as to whether there are sufficient funds in their budget to cover this work.

SOUTH STREET COMMITTEE:

The Board:

VOTED: To send a letter to the South Street Committee responding to questions regarding the Planning Board's authority to require a 28-foot roadway width for reconstruction of South Street "extension." The letter stated that the Town's Subdivision Standard of 28 feet does apply to South Street, that the Board is empowered to grant a waiver of the width, but that the Board would not be inclined to do so for reasons of 1) safety, and 2) maintaining the 28-foot standard for future streets.

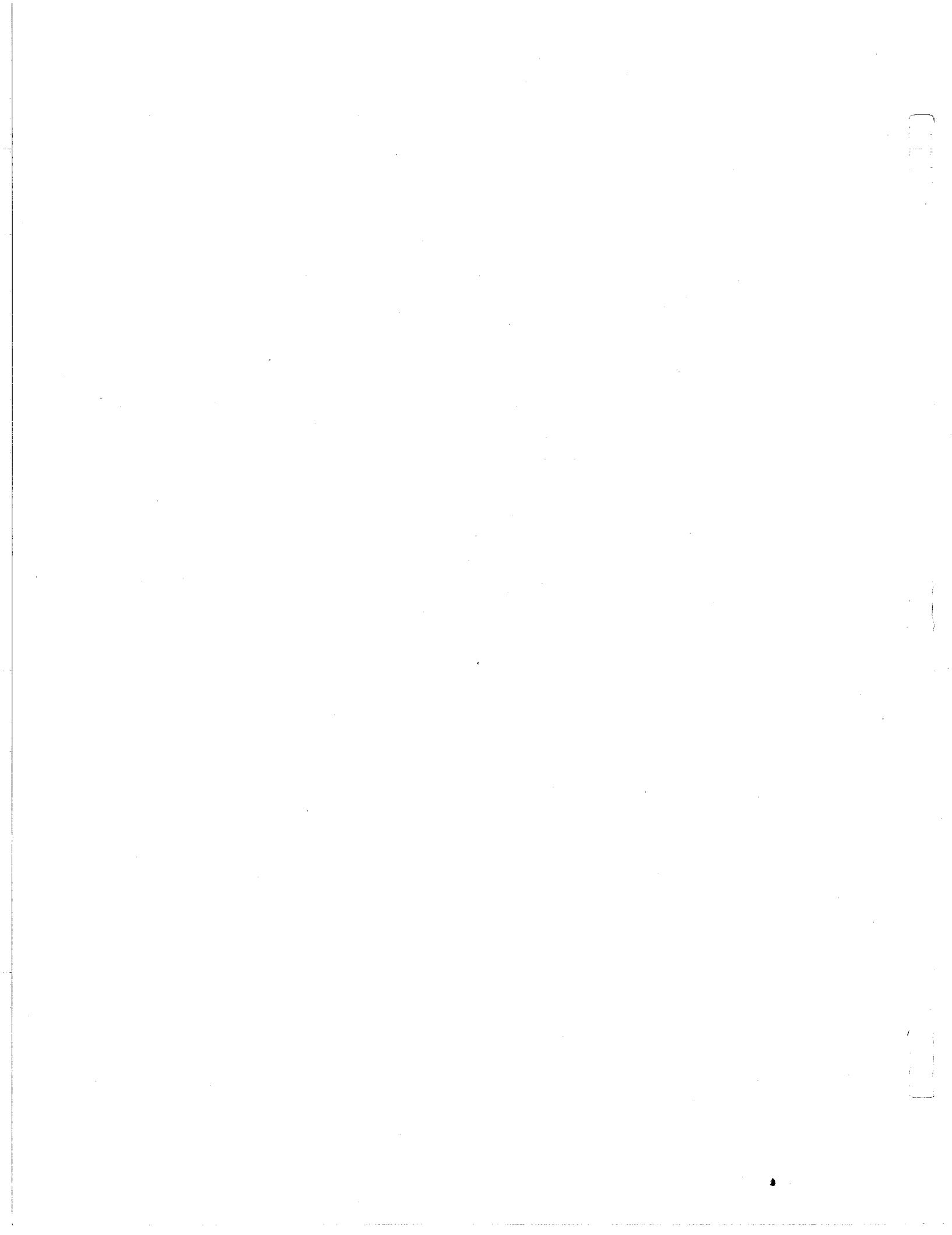
ZONING CHANGES FOR TOWN MEETING:

The Board discussed the first draft of changes for Day Care requirements, multi-family building requirements, Cluster Zone requirements; definitions of "Intersecting street," "frontage," "lot," and "rear lot line"; and the extent of use allowed on split-zoned lots.

The meeting was adjourned at 10:30 p.m.

Respectfully submitted,

Margaret E. Bancroft  
Secretary



MEDFIELD PLANNING BOARD  
January 21, 1986

Members present: Bancroft, Brennan, Gagliani, Nye and Parker.

The meeting was called to order at 8:00 p.m. by Chairman Brennan and the following business was transacted:

A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS:

VOTED: To purchase the above-named reference book in the amount of \$27.00.

SOUTH STREET COMMITTEE:

Chairman Brennan reported that on Thursday night, January 23, 1986, the South Street Committee will be meeting to complete a report to be presented to the Selectmen on January 28th. No Planning Board action required.

STUART STREET - PLAN UNDER SUBDIVISION CONTROL NOT REQUIRED:

The Board is in receipt of a "Plan of Land in Medfield, Mass.", dated December 26, 1985, drawn by Norwood Engineering Company and owned by Pondview Estates, Inc.

VOTED: To sign the above-described plan showing lots 8C and 7.

The plan was signed.

CASTLE HILL ESTATES:

The Board is in receipt of a letter dated January 16, 1986, from Michael Marholin regarding the resolution of the sloping question and reduction of the bond held.

The Board will consider reduction of the bond after the sloping question has been resolved. The Board would prefer to have Mr. Marholin and Mr. Boudette meet on January 27th to discuss the matter.

The only items which can be considered for reduction are those items which have been signed off. The only items which have been signed off are as follows:

1. Clearing & Grubbing of Right of Way
2. Sub Grade Preparation & Rough Grading
3. Drainage (below grade) Installation
4. Water Gates, Shut-offs and Hydrants

OCCUPANCY PERMITS:

VOTED: To send a memorandum to Building Inspector/Zoning Enforcing Officer re occupancy permits issued prior to completion of projects.

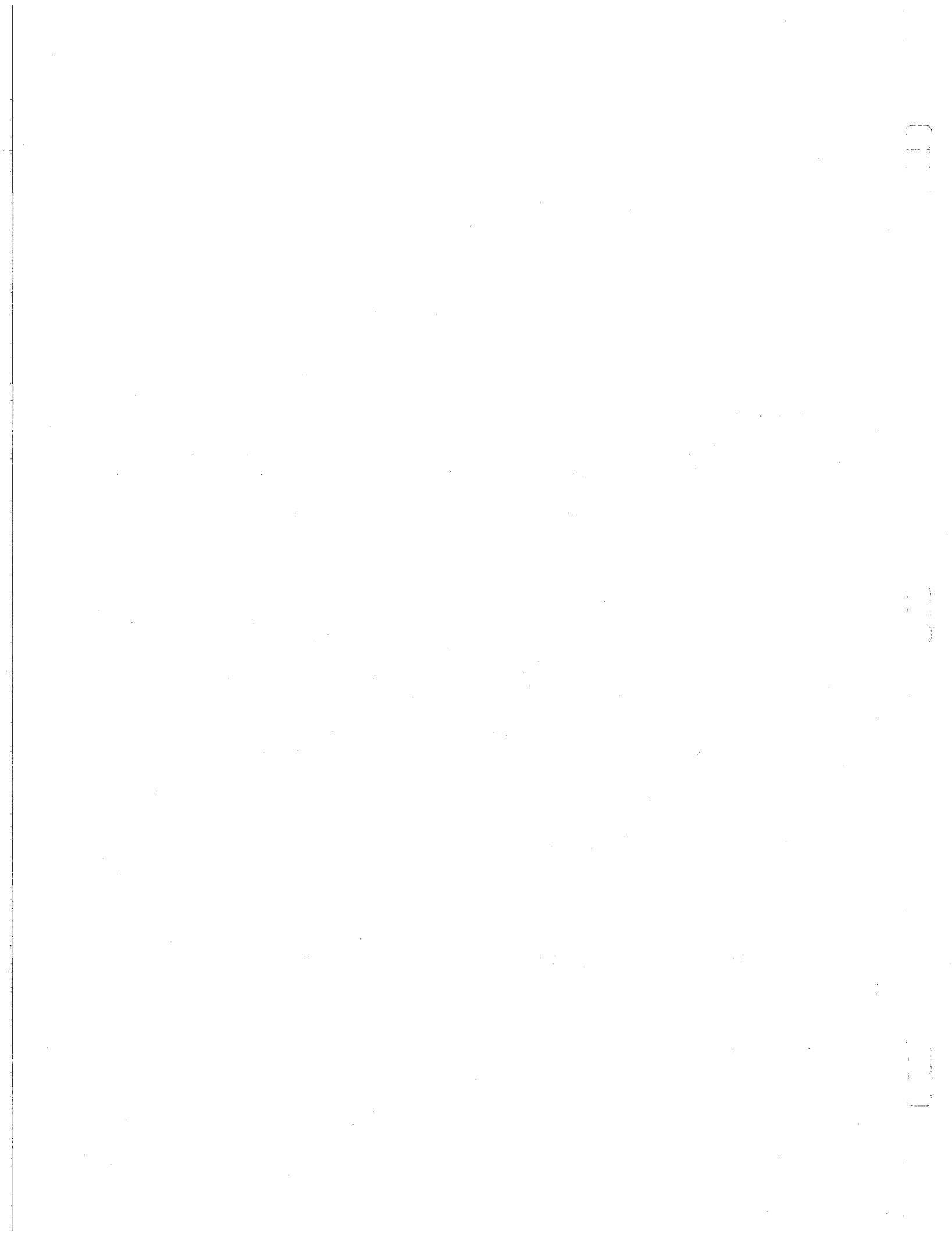
MINUTES:

VOTED: To accept the January 15, 1986 minutes.

The meeting was adjourned at 11:00 p.m.

Respectfully submitted,

Margaret E. Bancroft, Secretary



Members present: Bancroft, Brennan, Gagliani and Parker.  
Others attending: Indian Acres, Merrikin, MacCready and Rosenfeld; Bridges  
land, Donald Nielsen, engineer, Ruth Bridge, David Nielsen,  
Russell Nielsen and others; Deerfield Drive, Marholin,  
Boudette and Good; Hickory Drive, Tocci and Giunta.

The meeting was called to order at 8:00 p.m. by Chairman Brennan and the following business was transacted:

INDIAN ACRES SUBDIVISION:

Messrs. Merrikin, MacCready and Rosenfeld met with the Board to discuss (1) the configuration of lot #11; (2) a drainage swale on Higgins' property; (3) runoff onto the Bartholomew property; and (4) allowing detention basin as part of drainage system.

Mr. Merrikin said he will rework the design of lot #11 on Wheelwright Drive to meet the Town's specifications.

Mr. MacCready said he had talked with Mrs. Higgins regarding the construction of a drainage swale on the Higgins lot. Mr. Brennan noted that Mr. Higgins had called him and he would like to be assured that this swale would not cause new water problems on his property. It was the Board's consensus that the proposed swale would help move water off the Higgins' property into the street drain.

Mr. MacCready said that he had observed the runoff to the Bartholomew property during a rainstorm and recommended that the Town put in a grass strip along the street in front of the Bartholomew property and put a berm across his driveway, which should eliminate runoff from North Street. Messrs. Brennan and Parker said that they had also observed the runoff and did not feel that the water was coming from the Indian Acres area.

Mr. Rosenfeld reaffirmed that he would like to use the retention-basin type of drainage so that he would not have to spend the time to go before the Board of Appeals. He said he would be willing to fund the reconstruction of the North Street culvert, but he would like the Town to apply for the permits.

The installation of the detention basin would allow zero increase in flow; however, a 100-year storm would raise the swamp 3/4". Currently, 25% of the water runs off the site, when developed the runoff will be 40%.

Mr. Gagliani asked, "How do we address having additional water running into the swamp if it is private property?"

The Board did not feel that it would make any difference.

Mr. Rosenfeld presented the Board with two estimates and his proposal for constructing the culvert. This information will be given to Superintendent of Streets Feeney and the Selectmen.

Mr. Rosenfeld said he would request a further extension of time within which the Board must act on his subdivision.

BRIDGE PROPERTY - SOUTH STREET:

Mr. Donald Nielsen of Guerriere & Halnon, representing the Bridge family, presented the Board with an informal subdivision plan. This plan showed a five-lot

subdivision, located within two zoning districts; namely, RU and RS. Mrs. Bancroft noted that the two-family house did not have sufficient area within the RU zoning district. It will be necessary for the subdivision to be redesigned to allow the existing duplex to remain. Mr. Nielsen said that the two barns in the rear would be raised and four single-family homes would be built. The road would be 289 feet in length and would have a turnaround with a 50-foot radius.

They will file for a determination with the Conservation Commission on the wetlands.

Mr. Nielsen said he would revise the plan and come back to the Board.

DEERFIELD DRIVE:

Messrs. Marholin, Boudette and Good met with the Planning Board to discuss the sloping on Deerfield Drive. A plan has been submitted showing a fieldstone fence  $2\frac{1}{2}'$  high near the detention area, stone riprap on slope behind the detention area, blending slope from top of ledge back to existing ground, rosa-multiflora shown as pedestrian barrier, existing slope is 1.7 to 1 minimum, sidewalk relocated to south side of Deerfield Drive and other details.

The slopes will be planted hydroponically, in accordance with the way certain State slopes are planted.

The lots are sold in the subdivision, however, Mr. Marholin says that he has the sloping rights. He felt he could also plant the rosa-multiflora on lots he does not own.

Mr. Parker asked if the town retains any rights to use the slope easement.

Mr. Marholin said it is a temporary easement. The "Y's" have not been brought out from the center of the street to private property.

The Board requires water and sewer be brought to the property. Electricity, telephone and cable must also be brought to the property.

Mr. Marholin asked if the Board could approve the slopes subject to the new owners coming back.

Town Counsel Fuller will be asked if the Board may specify where they would like to have water and sewer connections made.

The Board will take these questions under advisement.

The Board will invite the Water & Sewerage Board to meet with them to discuss where they have approved the water and sewerage connections for the Deerfield Drive lots.

The question of the "great boulder" was brought up. Mr. Marholin said he would like to leave the boulder where it is as many people have mentioned to him that it is attractive. Mrs. Bancroft said she had noted that the boulder seems to be cracked and would like to be sure that if Mr. Marholin is allowed to leave it, it will not deteriorate and break.

This will also be taken under advisement.

TOCCI - HICKORY DRIVE:

Messrs. Ronald Tocci and George Giunta met with the Board and presented two plans Approval Under Subdivision Control as follows:

1. Plan of Land in Medfield, dated January 18, 1986, showing the separation of 28,188 square feet of land from a lot on Harding Street, Wells, owner.
2. Plan of Land in Medfield, dated January 18, 1986, showing eight lots on Hickory Drive, which is the addition of one lot, owned by H.S.C., Inc., and Ronald T. Tocci and Mark N. Dorfman.

VOTED: To sign the plans as above described.

The plans were signed.

TOWN MEETING ZONING ARTICLES:

The Board VOTED three in favor, with Mr. Gagliani abstaining, to present the following articles to the Selectmen to be acted on at the 1986 Annual Town Meeting:

ARTICLE 1: Change Section 3.3.4 to read as follows:

When a District boundary line divides a lot that is in one ownership of record at the time such line is adopted, a use that is permitted on one portion of the lot may be extended 30 feet opposite the front lot line into the other portion provided the first portion includes the required lot width and depth. This allowance does not apply to Flood Plain or Watershed Protection Districts described in Sections 10 and 11.

ARTICLE 2: Change Section 8.3.6.f to read as follows:

No portion of any entrance or exit driveway shall be within 150 feet of the point of intersection of the center lines of two or more adjoining and/or intersecting streets.

ARTICLE 3: Change Bylaw as follows:

1. Substitute the following sections for Section 5.4.2.12:

5.4.2.12 a) Licensed day nursery or other agency for the day care of six or fewer children.

YES in residential districts  
SP in B, B-I & I-E districts

5.4.2.12 b) Licensed day nursery or other agency for the day care of more than six children.

SP in all districts

2. Add to the Table, Section 8.1, following "School or college," the following section:

USE Day Care facility for children.

NUMBER OF PARKING SPACES One space for each full-time employee and each full-time position shared by part-time employees, plus one space for each 300 square feet of classroom space.

ARTICLE 4: Add to Section 2.1.24, at the end of the first sentence, the words:

which is bounded by front, side and rear lot lines as defined in this Bylaw.

Change Section 2.1.27, first sentence, to read as follows:

The line dividing a lot from a street right of way.

Add to the end of Section 2.1.27 the following sentence:

The front lot line must be located so as to be able to provide primary access to the lot.

ARTICLE 5: Add to Section 14.10, third sentence, following the words "special permits required by", the following words:

Section 7 - Cluster Residential Zoning,

and add in the same sentence, following the words "by the provisions of Sections", the number "7,".

Add to Section 7.1.1, following the first sentence, the following sentence:

Such permit process shall be governed by the provisions of Section 7 of this Bylaw.

ARTICLE 6: Add Section 14.10.5.2. Upon proper application pursuant to Section 13, and after a public hearing following the procedure required by Section 14.10.3, the Board of Appeals may grant a Special Permit to allow a sign to be erected that would otherwise not be permitted, if the Board concludes that a Special Permit is warranted by the application and the evidence produced at the public hearing and if the Board makes the following specific findings of fact:

- a) The proposed sign will not have an adverse effect upon property values in the neighborhood.
- b) The proposed sign is architecturally and aesthetically consistent with the other signs and structures in the area.
- c) The proposed sign will not create any hazard to public safety or health in the neighborhood.
- d) The proposed sign does not create a nuisance.

In no case shall a Special Permit be granted for a sign specifically prohibited in any subsection of Section 13.3.

Change Section 13.1.3 to read as follows:

A Sign Advisory Board shall be appointed by the Planning Board and shall be composed of one Planning Board member, one Master Plan Implementation Committee member, two business persons and one resident at large.

ARTICLE 8: Add to Section 6.2.1, after the words "Except for," the following words:

multifamily residential developments.

Add to Section 14.13.1 the following paragraph:

For multifamily site plans, the size, number and placement of structures on the site shall be appropriate to the site and compatible with its surroundings.

PERSONNEL ARTICLE:

VOTED: If the Personnel Board does not submit an article to upgrade the Planning Board Administrator's position, the Board will submit an article.

The meeting was adjourned at 11:20 p.m.

Respectfully submitted,

Margaret E. Bancroft  
Secretary



MEDFIELD PLANNING BOARD

February 3, 1986

Members present: Bancroft, Brennan, Gagliani and Parker.

The meeting was called to order at 7:45 p.m. by Vice Chairman Parker and the following business was transacted:

DEERFIELD DRIVE - CONNECTION TO WATER & SEWER:

Water & Sewerage Board members John Rose and Harry Merrow and contractor, Jeff Gambazzio, met with the Planning Board to discuss sewer connections to Lots 17, Q and R. Water Board Chairman Rose said that ideal conditions would be to have each house connected individually to both water and sewer, however, this is a special case. The water could be put in the same trench above the sewer. The trench would be on the lot line and would allow a water and sewer connection on each side of the lot line.

The Board will discuss the sloping at its next meeting.

YERED AND KELEHER - PUBLIC HEARING:

Chairman Brennan called the public hearing to order at 8:15 p.m. Mrs. Bancroft read the notice which appeared in the Suburban World. Mr. Brennan explained the procedure to be followed.

Attorney Donald Church said that they had been before the Planning Board for preliminary plan approval and received comments from the Planning Board. Then they filed with the Zoning Board of Appeals and the Conservation Commission and sent drawings to the Board of Health. Since then we have had a hearing with the Zoning Board of Appeals. They have issued a Special Permit with conditions which have been incorporated to the extent that they consist of engineering requirements of the plans before you tonight. The Conservation Commission has similarly approved the plan. The Board of Health requirements have been incorporated into the current plan. Our engineer has taken the comments that they have received from our most recent plan submittal and I believe they are ready to make a presentation on that this evening.

Robert Boon, engineer for Yered and Keleher, answered the Whitman & Howard report of January 20, 1986, as follows:

W&H COMMENT 1. RECOMMEND THAT PARKING SPACE #8 BE ELIMINATED OR MOVED TO SOME OTHER LOCATION. PARALLEL PARKING BE A MINIMUM OF 22 FEET LONG.

Robert Boon said he will remove Parking Space #8 and will not replace it as the present design includes one space over the parking requirement. They plan to keep parking spaces 21' long as they feel that this is inactive parking on an inactive secondary street.

W&H COMMENT 2. DO NOT RECOMMEND PVC PIPE FOR GAS TRAP CATCH BASIN BECAUSE OF PROBLEMS WHEN EXPOSED TO SUNLIGHT. BELIEVE THAT THE 5" PIPE IS TOO SMALL AND WOULD CAUSE FLOODING ON PAVEMENT FOR THE TEN-YEAR, ONE-HOUR STORM. RECOMMEND USE OF 12" PIPE.

Robert Boon said that his design included the use of 5" PVC outflows in order to retain a portion of the rainfall in the outflow areas while allowing it to slowly drain into the wetland. If no retention of water in the parking lot

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is desired, we have found that a 10" PVC at 2.0% is sufficient to handle the drainage at each end of this site in a 100-year storm.

Mr. Brennan asked that a 10" pipe be installed to keep the water from flowing over the berm in a 10-year storm.

Attorney Church said that the Board of Health didn't want too large a pipe to put water into wetland.

Mr. Brennan read the Board of Health letter which did not explain the matter.

W&H COMMENT 3. RECOMMEND A MINIMUM OF 12 INCHES OF GRAVEL BE USED UNDER THE BITUMINOUS PAVEMENT INSTEAD OF THE PROPOSED 9 INCHES.

The Board requested that a 12" gravel base be used. Norwood Engineering agreed to this.

W&H COMMENT 4. WATERSHED PROTECTION DISTRICT SHOULD BE LOCATED ON THE PLAN.

The Board asked that the 140-foot contour be labelled. Norwood Engineering said they would label the contour as requested.

W&H COMMENT 5. RECOMMEND THAT THE LANDSCAPING PLAN SHOW THE TYPE OF FLOWERING TREES AND RECOMMEND THAT TREES BE 8 TO 10 FEET IN HEIGHT INSTEAD OF THE PROPOSED 5 TO 7 FEET.

Landscape plan will be changed to meet W&H recommendations.

W&H COMMENTS RE GUARANTEE FOR WHITE PINE.

Norwood Engineering said that a nursery is responsible for the trees and shrubs and they have never spelled out a guarantee on landscape materials.

Mr. Brennan asked that they obtain a guarantee from their nursery.

Mr. Brennan read a letter from the Conservation Commission.

A question was asked about gas traps. Mr. Boon said that they are designed to collect any liquid. Anything that doesn't float or sink. Gas, oil and silt are usually collected.

Mr. Parker asked if any trucks would be washed on the site. The answer was "no."

Mr. Boon said he had attended a meeting on December 18th where the Board of Health Agent, the Conservation Commission Chairman, the applicants and he were present. At that time he felt he needed a statement that the location and design of the plan meets Board of Health Agent's approval.

Mr. Domey is in agreement with the design and location of the 5" pipe.

The Planning Board needs more information regarding the pipe. It appears that a 5" pipe will allow water to be detained on that area of the parking lot at elevation 144, when that area is filled the water will run over the berm and spill into the wetland.

Mr. Brennan noted that the plan doesn't show compensatory storage.

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Mr. Parker asked if it is possible to construct compensatory storage at the rear of the lot.

Mr. Boon said that compensatory storage could be provided, however, both the Board of Health and Conservation Commission did not feel it was necessary.

Mr. Brennan said that there is an order to conditions that says that "there shall be no construction within the Watershed Protection District." The Watershed Protection District is at the 140 elevation.

Mrs. Bancroft said that the Conservation Commission goes by vegetated wetlands and not the Watershed Protection District.

Mr. Brennan stated that the Planning Board's role is to make sure that the plan meets the requirements of the Board of Appeals decision. There appears to be a conflict with the Board of Appeals decision.

Attorney Church said that his clients had the opportunity to obtain their needed gravel at a good price at this time and would like to have the Planning Board's decision as soon as possible. He suggested that the Board ask the Board of Appeals if their decision is still in effect; if so, meet with the Board of Health and ask them to rethink their decision. I would request that the hearing be continued.

Attorney Church said he had a special request, namely, "if we can get a decision on this by the Zoning Board of Appeals, could we ask for your assistance in expediting your decision?"

Mr. Brennan said that the Board would proceed as quickly as possible. He asked that Whitman & Howard comments be answered.

Mr. Parker noted that the new building was referred to as an "office and warehouse" and asked if the office was to be used by the applicants or if they had planned to rent it out.

Mr. Boon said that it was the intention of the applicants to use the office for their business.

Mr. Gagliani asked where the parking space would be where Space 8 was removed.

Mr. Boon said that they had shown one parking space which was not required and so would not replace Space 8.

Mr. Gagliani asked if there was sufficient room for a truck to go in and back up?

Mr. Boon said that there was enough room for that purpose.

Mr. Parker asked if the drains were plugged how much water would the parking lot hold.

Mr. Boon said that it could only hold 6" of water as that is the height of the berm.

Mrs. Bancroft asked if the driveway had been approved by the Superintendent of Highways. The Board needs to know this before approving the plan.

It was requested that the hearing be continued to March 3rd. (Since that time Mr. Yered called and would like the hearing continued to February 24th.)

Mr. Parker asked if there is an alternative material that could be used instead of PVC, which would not be subject to breaking.

Mr. Boon said that there is a cast iron hood that could be used instead of the PVC T.

Mr. Parker asked how the T traps gas.

Mr. Boon said it only allows that silt, gas and oil go into the T neck.

The hearing was continued to March 3rd.

MEDFIELD TECHNOLOGY PARK - PUBLIC HEARING ON DEFINITIVE SUBDIVISION PLAN:

Chairman Brennan called the hearing to order at 9:00 p.m. Secretary Bancroft read the notice which appeared in the SUBURBAN WORLD. It was noted that all direct abutters were notified by certified mail.

Chairman Brennan said that the procedure to be followed would allow the applicant to make a presentation. The applicant would then answer questions from the Planning Board and others.

George Basile said that he was here and had a signed plan approved and because of some technical problems the decision had been rescinded. Since that time Mr. Basile has received a Board of Appeals decision dated December 27 to allow a variance from the buffer requirements. The subdivision plan is now subject to a technical review by the Planning Board.

Peter Smith, engineer for the project, has taken the Board of Appeals decision into consideration. Mr. Basile said that the plan now reflects decision. The Thayer's driveway has been shown on the plan. Any work has been moved so that it will not be within 25 feet of wetlands.

Peter Smith, E. W. Branch Company, pointed to the driveway as shown. The curbing has been changed in the street so that there will be easy access to the Thayer driveway.

At this time two representatives of the Thayers talked with the engineer and asked additional questions regarding the driveway.

Mr. Basile asked for final approval of his definitive plan. He said that of the 26 acres zoned for industrial use that there are about 18 acres that can be developed. A lot of area will be used for detention ponds and basins.

Mr. Basile said that they will be luck to get 12 acres of industrial land. There will be a 60-foot street. Basically, the park will be a technology park. The buildings will be brick and of colonial design. The park will be similar to the Shawmut Bank industrial area on Dedham Street, Canton.

This plan has already been submitted for preliminary review. A variance has been obtained for the 150-foot buffer and is shown on the plan. Off Hospital Road there will be a residential subdivision and the 54 acres will be utilized. There will be three detention ponds on the site. All utilities will be underground. It will be a handsome park.

Mr. Gagliani asked about the area and depth of the three detention ponds.

Mr. Booth said that there will be no standing water. After a storm all the water will be gone. Pond #1 will hold 5½ feet of water, #2 will hold 4½ feet of water, and #3 will hold 6½ feet of water. This will allow water to enter the brook at a reasonable rate.

Mr. Gagliani asked how the bottom of the ponds will be treated.

Mr. Smith said that they will be left natural.

Mr. Gagliani asked if a fence is being proposed around the three basins.

Mr. Basile said that they would be protected by a green vinyl fence.

Mr. Parker asked what the grades and actual depth of the ponds would be.

Mr. Smith said the depth of #3 is 11 feet and there will be a fence around it. Ponds 1 and 2 will be six feet in depth and will also be fenced.

Mr. Parker asked who's responsibility will it be to maintain these detention areas? How will this be handled?

Mr. Basile said that it is private property and the owner must maintain the detention basins.

The Board will request comments from Mr. Feeney before a decision will be made on the plan.

Mr. Basile said he would ask for a vote on this plan tonight.

Mr. Brennan noted that everything in the system goes down into the brook.

Mrs. Thayer's son-in-law stated that the brook runs through Mrs. Thayer's property. He said that the brook is full now and that any additional water will force the brook over its bank.

Mr. Smith explained that the purpose of the ponds is to hold the water so it will not allow the brook to overflow. The rate of runoff will be the same as currently or less. There will be less water over a three or four-day period.

Mr. Brennan said that the water runoff will increase, but the ponds will meter it out over three or four days.

Mr. Parker asked Mr. Basile to describe the buffer strip and tell the Board how the strip will be planted.

Mr. Basile The Board of Appeals allowed me to use the buffer strip at the entrance. They granted me the right to use part of the buffer strip to enter the premises. The buffer strip in its entirety will be on our own land.

Mr. Booth explained the design. The buffer will be left in its natural state for fifty feet and the rest will be planted.

Mrs. Bancroft read the requirements for a landscaped buffer from the Zoning Bylaw.

Mr. Brennan said that the Board needs plan #8 stating that the landscaping will be taken care of.

Mr. Olson said that he thought that it was part of the total package.

Mrs. Bancroft said that there was a question as to the grade at the railroad crossing. The plan shows the proposed street two or three feet below where the track exists. She was concerned that this could cause a problem with the Thayer's driveway.

Mr. Basile said he had received permission from Penn Central to lower the area as the tracks have been removed.

Mr. Smith said that the grade has been met on the active track.

Mrs. Thayer's son-in-law asked if after this road had been completed would it belong to the town.

Mr. Brennan: If it is built to town specifications, the town will accept it as a public way.

Mrs. Thayer's son-in-law asked what the recourse would be if the drainage did not work correctly and it caused damage to the Thayer property.

Mr. Basile said that safeguards have been built into the design of the drainage. It is a reasonable method of handling the flow by competent engineers' judgment. The calculations have a pretty good safety factor built in.

Mr. Basile said, "We have a request before you to accept these plans."

Mrs. Bancroft asked Mr. Basile what the center strip would look like.

Mr. Basile said it would be tapered eight feet wide, loamed and seeded. It will be shown on the landscape plan.

Mr. Basile said that he has resubmitted the plan with the two significant changes that he deals with the driveway of the Thayer property and the road has been moved so that it is 100 feet from the Hinkley property.

Mr. Brennan suggested that the landscaping plan be approved subsequent to a submittal of a landscape plan as part of the plans to be signed for approval.

Mr. Basile will need waivers for the length of the cul-de-sac and the divider in the middle of the street. The Board also needs an updated covenant.

VOTED: To approve the plan of Medfield Technology Park dated July 13, 1985, revised to January 30, 1986, subject to waivers from the Land Sub-division Rules & Regulations of the Planning Board for the length of the cul-de-sac and to allow an 8-foot wide median divider as shown on the plan, subject to the condition that a landscaping plan be submitted which meets the approval of the Planning Board and subject to complying with the regulations of the Board of Health, Water & Sewerage Board and other Town Boards.

The vote was three in favor with Mr. Gagliani abstaining.

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SHEPHERD LANE:

It was the consensus of the Board that a \$300 fee would be charged for the first inspection of Shepherd Lane as it was a street of approximately 300 feet.

VOTED: To sign the covenant presented by Onalam Realty Trust.

MASS. HOMEOWNERSHIP OPPORTUNITY PROGRAM - LETTER FROM SELECTMEN:

The Selectmen have invited the Planning Board to send a representative to a meeting regarding Massachusetts Homeownership Opportunity Program offered by the State to enable moderate income individuals and families to purchase their first home. The meeting will be held on Tuesday, February 18th, at 8:00 P.M.

Mr. Gagliani will represent the Board. Mr. Brennan will also attend if possible.

TOWN HALL PARKING LOT STUDY COMMITTEE:

The Selectmen would like to appoint a Planning Board member to serve on the Town Hall Parking Lot Study Committee.

Mr. Brennan will be the Planning Board representative.

HICKORY DRIVE:

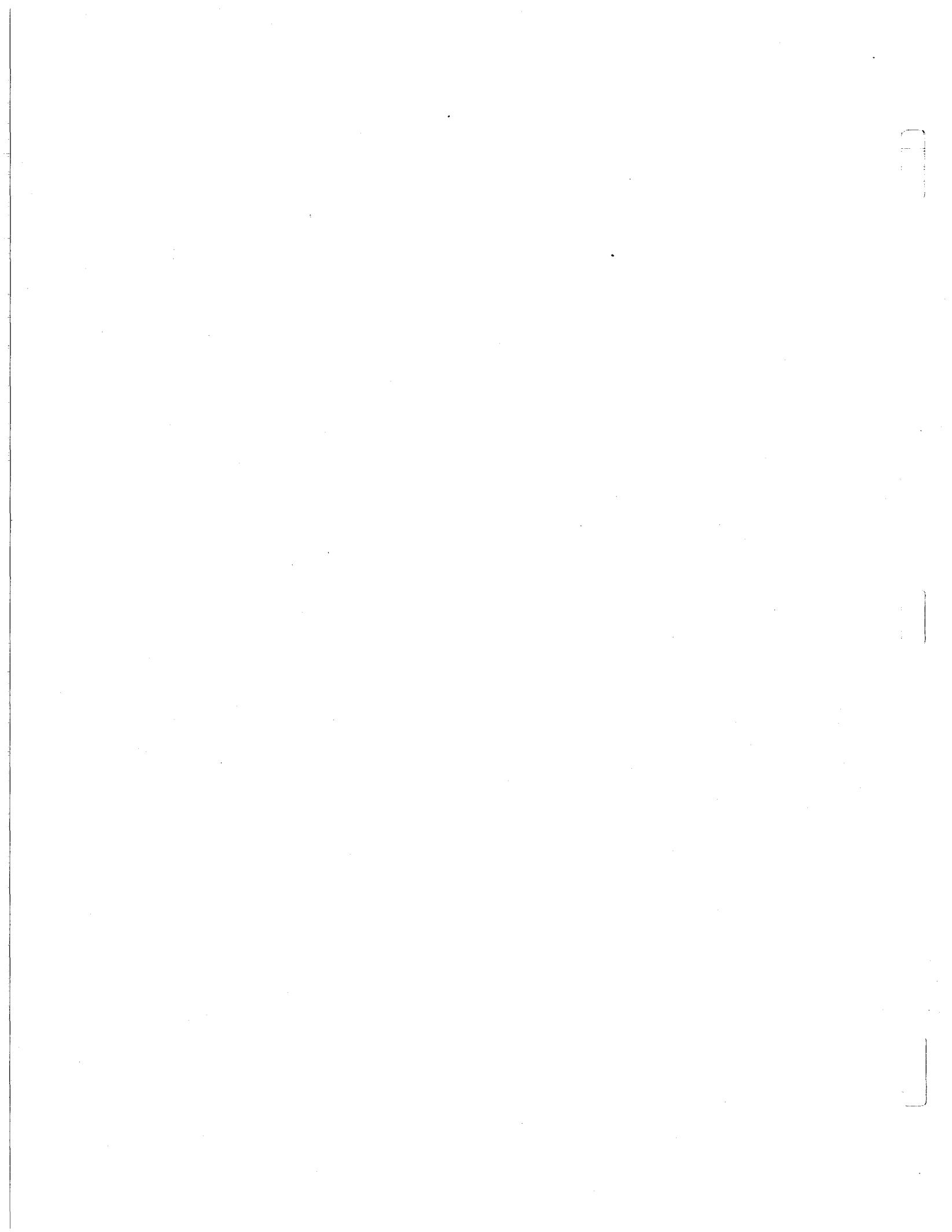
The Board has been requested by the Chief of Police to have the developers of Hickory Drive erect "Stop" signs at both ends.

VOTED: To send a letter to H.C.S., Inc., and Tocci-Dorfman to erect "Stop" signs as directed by Chief Mann.

The meeting was adjourned at 11:20 p.m.

Respectfully submitted,

Margaret E. Bancroft



MEDFIELD PLANNING BOARD  
February 10, 1986

Members present: Bancroft, Brennan, Gagliani, Nye and Parker.  
Others attending: Joseph and Gus Santola; Robert Strong; Huna Rosenfeld, David MacCready and Richard Merrikin and Mr. & Mrs. Higgins.

Chairman Brennan called the meeting to order at 8:00 p.m. and the following business was transacted:

REZONING - LOT ON NORTH MEADOWS ROAD:

The Santolas said that they owned a 50,000 square foot industrially-zoned lot on Route 27. They had purchased the land to erect an auto body shop. However, they would like to construct a building that would be more in keeping with Medfield if the Town Meeting would vote to rezone the land from I-E (Industrial-Extensive) to B-I (Business-Industrial). The Santolas have petitioned the Selectmen to include an article in the Town Meeting Warrant to rezone the land. If it is rezoned they plan to construct a two-story, colonial-style office building.

Chairman Brennan said that according to developers the office market here is pretty much saturated. Peter Fickeisen, who built two office condominium complexes in Medfield petitioned to have an adjoining piece of B-I land rezoned to R-U at last year's Town Meeting.

Mr. Gagliani expressed concern that the requested rezoning from I-E to B-I would be considered "spot" zoning. However, he stated that the parcel is small for industrial use.

The Board will hold a formal public hearing on zoning articles on March 10th at which petitioners may make a presentation to explain their article.

MASTER PLAN IMPLEMENTATION COMMITTEE:

Robert Strong, a member of the MPIC since June 1978, met with the Board to report that the MPIC was unable to obtain a quorum and was unable to respond to the Planning Board's charge of March 4, 1985. Mr. Strong said that this has been disappointing to him, Mr. Gagliani and the few other people who come to the meetings regularly.

Mr. Gagliani said that the MPIC had drawn up their goals but that the problem as he saw it was lack of attendance. They changed the meeting night from Wednesday to the fourth Thursday, but this didn't make the difference. There has not been a quorum so that they couldn't change officers.

Mrs. Bancroft suggested the possibility of changing the name of the committee to the Long Range Planning Committee, however, she noted that planning is currently under way for open space, the Drainage Master Plan, which will include the Watershed Protection District and the Flood Plain map; and further there is a committee looking at the housing supply through the Moderate Housing Program.

Mr. Brennan suggested that perhaps the MPIC should meet monthly - one month with the Planning Board and the alternate month by itself.

Mr. Strong said that "regarding his resignation he would be glad to help things get started. I would be willing to do that."

Mr. Brennan thanked Mr. Strong for his years of service with the MPIC and also

thanked him for his willingness to assist in helping to restructure the MPIC.

The Board is in receipt of a letter from Sarah Schmid dated February 10, 1986, offering her resignation from the MPIC because of other pressing commitments. The Board will act on this resignation at its next meeting.

Mr. Brennan requested that we follow up Mr. Strong's presentation with respect to the role of the MPIC in the near future.

INDIAN ACRES:

Messrs. Rosenfeld, MacCready and Merrikin met with the Board to discuss the Indian Acres drainage plan. Mr. Rosenfeld said that he had met with the Town Administrator and he would like to see Mr. Rosenfeld go ahead and make provisions for drainage by enlarging the North Street culvert. Mr. Rosenfeld said that the detention basin will be removed from the plan; a 15" pipe to town property would be installed; and a 42" culvert would be constructed in accordance with the Town's master plan.

Mr. Merrikin said that the revised plan would lower the road and it would not be necessary to place a swale on the Higgins' property as the drainage would not pitch to the street. Before the revision, there was a problem with the meadow being flat.

Mr. Higgins said that there is a low-lying area that abuts his backyard where there is a surplus of water. He felt that the way the original plan was designed all of the water will go to his lot. Mr. Higgins stated that he has no objections to what Mr. Rosenfeld is doing, but he asked for assurances that he will not get an excess of water.

Mr. Brennan said that there will be less water on the Higgins' property under the revised plan.

An additional issue was the configuration of the lots. Mr. Merrikin said that since the detention basin is not going to be constructed, the lots can be realigned.

Mrs. Bancroft asked if drainage calculations would have to be changed to put water into the culvert. Mr. Brennan said that the Board will have to have Whitman & Howard review the drainage again.

Mr. Merrikin said that Mr. Rosenfeld would like to have the Board approve the subdivision with conditions.

Mr. Rosenfeld will submit a letter requesting an extension of time within which the Planning Board must give its decision on Indian Acres.

VOTED: To accept such extension to March 11, 1986, if requested.

YERED & KELEHER SITE PLAN:

The Board is in receipt of a copy of a letter from Conservation Commission Chairman, Lee Howell, dated February 10, 1986, approving the compensatory water storage of approximately 1,324 square feet to the rear of the proposed building at elevation 139.7. The Board also received a copy of a letter from the Board of Health Agent dated February 10, 1986, indicating approval of a plan revised to February 5, 1986, showing a 5" pipe going into the wetlands which would allow for flooding of a portion of the Yered parking and loading area.

The Board will prohibit anything that would allow overflow into the wetlands. It was the consensus of the Planning Board that they would not sign a plan which showed on-pavement storage of water in the parking lot. According to the Board's engineer, Whitman & Howard, the use of a 5" pipe to drain the area to the wetland would cause water to wash over the top of the berm adding floating pollutants directly to the wetland.

The Board has a question regarding how the roof drain works.

SNCARC:

Jane Smith, Director of SNCARC, submitted a sketch of the sign on which she had final approval from the Planning Board in accordance with Board of Appeals Decision No. 458.

VOTED: To approve the sign as submitted; namely, one stating "South Norfolk County Retarded Citizens" and the other "SNCARC."

ARD RIGH II:

In accordance with Lawrence Schlager's request, the Board had Whitman & Howard inspect Dover Farm Road. In accordance with the Whitman & Howard report, the Board:

VOTED: To release Travelers Indemnity Company Bond #671F9535 in the amount of \$40,000 in exchange for surety in the amount of \$4,000, to cover the following:

1. Loose-placed round stone around the pipe outlet in Lot 187 does not meet the Subdivision Rules & Regulations for an endwall. The Board suggest the use of a flared end section with appropriate riprap around the sides for a low profile.
2. Riprap should be placed on the channel for the first twelve feet of the drainage ditches.
3. The monuments located at approximately Station 9+40 left is in a small depression and was found two inches below water. This bound should be raised or eventually it will become lost.
4. Bituminous berm should be repaired where it has been damaged on the inner circle of the cul-de-sac.
5. Add four 8' pines to cul-de-sac plantings.
6. Add wood chips to the Board's satisfaction.

EARLY HORIZONS PARKING PLAN:

The Board is in receipt of a letter and parking plan from Barbara MacDonald, owner and administrator of Erly Horizons.

VOTED: To send a letter to Ms. MacDonald pointing out Sections 2.1.36, 8.2.6, 8.2.7 and 8.3 and requesting a new parking plan using the above requirements.

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February 10, 1986

A Board of Appeals application for variance was also included in Ms. MacDonald's letter.

M&D SITE:

In accordance with the Special Permit for Site Plan Approval issued on April 29, 1985, and Section 8.2.9 of the Zoning Bylaw, the Board:

VOTED: To send a reminder to the Building Inspector that "all parking spaces be asphalted and lined" and that landscaping be in place before the building at 258 Main Street is occupied.

STREETS FOR TOWN ACCEPTANCE:

Mrs. Bancroft reported that she has been reviewing several old plans for streets to be accepted so that they will meet today's Registry requirements. She will discuss the changes that need to be made with Town Counsel Fuller.

SHEEP FARM LANE:

The Board agreed that "Sheep Farm Lane" be changed to Shephard Lane (there are at least five spellings of this work - a final decision will be made as to spelling when the plan comes back with the name changed.)

BASILE INDUSTRIAL SUBDIVISION:

The Board requested that a paragraph be added to the MEDFIELD TECHNOLOGY PARK decision as follows: "The Board would like you to be aware that the upkeep of the detention ponds is the responsibility of the land owner and permission of the Town is required to connect a private drainage system to the drainage in the public way."

FEBRUARY 24TH MEETING:

It was noted that there will not be a quorum at the February 24th meeting. The Floyd & Glenn public hearing will be pushed forward to March 3rd, as will the continued hearing of the Yered & Keleher Site Plan.

Respectfully submitted,

Margaret E. Bancroft  
Secretary

MEDFIELD PLANNING BOARD  
March 3, 1986

Members present: Bancroft, Gagliani, Brennan, Parker and Nye.

PUBLIC HEARING - FLOYD AND GLENN OURS:

Chairman Brennan called the hearing to order at 8:00 p.m. Secretary Bancroft read the legal notice advertisement as it appeared in the SUBURBAN PRESS.

Glen Ours said that he had received a copy of Whitman & Howard's report and as his plan does not comply he would like a continuation of the hearing to March 24th.

Mr. Ours presented the Board with a letter from Ernest C. Roy, Sr., stating "what has been started as far as the landscaped barrier (required by the Board of Appeals) will be deemed satisfactory to myself if continued for a distance of 120 feet in a southwesterly direction from the right-of-way of Adams Street along the side lot of the adjoining properties." This letter will be forwarded to Whitman & Howard when a new plan is received from Mr. Ours.

Mr. Roy asked if Mr. Ours new plan will show the construction of the garage.

Mr. Brennan said that it will show the plantings and drainage features of the site, and the footprint of the garage. Items which will be covered on the plan are set forth in Section 14.13.3 of the Zoning Bylaw.

VOTED: To continue the hearing to March 24th.

A.H. HARRIS & COMPANY - SITE PLAN HEARING:

Chairman Brennan called the hearing to order at 8:20 p.m. Secretary Bancroft read the Legal Notice which appeared in the SUBURBAN PRESS.

Mr. Warren MacDonald, President of A.H. Harris & Company, said the property was purchased in 1974 and in 1985 received a variance from the Board of Appeals on the required setback for the addition. He said that the town had taken some of his land to widen the road and a water line and a sewer line had been installed. He said he would like to add 800 square feet of office space to the present office building. He said that Section 5.8 states that Site Plan Approval by the Planning Board is required.

Chairman Brennan read the Whitman & Howard comments into the minutes.

Mr. MacDonald said he could comply with the comments from Whitman & Howard, except for the existing 20'-wide gate, which is required to be 24 feet. Mr. MacDonald said that there are two 24" diameter, cement columns twenty feet apart. If this has to be changed they would have to remove one column and change the curbing. He further stated that there had been no problem with the gate as there is not much traffic. He said that they were planning to put in an additional catchbasin for the roof runoff. Currently, the company does not stripe the parking spaces, but they number them at the cement bumper.

Mr. Brennan said that if you are making a change, your whole plan must comply. The parking area needs to be paved.

Mr. Brennan asked how many employees there were at A.H. Harris & Company.

Mr. MacDonald said that there are 24 employees. Three employees are salesmen and are usually out on the road. He said that there are three parking spaces for visitors only.

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March 3, 1986

Mrs. Bancroft asked if any handicapped parking spaces had been provided.

Mr. MacDonald replied that there were none.

Mrs. Bancroft noted that it may be necessary to provide handicapped spaces and will check the Town Bylaws to determine if they are necessary. She suggested that the minimum number of parking spaces be made available and that as little pavement as possible be added.

Mr. MacDonald said that they would also have to pave the loading dock area and that would mean the whole area has to be paved. He stated that they have never had a problem with runoff as a retention basin has been constructed in the rear of the lot and it has never overflowed. He said that one of his salesmen is a hydrologist and he designed the basin.

Mr. Brennan asked what good it would do to have a paved pad. It is his opinion that they should have a paved parking lot.

Mr. MacDonald said that if they paved the parking lot all the drainage will go into the street.

Mr. Brennan said that drywells would have to be installed to accommodate the drainage.

Mrs. Bancroft said that a concrete pad should be constructed but it would not be necessary to pave the area beyond the driveway to the loading docks.

Mr. Parker stated that if this were a new plan you would have to demonstrate how the trucks would turn around. If it were new we would ask for drainage calculations and ask what would happen to the water.

Mr. MacDonald said that he is planning to put drywells where the down spouts are.

Mr. Brennan asked what happens to the roof drainage now? Does it just run over the parking area?

Mr. MacDonald said that "currently it goes down to the back corner. Part of the problem is that when they put in the sewer line they never restored the old grade so that this drops off about six or eight feet straight down. It is about a one-to-one slope. It is beautiful gravel through there."

Mrs. Bancroft asked what happens to a one to one slope.

Mr. MacDonald said that it deteriorates. He said that they sell a fabric which is like a carpet underlay which is used to keep riprap and bankings in place. They are putting it in drainage trenches and all. It builds up a cake around the pipe. They put it down on marshes. They don't have to excavate. Put two or three feet of fill and you can drive over it.

Mr. Brennan asked if Mr. MacDonald was asking for relief from some of the requirements.

Mr. MacDonald said that "we will do what you tell us to do. The only problem is the gate."

Mrs. Bancroft said that one way to not have to redo the gate is to find another access to the street.

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March 3, 1986

Mr. Gagliani noted that there is a chainlink fence around the site. He felt it would be up to the Board of Appeals if the parking and loading areas would be paved or not.

Mr. Brennan stated that the only way that exceptions can be granted to the Zoning Bylaw is to back to the Board of Appeals. If you submit a new plan to us, it would need to show paving of the parking and loading areas, show a 24-foot wide gate and drainage calculations for the additional runoff. The Planning Board's role is to see that the Bylaw is complied with. If you want relief from the law, you have to go to the Board of Appeals. The areas from which you might wish relief is under Section 8.2, which calls for paving the area/the 24-foot wide access and drainage requirements.

Mr. MacDonald will withdraw his plan and apply to the Board of Appeals for the required variances.

YERED & KELEHER SITE PLAN:

Messrs. George Yered, Robert Keleher and Robert Boon met with the Board for the continuation of the Site Plan hearing. The compensatory wetland has been shown. The Planning Board is in receipt of a report from Whitman & Howard stating, "This proposal is to reduce the drainage area to each catchbasin. This will allow the 6-inch gas trap (at each end of the parking lot) to be of adequate size to outlet the 10-year peak rate of runoff into wetlands without backing up on the pavement areas.

"Mr. Boone from Norwood Engineering informed us by phone this morning that he is proposing that the roof drainage outlet directly into the wetlands. This will decrease the runoff to the catchbasins as described above.

"However, this new proposal will probably need to be reviewed by the Board of Health. . . . . ."

The Board has received the following memorandum from William R. Domey, Engineer/Agent to the Board of Health, "As a means to minimizing the parking area runoff to the two 'trapped' catchbasins, it should be recognized that the building roof drainage is not contaminated and thus can be allowed to discharge directly to the wetlands area. This writer has spoken with Mr. Boone of Norwood Engineering who advised me that they were going to propose this. It appears that this eliminate the need for additional catch basins for the pavement. . . . . . The above is satisfactory to the Board of Health."

The parking lot drainage will go through a 6" gas trap at each end of the parking lot. An 8" pipe will take the water off the roof directly to the wetlands.

Mr. Parker asked if anyone else needs to approve the plan. There is no letter which gives approval for riprap in the wetlands. Since we are separating parking lot drainage from the roof drains, it still is the same water but it is being handled in a different manner.

VOTED: To approve the Site Plan of Land in Medfield, Massachusetts, dated August 10, 1985, and revised to March 3, 1986, owned by George J. Yered and Robert H. Keleher, of Needham, subject to approval by the Board of Health and subject to the conditions of the Board of Appeals Decision No. 460.

The decision will be ready for signing at the Planning Board meeting of March 10, 1986.

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March 3, 1986

RE-RELEASE OF LOTS 14, 15, 16, 18 AND 20 NAUSET STREET:

Attorney Daniel Saevitz, 294 Washington Street, Boston 02108, called and requested an original signed release of No. 3 Nauset Street.

VOTED: To sign the release dated March 3, 1986.

GAS TANKS-SETBACK REQUIREMENTS:

Mr. Lawrence Krasner called regarding his letter of December 27, 1985. A letter was sent to him containing the information which was in the Board's January 6th minutes; namely, that the tanks could not protrude into the six-foot wide setback area.

HOME OCCUPATION IN RS ZONE:

The Board is in receipt of a letter from Pat Shock, Hunneman & Company, requesting information on home occupations in an RS Zoning District. The Board sent a copy of Section 14.10.6c of Medfield's Zoning Bylaw regarding Home Occupations and noted that there is no provision for Bed and Breakfast in the Bylaw and the only way to determine if an antique shop would be allowed at 589 Main Street is by applying to the Board of Appeals for a decision.

RESIGNATION OF SARAH SCHMID:

VOTED: To accept resignation with regret and send a letter of thanks.

LOT LINE - 12 BELKNAP ROAD:

Building Inspector Anthony Calo requested the Board's opinion on which lot line to interpret as a rear lot line at 12 Belknap Road. It is the Board's consensus that the 220-foot line which abuts the rear of Lots 90, 91 and 92 should be considered the rear lot line.

OCCUPANCY PERMITS M&D:

The Board is in receipt of a memorandum from John P. O'Toole, Building Inspector, that he will issue occupancy permits for the M&D Building on Main Street even though the conditions of the Planning Board Site Plan Approval have not been met.

No action taken.

BOARD OF HEALTH AUTHORIZATION:

The Board is in receipt of a letter from the Board of Health stating that they have given their authority to Mr. William Domey.

No action required.

SOUTH STREET ROADWAY PROJECT:

The Board is in receipt of a packet of information from Daniel Fritzsche regarding South Street Extension.

No action required.

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March 3, 1986

HOUSE NUMBERING - LETTER FROM BUILDING INSPECTOR:

The Board is in receipt of a memorandum from the Building Inspector regarding the issuance of street numbers.

This matter will be taken under advisement.

SHEEP FARM LANE - SHEPHERDS WAY:

The Board is in receipt of a letter from Terry Shields requesting the Sheep Farm Lane be changed to Shepherds Way.

VOTED: To accept the requested change.

SCHEDULE MPIC MEETING:

The Board will try to hold a meeting with the MPIC from 7:30 p.m. to 8:30 p.m., April 14th.

REAPPOINT BICYCLE PATH COMMITTEE:

The Planning Board is interested in continued investigation of pedestrian access throughout the town and feel that the Bicycle Path Committee should be reactivated to study areas of Town which would benefit from sidewalks/bike paths.

INDIAN ACRES:

The Board will request input from Highway Superintendent Kenneth Feeney on the Indian Acres subdivision.

PLAN UNDER SUBDIVISION CONTROL NOT REQUIRED - OFF HARDING STREET:

The Planning Board is in receipt of a Plan of Land in Medfield, dated January 14, 1986, drawn by George Giunta and owned by Stephen A. Cohen.

VOTED: To sign the plan.

The plan was signed.

DEERFIELD DRIVE SLOPING:

The Board will inspect Deerfield Drive on Saturday, March 8th at 9:00 a.m. to determine sloping requirements.

Mrs. Willis will call Roy Boudette and advise him of the meeting.

METROPOLITAN AREA PLANNING COUNCIL:

The Board is in receipt of a memorandum from Alexander V. Zaleski, Executive Director of the Metropolitan Area Planning Council requesting information regarding Medfield's Subdivision Rules and Regulations or Zoning Bylaw regarding "express requirement that certain development-generated impacts (outside the development itself) be compensated for through the contribution of construction work, money, or land."

The Board will take this letter under advisement.

The meeting was adjourned at 11:25 p.m.

Respectfully submitted,  
Margaret E. Bancroft, Secretary



MEDFIELD PLANNING BOARD  
September 30, 1985

Present: Bancroft, Gagliani, Nye and Parker.

The meeting was called to order at 8:00 p.m. by Vice Chairman Parker and the following business was transacted:

M.P.M. SITE PLAN:

Messrs. Richard Merrikin and Paul Lowenstein appeared before the Board to request that the M.P.M. plan be signed as the conditions in the Planning Board decision had been shown on the site plan.

VOTED: That the plan be signed noting the conditions of the site plan approval of August 1st.

Messrs. Gagliani and Parker signed the plan. Mr. Brennan will be requested to do so as soon as possible.

RICHARD & JUDY SPITZBERG:

Mr. & Mrs. Spitzberg, 4 Larkspur Lane, met with the Board because they are concerned with water in their cellar which Sam Borrelli, the builder, has not yet remedied. They said that more than a year has elapsed since the purchased the house but within that period they had sent a certified letter regarding the problem to the builder.

The Board said that they do not have any clout over this type of situation, but recommended that a hydrologist or engineer look at their problem and advise them of a solution.

COLONIAL PARK:

The Board has before it acceptance plans for Oriole Road from Station 0+23.75 to 12+50.55, Hummingbird Way from Station 0+0 to 3+98.10, Garry Drive from Station 15+37.11 to 22+63.21, Jefferson Way from Station 0+25 to 4+62.53 and Drain Easements on Lots 11 and 59, Oriole Road.

The Board will request that Superintendent Feeney report to the Board on the work to be completed.

GUNHILL PARK SUBDIVISION STUBS OFF WOODEND LANE:

It was suggested that two stubs off Wood End Lane be presented to the town for acceptance at the 1986 Annual Town Meeting. The neighbors did not wish the stubs to be built, but the town should accept them as a part of the subdivision.

VOTED: That the Board will recommend to the Selectmen acceptance of two stubs off Wood End Lane for town acceptance.

Mrs. Bancroft did not vote on this matter.

The Board will request that Superintendent Feeney review Wood End Lane from Station 18+00 to 28.49.33. Gunhill Road, Sawmill Lane and Country Way have been accepted by the Town.

LETTERS FOR STREET ACCEPTANCE:

VOTED: To send letters to active subdividers regarding street acceptances.

GUTHRIE AND BARRETT:

The Board is in receipt of letters from Messrs. Guthrie and Barrett.

VOTED: To send letters to them as follows:

The Planning Board is in receipt of your letters regarding the construction of Trailside Drive within the layout between your homes.

The Board appreciates your letters and your need for privacy and is working with the developer to present a plan showing the stonewalls to be constructed.

The Board would like to thank you for your cooperation.

The Board will be initiating action for the acceptance of Wood End Lane in its entirety at the forthcoming Town Meeting.

MEDFIELD TECHNOLOGY PARK:

VOTED: To add an addendum to the Board's September 24th decision on Medfield Technology Park. This addendum to read, "There shall be no construction within 25 feet of the Watershed Protection District without a Special Permit from the Board of Appeals."

This note is to be added to the plan.

EARTH REMOVAL - STUART STREET:

Questions to ask Whitman & Howard: Does the plan as shown require more earth removal than necessary to have adequate grading of the site?

ZONING CHANGES FOR REVIEW - 1986 ANNUAL TOWN MEETING:

The following changes in the Zoning Bylaw will be considered for 1986 Annual Town Meeting:

1. Require Conservation Land (owned by Town, Trustees, etc.) to be zoned as "conservation land" to reflect the Town's interest in preserving this land as open space.
2. Protect the town's deep water wells by a zoning district. (It is possible that this has already been accomplished by the two-acre zoning in the well area.)
3. More stringent zoning for Child Care Centers.
4. Consider if the restriction for one primary structure on a lot should be changed when considering multi-family. (It seems to be desirable to have smaller buildings for multi-family. Perhaps the restriction could be six or eight units in one building.)
5. Rewrite Section 3 regarding "split lots" and uses permitted thereon.
6. Definition of Lot: Lot line at street for purpose of zoning. (not to center line of street).
7. Definition of Frontage - be able to provide access from frontage.

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8. Lot configuration. Geometric shape to determine lot shape (to avoid odd shapes).

1987 BUDGET:

Request a new schedule of charges from Whitman & Howard.

WHITMAN & HOWARD:

Request a meeting with Mr. Brewster Fuller on November 4th to discuss Planning Board consulting requirements.

BUILDING INSPECTOR:

VOTED: To send a memorandum to the Building Inspector reminding him that any change of use requires an approved parking plan.

PONDVIEW ESTATES:

As the \$92,000 bond is for a two-year period, the Board

VOTED: To request that Home Savings Bank, who is responsible for the streets in Pondview Estates, have the area rebonded as the last bonding occurred in June of 1982.

ST. EDWARDS CHURCH:

As the Church will be razed in the near future, the MPIC has offered their services to the Selectmen to assist in the planning of a park in the area. A suggestion has been made that the Town offer the Norfolk County Agricultural School the park as a school project.

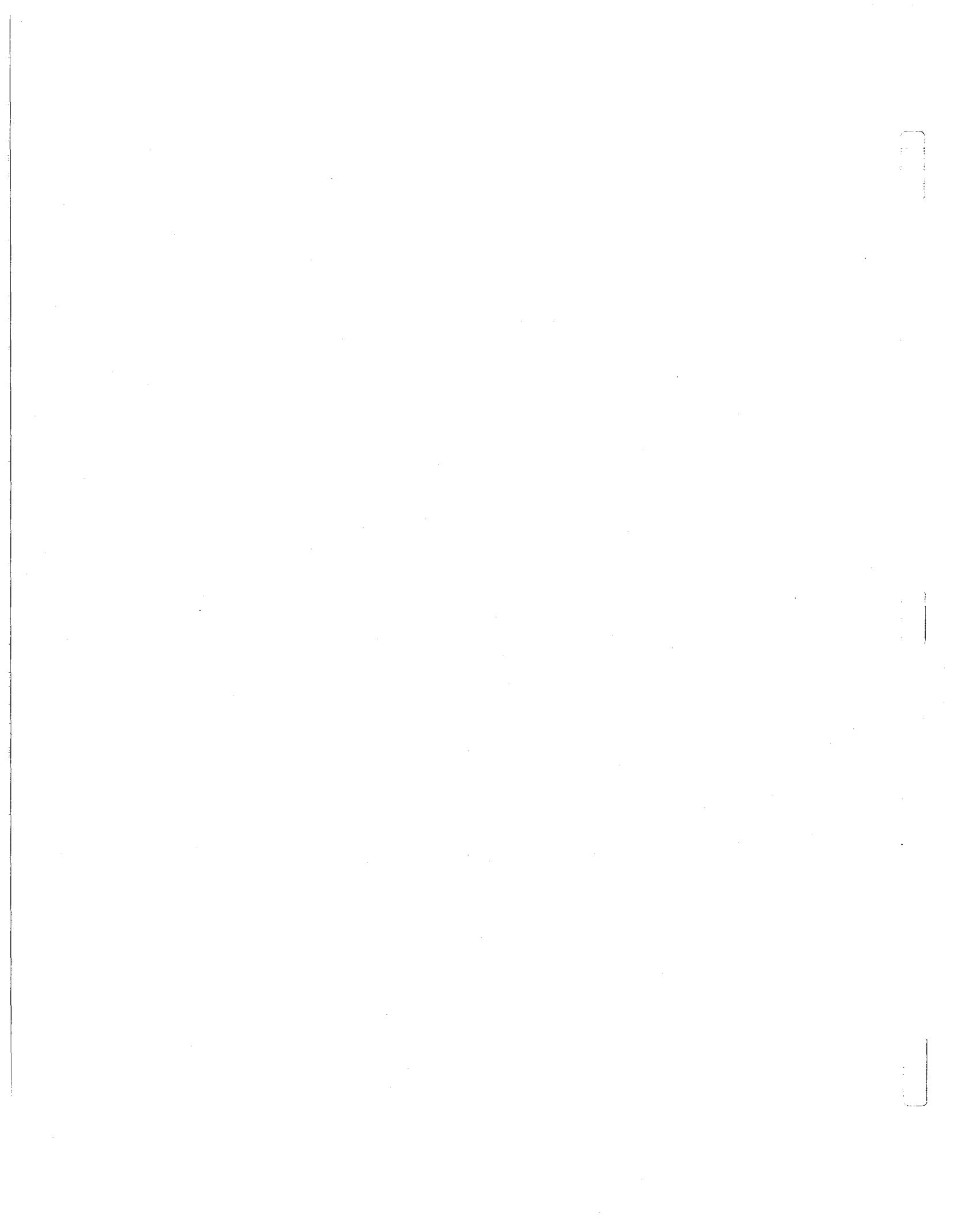
DOVER FARM ROAD:

The Board is not satisfied with the planted cul de sac at the end of Dover Farm Road and would like to contact the Norfolk County Agricultural School landscaping department to design and plant this area as a school project.

The meeting adjourned at 10:46 p.m.

Respectfully submitted,

Margaret E. Bancroft, Secretary



MEDFIELD PLANNING BOARD  
October 7, 1985

Members present: Bancroft, Gagliani, Nye and Parker.

The meeting was called to order at 8:00 p.m. by Vice Chairman Parker and the following business was transacted:

MINUTES:

VOTED: To accept minutes of September 23 and 30, 1985.

DRAINAGE STUDY - OFF HARDING STREET:

VOTED: To send a letter to Ronald Tocci, developer off Harding Street, responding to Dr. Carr's presentation, as follows:

"In response to the drainage presentation by Dr. Carr at the Board's September 23rd meeting, the Board has concerns regarding the ponding on lots 6 and 7 Hickory Drive in the Tocci-Dorfman Subdivision.

"The Board understood that the drainage plan for the Tocci-Dorfman subdivision, in order to comply with the Board of Appeals Decision dated March 8, 1985, could not cause ponding at the north of Hickory Drive. The Board is concerned that the new plan relies on ponding in this area for its success."

HICKORY DRIVE - LOT #5:

VOTED: To release lot 5 Hickory Drive, which is owned by Ronald Tocci. Hickory Drive in front of this lot is owned by Mr. Hasenfus and Mr. Tocci has been requested to ask his attorney to draw up the proper release of this lot.

DETENTION BASINS:

The Board would like to meet with Ken Feeney, Superintendent of Streets, re detention basins and how he would like to have them handled.

DRAINAGE STUDY COMMITTEE:

VOTED: To send a memorandum to the Selectmen suggesting that they consider reactivating the Drainage Study Committee.

WOOD END LANE:

The Board will request that Mr. Feeney inspect Wood End Lane from 18+00 to 28+49 and advise the Board if there is any additional work to be done prior to acceptance by the Town. The Board would also like to have Wood End Lane inspected to Millbrook Road to determine if this section is ready for acceptance.

PARKING PLANS REQUIRED:

VOTED: To send a letter to the Building Inspector reminding him that a parking plan is required when a change in use is being proposed for a building.

VOTED: To send a letter to the Selectmen regarding illegal parking at 35 and 37-39 South Street, and recommend that the zoning be enforced.

Page 2.  
October 7, 1985

VOTED: To request the Building Inspector to investigate the Dale Street Day Care Center as parking has not been approved since the use of this building has been changed.

EARTH REMOVAL:

VOTED: To send the following memorandum to the Selectmen for the Earth Removal Hearing - Stuart Street:

"The Planning Board unanimously recommends that the Earth Removal Permit for Stuart Street be denied as this gravel removal operation would detract from the general appearance of the site and would not be consistent with the commitment by the developer of Pondview Estates in the 'Environmental Impact Statement for Pondview Estates Subdivision' dated May 4, 1978, page 9, 'G. Design Considerations' which reads in part as follows:

"The major considerations in planning the subdivision are the design requirements in the Zoning Bylaw. These requirements set the limits within which the engineer must work. Another major consideration is the preservation of natural areas. The street system minimizes required earthwork. The lots were laid out to maximize buildable area . . . Tree removal will be selective with natural vegetation retained wherever possible. . . . ."

"It is the Board's opinion that the 5000 cubic yards of gravel proposed to be removed should be used for partial restoration of the site."

MOBILE EXCAVATING:

It was noted that Mobile Excavating has not requested withdrawal of their site plan as yet or applied to the Board of Appeals.

JENNIFER LANE SUBDIVISION PLAN:

The Board is in receipt of Whitman & Howard's report on Onallam Realty Trust (Jennifer Lane) Subdivision and it will be forwarded to the applicant.

BASILE RESIDENTIAL PRELIMINARY PLAN:

The Board is in receipt of Whitman & Howard's report on the Preliminary Plan off Hospital Road filed by George Basile.

VOTED: To deny the subdivision plan as submitted because it did not comply with the requirements of a preliminary plan as set forth in the Land Subdivision Rules & Regulations of the Planning Board of the Town of Medfield, and forward a copy of the Whitman & Howard Report enumerating the items which had been omitted from the plan.

CASTLE HILL ESTATES:

The Board is in receipt of Whitman & Howard's October 7, 1985, Deerfield Road Bond estimate.

VOTED: To set surety on Deerfield Road at \$375,000 for a one-year period.

CRANMORE ROAD:

Mr. Robert Borrelli has requested that surety be set on Cranmore Road. Mr.

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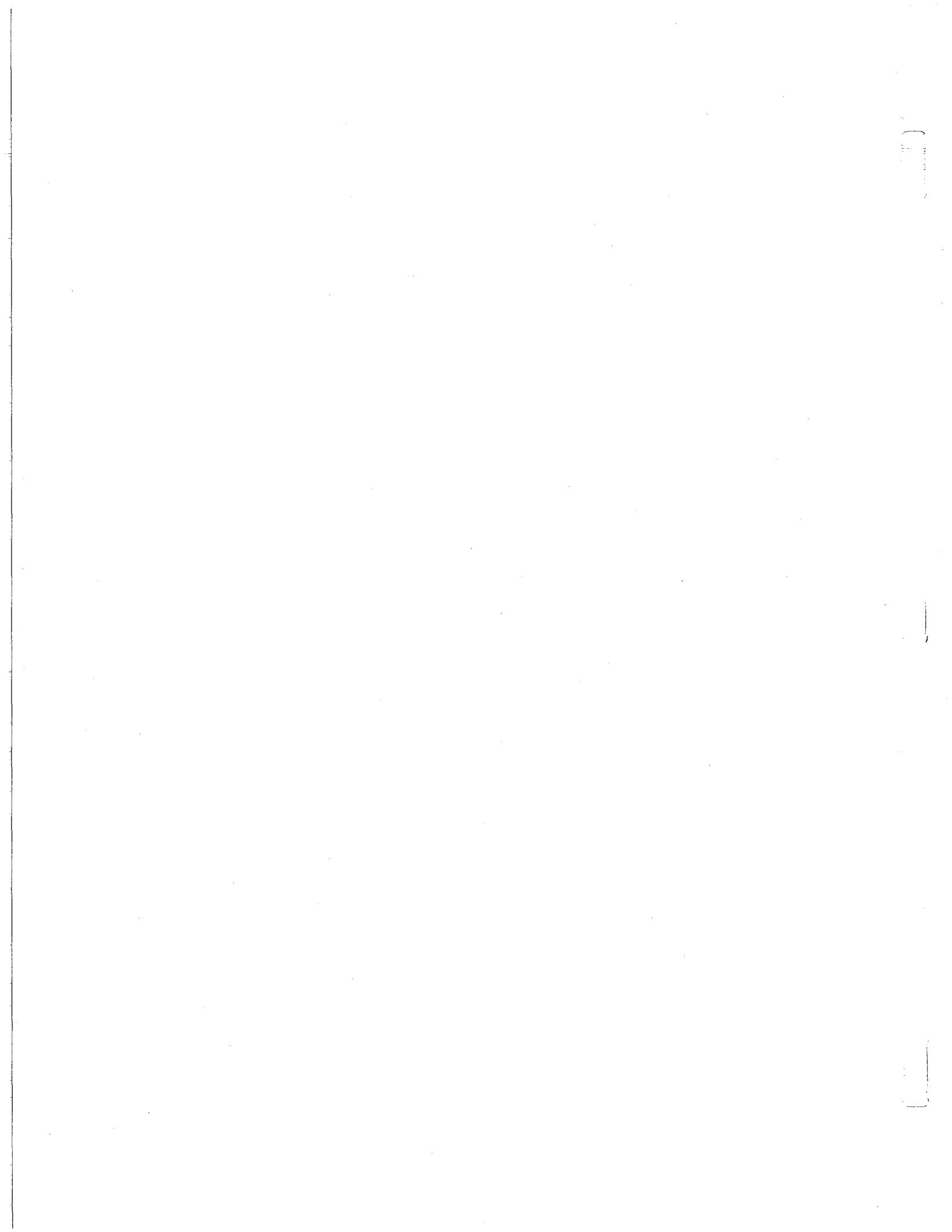
Dale MacKinnon, consultant, reviewed the plan and is concerned that if the road is built in accordance with the change proposed in #962 that the drainage will not work.

The Board will consider this matter further.

The meeting was adjourned at 11:00 p.m.

Respectfully submitted,

Margaret E. Bancroft, Secretary



MEDFIELD PLANNING BOARD  
October 10, 1985

Members present: Gagliani, Nye and Parker.

Acting Chairman Parker called the meeting to order at 7:35 p.m. and the following business was transacted:

CASTLE HILL SUBDIVISION - DEERFIELD DRIVE:

VOTED: To accept United States Trust Company, Boston, Massachusetts deposit to Checking or Now Account No. 888-00-271-29 in the amount of \$375,000 and assignment, releasing lots 16, 17 & R, Q, P, O, N, M. L, and K on Deerfield Drive from the covenant.

MEDFIELD TECHNOLOGY PARK:

The Board noted that variance No. 402 dated February 10, 1984, had expired. This was confirmed by Town Counsel.

VOTED: To initiate the rescission process of this subdivision based on a mistake of fact.

DALE STREET DAY CARE CENTER:

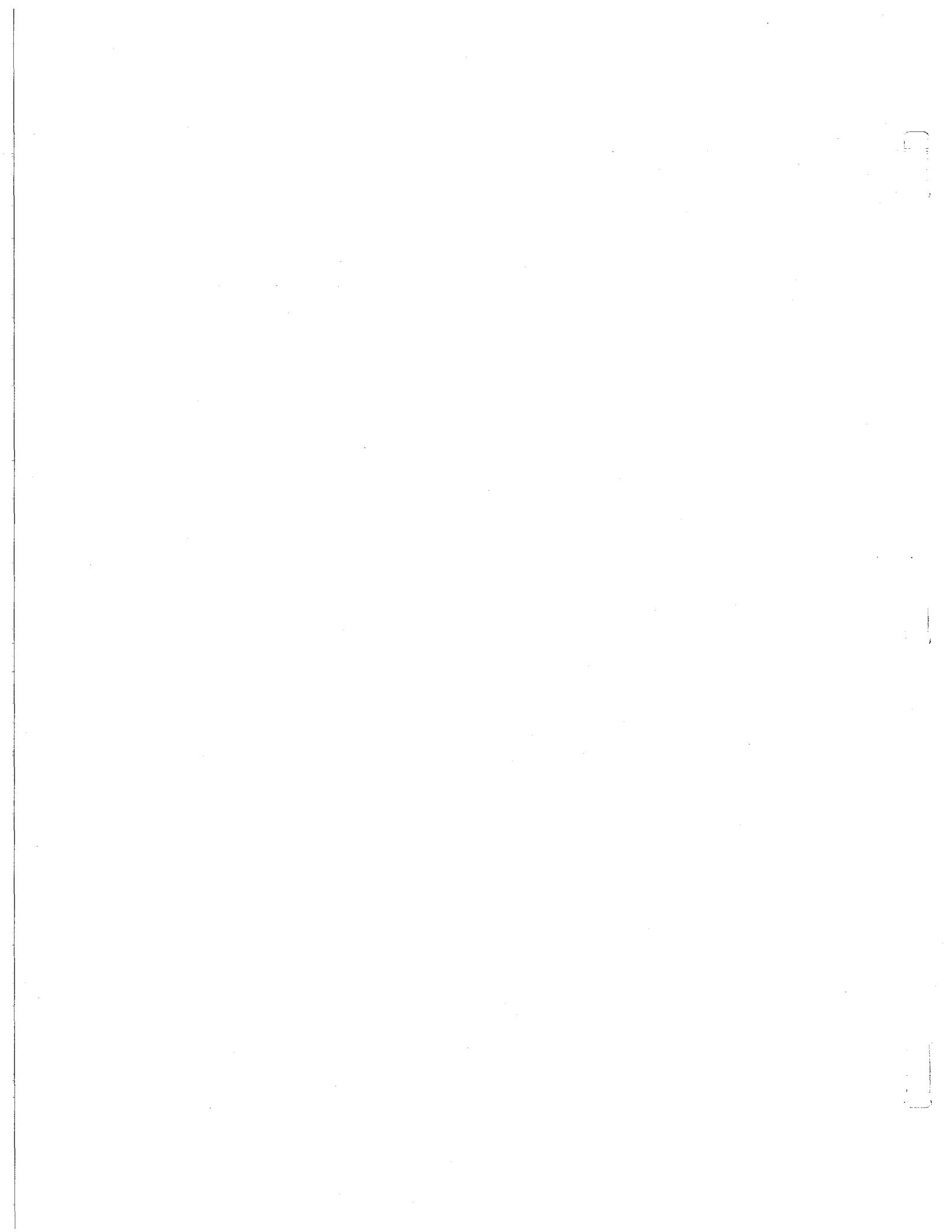
A residential property on Dale Street (Map 42, Lot 70) is currently being utilized as a day care center. A substantial addition has been made to the building and the use has been changed; however, to date the Planning Board has not reviewed a parking plan and is concerned with the congestion and safety problems that are occurring. The Zoning Bylaw does not have a section on parking for a day care center, but Section 8.2.7 is written for those uses which do not have a parking category.

VOTED: To send a letter to the Building Inspector, with a copy to the Selectmen, on this matter.

The meeting was adjourned at 8:20 p.m.

Respectfully submitted,

John K. Gagliani, Acting Secretary



MEDFIELD PLANNING BOARD  
October 21, 1985

Members present: Bancroft, Brennan, Gagliani, Nye and Parker.  
Others present: Jerry Lindsey, Millis Engineering, and abutters to Jennifer Lane proposed subdivision.

The meeting was called to order at 8:00 p.m. and the following business was transacted:

B&D REALTY TRUST - SITE PLAN HEARING CONTINUATION:

Mr. Richard Donahue had been contacted earlier in the day and he stated that his revised plan was not ready. He feels that the updated plan will be completed within two weeks. It was noted that the Board has until December 11th to make a decision on this Site Plan.

MINUTES:

VOTED: To accept the minutes of October 7 and 10, 1985.

CRANMORE ROAD:

Whitman & Howard have reported that they do not believe that the drainage in Cranmore Road will work if the grade change in 1962 is used; however, if the original grades are used, the basins should work. They did not recommend leaching basins; however, if they are allowed, they should be redesigned and test pits observed.

VOTED: To send a letter to Robert Borrelli asking him to submit the construction plans for Cranmore Road showing drainage and utilities, including sewer and inviting Mr. Borrelli to the October 28th meeting where a meeting has been initiated by the abutters.

JENNIFER LANE - ONE-LOT SUBDIVISION - PUBLIC HEARING:

Chairman Brennan called the hearing to order at 8:30 p.m. Secretary Bancroft read the notice which appeared in the SUBURBAN PRESS on September 26 and October 3, 1985. Jerry Lindsey, Onallam Realty Trust, applicant, said he would like to go over the Whitman & Howard report with the Board.

He stated that a profile of the existing and proposed roadway with utilities will be shown. The plans will be stamped by a Registered Professional Engineer. He will have the locus and house number shown on the plan. He said that there was benchmark shown.

Mr. Lindsey said he would like to install a private well. Mrs. Bancroft noted that wells are not allowed within subdivisions in accordance with the Land Subdivision Rules & Regulations. The water line to the lot should be shown. A hydrant will also be required on the plan. Mr. Lindsey will talk with Superintendent of Streets to determine if any additional drainage structures are necessary. The Board asked that the sidewalks be continued on both sides of the proposed street. The undersized lot should be marked "unbuildable."

The Board adjourned the hearing to November 18, 1985, at 8:00 p.m. and Mr. Lindsey said he would request an extension to December 17th for the Planning Board's decision on this subdivision.

COUNTRY MEADOWS ESTATES SUBDIVISION PLAN:

The Board requires that a note be put on the subdivision plan to the effect that a Special Permit to work within the Watershed Protection District to install water pipes in the Plain Street layout. The notation describing the waterline should be removed from the plan or written approval of the line from the Water & Sewer Board should be submitted. The covenant is incomplete.

MOBILE EXCAVATING:

The withdrawal request for this application has not been received. Mrs. Willis will call again regarding this matter.

ACCEPTANCE PLANS - WOOD END LANE AND STUBS:

Mrs. Willis will investigate having the town have acceptance plans drawn for Wood End Lane from Station 18+00 to 28+49 and two stubs. The remainder of the road (Station 0+00 to 18+00) is owned by Mr. Delapa and the Board will request that he provide acceptance plans for the 1986 Town Meeting.

1987 BUDGET:

Mrs. Bancroft suggested that the Board budget for a large map of the Town for 1987.

WATERSHED PROTECTION DISTRICT:

The Board will invite William Rogers to meet with them to discuss how the Watershed Protection zoning lines were engineered.

ZONING MAP - UPDATING:

The Board would like to obtain a price from Whitman & Howard for an update of the Zoning Map.

ACCEPTANCE PLANS:

VOTED: To sign the following acceptance plans:

Oriole Road from Station 0+23.75 to 12+50.55  
Jefferson Way from Station 0+25 to 4+62.53  
Drainage Easement crossing Oriole Road lots 11 and 59  
Garry Drive from Station 15+37.11 to 22+63.21  
Hummingbird Way from Station 0+0 to 3+98.10

All above plans dated November 5, 1980.

WAMPATUCK REVISED PLAN - 40-FOOT WIDE AREA OF TRAILSIDE DRIVE:

The Board reviewed the plans (8, 9, 10 and 11 of 11) and were unable to sign the plans for the following reasons:

1. Stonewall is shown within the layout. This is not acceptable.
2. There should be a drainage easement shown on Sheet 10 of 11 where the plan shows drainage outside the layout. The town should have a drainage easement on lot 10 on Sheet 10 of 11 and lot 25 on Sheet 9 of 11.

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3. A drainage easement should be shown to contain the field inlet and culvert pipe on private property.
4. Show typical cross section for 40-foot layout where Trailside Road abuts Wood End Lane. Typical cross section should include a 28-foot pavement, 6-foot sidewalk and 6-foot grass strip. Drainage plans for this section of road should be taken.
5. Pencil is not acceptable.

VOTED: To send a letter to Mr. Delapa regarding the above five points.

PONDVIEW ESTATES:

Mr. Gagliani has requested that the trailer on the Pondview site be removed.

MAPC:

Mrs. Willis will call regarding the cancelled meeting and request return of funds.

MEDFIELD TECHNOLOGY PARK RESCISSION:

VOTED: To pay invoice in the amount of \$30.45 for certified mail.

MPIC:

It was noted that Paul Galante has resigned from the MPIC. Mr. Gagliani suggested that Connie Jones would be interested in this committee.

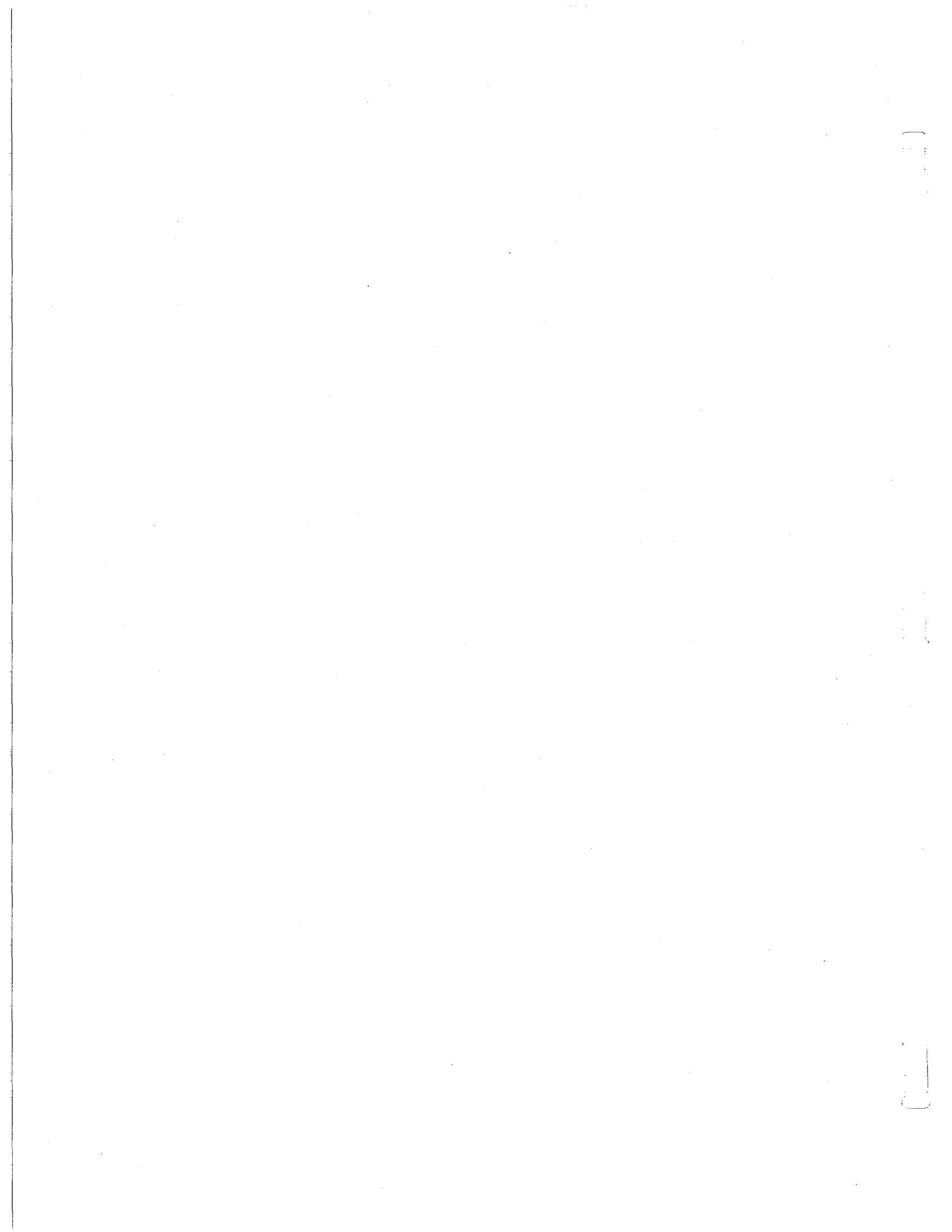
SIGN ADVISORY BOARD:

Helen Weinert, Chairman of the Sign Advisory Board, would like to have a new Energetic Committee as several current members are unable to attend meetings.

The meeting was adjourned at 11:00 p.m.

Respectfully submitted,

Margaret E. Bancroft, Secretary



MEDFIELD PLANNING BOARD

October 28, 1985

Members present: Bancroft, Brennan, Gagliani and Parker.

Others attending: Dana Scott, representing Robert Borrelli, and Messrs. Codispoti and Moon re Cranmore Road; Tony Delapa re Wampatuck; Dr. Carr and Ronald Tocci re drainage for proposed subdivision plan.

Chairman Brennan called the meeting to order at 8:00 p.m. and the following business was transacted:

MINUTES:

VOTED: To accept the minutes of October 21, 1985

CRANMORE ROAD:

Messrs. Codispoti and Moon met with the Board to ask questions regarding the construction of Cranmore Road. Prior to the meeting Robert Borrelli presented a plan showing the sewer. It was noted that this plan showed the 1962 revision; however, in the opinion of Whitman & Howard, street drainage using the 1962 plan would not be adequate. Mr. Scott said that it was their intention to use the 1957 plan and would have a revised plan sent to the Board.

The 1957 plan showed drainage from Cranmore Road to Bow Street and into the street drainage system.

Mr. Scott said that the street will be pitched toward Bow Street and the hill-side will be removed. He said that all of the gravel will be used onsite. He further said that blasting will be very minimal as they have not encountered the amount of ledge that they had anticipated.

Mr. Codispoti asked what provisions will be made for runoff from the two houses at the end of the cul de sac considering the change in elevation.

Mr. Scott said that the drainage from these lots would not cause a problem.

Mr. Brennan said that the Board will need to see a plan of what Mr. Borrelli intends to build.

Mr. Moon asked if anything could be built behind his house on Hearthstone Drive. It was noted that the area appears to be wetland from the map; however, a subdivision could be proposed in the area.

PLAIN STREET:

The Board reviewed a Plan of Land in Medfield & Walpole, dated October 3, 1985, drawn by John R. Anderson, 17 Ginley Road, Walpole, showing three lots on Granite Street Walpole and a 71-foot triangle on Plain Street.

VOTED: To sign the plan.

The plan was signed.

WAMPATUCK SUBDIVISION:

Mr. Anthony Delapa met with the Board to discuss the completion of the Wampatuck Subdivision Plan. Mr. Delapa presented the Board with a letter from his engineer, William Perkins, stating, "Please be aware that the regulations governing the

Code of Conduct for Registered Professional Engineers and Registered Land Surveyors prohibits me from doing anything on private property. Therefore, I am unable to comply with your request to show a stonewall or easement on the Wampatuck Estate Plans."

Mr. Delapa then referred to the Board's February 26, 1985, decision and told the Board that all of the conditions of the approval, with the exception of condition No. 1, had been met.

Mr. Delapa said, "I want the Board to write a letter which says I conform to all conditions except #1. Conditions 2 through 7 have been satisfactorily complied with."

The Board will ask Whitman & Howard to review the revised plans and advise the Board whether or not the conditions of the acceptance have been satisfied.

TOCCI-BRYANT SUBDIVISION:

Dr. Jerome Carr and Mr. Ronald Tocci met with the Board to discuss the drainage problems in the Tocci-Bryant proposal. Dr. Carr presented the Board with his letter of October 25, 1985, responding to the Board's concerns that the ponding on lots 6 and 7 as referred to in Dr. Carr's October 21st letter was not allowed by the Board of Appeals Special Permit.

Dr. Carr said that there will be a new flood storage area to collect the 100-year storm water. The new flood detention will be created by a 275 cubic yard storage area which will be planted with grass. It was stated by Dr. Carr that his drainage plan would not be a solution to downstream flooding, but it would not make it any worse.

The Planning Board would like to have the Board of Appeals give them their definition of "ponding." Dr. Carr states that ponding means "the creation of any standing water body ranging from a puddle to the Grand Coulee Dam."

Dr. Carr's latest report states that "the proposed Tocci-Bryant project is totally independent of Hickory Drive construction."

Mr. Tocci said that a definitive subdivision plan would be filed with the Board in the near future.

DEERFIELD DRIVE:

The Board would like to be sure that Mr. Marholin understands that utilities must be supplied to each lot in a subdivision in accordance with the Covenant, and Sections 3.1, 3.21 and 4.323(n) of the Subdivision Rules & Regulations.

VOTED: To send a letter to Mr. Marholin regarding the above.

The Board is in receipt of a copy of a letter from Cheney Engineering Company to Kenneth Feeney, Superintendent of Public Works, summarizing the following changes on the plan which were approved by Mr. Feeney:

1. Relocation of a portion of the 12" drain to minimize blasting.
2. Extension of watermain to the end of the cul de sac.
3. The relocation of the 18" drain in North Street out of the existing travelled way.

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October 28, 1985

A copy of the revised plan was also received.

Mr. John Harney, 17 Maplewood Road, sent a letter to the Board urging the Board to take a look at Deerfield Drive as it is his opinion that the area has become "aesthetically devastated."

The Board will look at the area over the weekend and answer Mr. Harney's letter at that time.

Mrs. Willis has been asked to check to see if any Town Board has jurisdiction over the condition of the area.

REACTIVATING DRAINAGE STUDY COMMITTEE:

The Board is in receipt of a letter from the Selectmen stating that they are reactivating the Drainage Study Committee and asking for a representative from the Planning Board to be on the committee.

Pat Brennan has been nominated as the Planning Board representative.

It is further suggested that this committee add to their agenda a study of the wetlands.

MASTER PLAN IMPLEMENTATION COMMITTEE:

The Planning Board has received a resignation from Paul Galante, Jr., from the MPIC.

VOTED: To accept Mr. Galante's resignation with regret.

Connie Jones was nominated to be appointed to Mr. Galante's unfinished term.

VOTED: To appoint Connie Jones to the MPIC.

MOBILE EXCAVATING:

VOTED: To send them a letter stating that if we don't receive a withdrawal request from them for their Site Plan the Board will have to act on the plan at hand.

WICHITA ROAD:

Mrs. Paul Keigan, 43 Wichita Road, would like a waiver from the Land Subdivision Rules & Regulations for the 8-foot grass strip the width of the lot in front of her house to allow the plantings which she has put in the town layout. Board members will inspect the area over the weekend and will act on the matter on November 4, 1985.

ALGONQUIN BUILDERS:

The Board is in receipt of a letter from Algonquin Builders regarding the continuation of the use of the construction trailer on the Lane project.

No action taken.

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October 28, 1985

ESTABLISHMENT OF WATERSHED PROTECTION AND FLOOD PLAIN DISTRICTS:

A telephone conversation with Bill Rogers, former Planning Board member, stated that the Watershed Protection and Flood Plain Districts map had been drawn by using the geodetic map and overlaying it with a zoning map. After that had been done, Board members walked each brook and wetland and confirmed its existence.

No action required.

COUNTRY MEADOWS ESTATES:

It was noted that the Country Meadows Estates subdivision plan was not signed by the Town Clerk. Mrs. Willis will request Town Clerk to sign the plan.

The signing of the plan and approval of the covenant will be on next week's agenda.

PENOBCOT STREET:

The Board is in receipt of two letters from Philip Kelly, Penobscot Street, regarding his dissatisfaction with the decision of the Building Inspector regarding the construction of a 2000-gallon basin on his lotline for the water from the backwash procedure for his next door neighbor's pool.

No action taken.

215 SOUTH STREET:

Marjorie Temple and C.B. Doub sent a memorandum to the Board questioning if it is legal to have three apartments at 215 South Street.

The Board forwarded the question to Jack O'Toole, Zoning Enforcing Officer.

The meeting was adjourned at 11:20 p.m.

Respectfully submitted,

Margaret E. Bancroft, Secretary

MEDFIELD PLANNING BOARD

November 4, 1985

Members present: Bancroft, Brennan and Parker.

Others attending: Building Inspector O'Toole, Mr. & Mrs. Graham Blandy;  
Residents interested in the rescission hearing.

Chairman Brennan called the meeting to order at 8:00 p.m. and the following business was transacted:

BLANDY - GRANITE STREET:

Mr. and Mrs. Graham Blandy and Building Inspector O'Toole met with the Board to discuss the changing of a porch to a family room as a cease and desist order had been issued by the Zoning Enforcing Officer as a building permit had not been issued. The Building Inspector wanted to have an interpretation of the Zoning Bylaw as he felt that the rear lotline setback was being encroached.

Mr. Blandy said that when his house was built it was considered to be on a corner lot and he had the opportunity to choose which lot line was his rear. Although the street did not materialize, the Board felt that it was grandfathered as a street was shown when the house was built.

The Board's opinion is that changing an existing porch to a family room constitutes a renovation and is not a zoning matter.

RESCISSON HEARING - MEDFIELD TECHNOLOGY PARK:

A public hearing was called to order by Chairman Brennan. Mrs. Bancroft read the public hearing notice as it appeared in the SUBURBAN PRESS.

Chairman Brennan said that the purpose of the hearing is to rescind the subdivision approval of Medfield Technology Park because of a mistake of fact in its approval. The Planning Board approved the Definitive Plan of Medfield Technology Park dated July 13, 1985 and revised September 23, 1985, on the belief that the variance for the required buffer between IE and RT zones granted by the Board of Appeals was still in effect; however, it was determined that more than one year had passed and the variance had lost its standing. The Board had to rescind its vote because there was a mistake of fact.

Mr. George Basile said that he had refiled with the Board of Appeals and will hopefully be successful at the hearing on November 13th and obtain the variance as previously granted. He said he would be before the Planning Board with his subdivision plan in December.

The Board reminded Mr. Basile that when he resubmits that a landscaping plan for the buffer should be included.

The hearing was concluded at 8:20 p.m.

**VOTED:** That the Medfield Technology Park Subdivision Plan dated July 13, 1985, and revised September 23, 1985, be rescinded due to a mistake of fact.

MINUTES:

**VOTED:** To accept the minutes of October 28, 1985.

KEIGAN, 15 WHICHITA:

Mrs. Keigan telephoned and requested that the shrubs and other plantings which she placed in the Town's eight-foot grass strip in front of her house be allowed

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to remain.

The Board is concerned as the town has rights on the property and might need access if there were any problems with the utilities. There was also a concern that this area would be used for snow storage and would kill the shrubs.

The Board will ask Superintendent Feeney his opinion on this matter and discuss it on November 18th.

ROSATA HEARING - PINE STREET SCENIC WAY:

Chairman Brennan called the hearing to order at 9:00 p.m. Secretary Bancroft read the notice which appeared in the SUBURBAN PRESS.

Mr. Rosata was not present to explain where he would like to remove the stone-wall for the driveway opening.

VOTED: As the Board had no information on which to make a decision, they will continue the hearing to November 18th.

Superintendent Feeney will be contacted regarding the driveway.

WOOD END LANE:

Mrs. Bancroft brought to the Board's attention that the Country Way stub off Wood End Lane was partially accepted by the Town in 1982. The Town Meeting vote was to accept the stub from Station 0+88 to Wood End Lane, leaving an unaccepted portion at the end of the unbuilt stub. The acceptance plan for this stub is available.

The Board will request Whitman & Howard to engineer an acceptance plan of the second stub off Wood End Lane.

COUNTRY MEADOWS ESTATES:

The Board reviewed the Country Meadows Estate plans which had been updated and noted that on Sheet 2 of 5 under "Typical Roadway Cross Section" the notation "12" of gravel base" should be shown. On Sheet 5 of 5 the sections in pencil in the lower lefthand corner should be inked.

PLANNING MAP:

The Board will request MAPC to reproduce the "assessors' map" with overlays, the size in the Planning Board Office, which will use the 75 hours allocated for Medfield. Mrs. Bancroft will develop a packet for Mr. Brennan to take to the MAPC Office.

SUBDIVISION RULES & REGULATIONS:

Mrs. Bancroft has completed the reorganized draft of the Subdivision Rules & Regulations and the appendix. There will be a meeting on Thursday, November 14th, to review the Subdivision Rules and to work on zoning changes for the Town Meeting.

Mr. Brennan will review Sections 5 and 6; Mr. Parker, Section 4; Mr. Nye, Section 3. Mr. Gagliani has not been assigned at this time.

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November 4, 1985

TOCCI-DORFMAN SUBDIVISION:

In response to Ronald Tocci's request, Whitman & Howard have inspected Hickory Drive from Station 0+0 to 6+87.65 and have recommended that \$45,000 be kept by the Board to complete that section of Hickory Drive.

VOTED: To send a letter to Mr. Tocci informing him of the Board's action and bringing to his attention the erosion around the sides of the headwall.

VOTED: To release Lot 5 Hickory Drive.

LAKEWOOD DRIVE:

Mrs. Bancroft reported that it was brought to the Board's attention that cars are using the area past Lakewood Drive for partying and it has been causing a problem with the neighbors. It was suggested that the Board check with Police, Fire and the Superintendent of Streets to determine if it would be feasible to have a gate erected so that cars could not enter the area.

B&D REALTY TRUST:

Mr. Donahue has not come back to the Board with revised plans for his site. The Board must make a decision on the Site Plan by December 9, 1985.

CRANMORE ROAD:

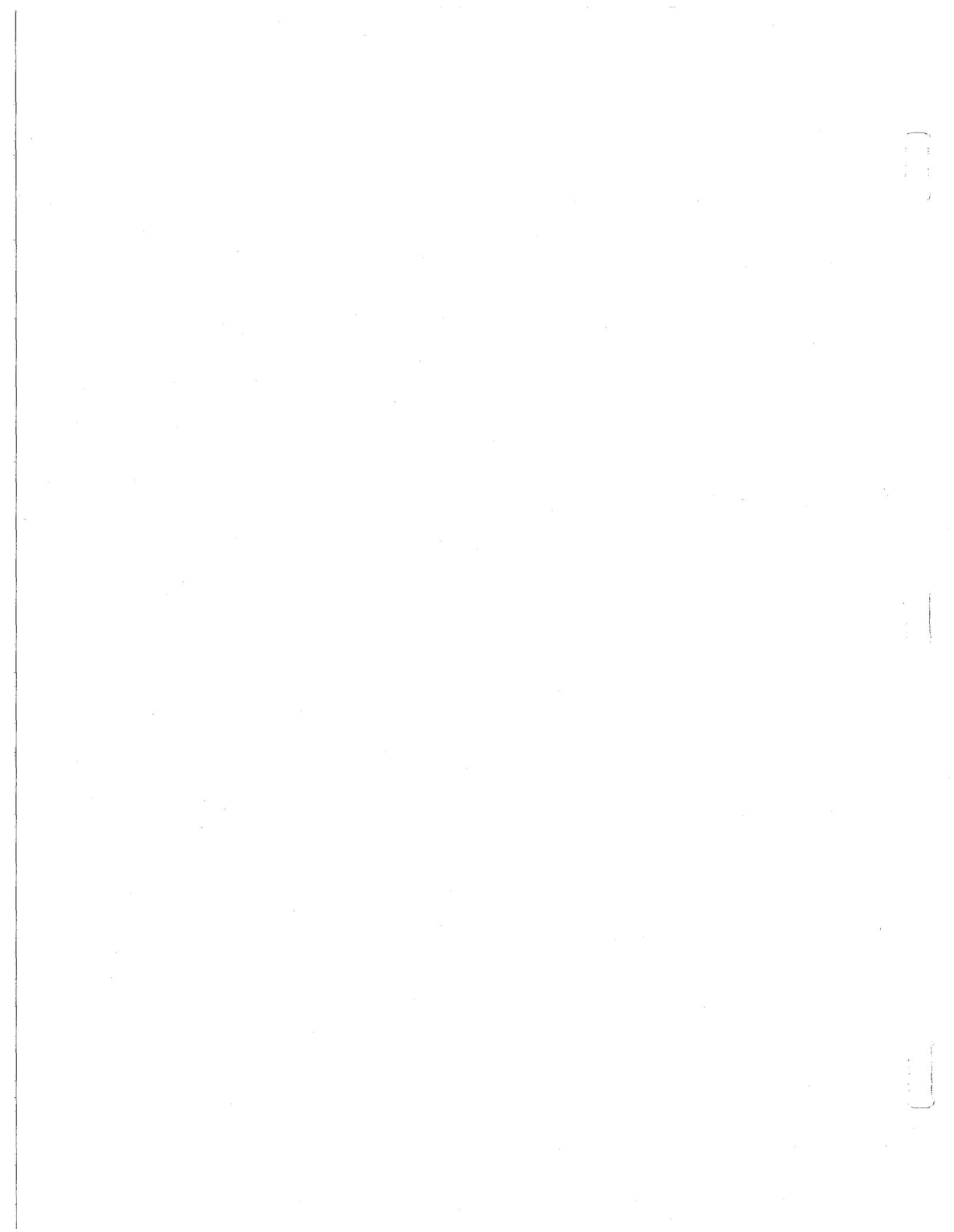
The Board has received an updated plan for Cranmore Road which shows the 1957 elevation and drainage, plus underground utilities including sewer. The developer has requested that his lots be released.

The Planning Board has requested that Whitman & Howard report to the Board on the cost of completing Cranmore Road.

The meeting was adjourned at 10:50 p.m.

Respectfully submitted,

Margaret E. Bancroft, Secretary



MEDFIELD PLANNING BOARD  
November 18, 1985

Members present: Brennan, Bancroft, Parker, Gagliani and Nye.  
Others attending: Brewster Fuller, Whitman & Howard; Sylvie Michelutti and Donald Dmytryck, "Jennifer Lane" Subdivision; Ben Bastinelli, Algonquin Builders; Roy Boudette & Michael Marholin & Ralph Good, Castle Hill Estates; John Rosata, Scenic Rd. hearing; Fairfax and Marins from Causeway St., Floodplain question.

Chairman Brennan called the meeting to order at 7:40 p.m. and the following business was transacted:

BREWSTER FULLER - WHITMAN & HOWARD:

There was discussion of the Board's expectations of service from Whitman & Howard, both as to ensuring that plans are in full compliance with the Town's regulations and providing expert advice on issues such as drainage and on-site water storage and detention. Mr. Fuller restated his firm's commitment to give Medfield a high level of service.

JENNIFER LANE, CONTINUATION OF SUBDIVISION HEARING:

Ms. Michelutti, engineer, explained the following features and changes in the plan:

- No catchbasins are necessary according to Kenneth Feeney.
- Water line is extended to property line with hydrant at end.
- Proposed house is shown.
- Abutters' names have been corrected.
- Note is shown agreeing to leave vegetation outside work area in a natural state. (The Board believes this note is too vague to offer significant protection.)

Mr. Cooper, an abutter, stated his concern that vegetation remain in place to screen the view of the State Hospital.

The Board noted that the applicant needs a waiver for the 40' layout width, and must show a cross-section on the plan. A sidewalk waiver would be needed if no sidewalk is proposed, and would be granted if no sidewalk exists on the Kaymark stub. The Board VOTED to grant an extension of the approval period to December 31, 1985. They will request comments on the drainage from Ken Feeney. The Zoning District must be shown on the plan, and all necessary waivers must be requested before the Board can act.

ALGONQUIN BUILDERS - PUBLIC HEARING FOR REAPPLICATION FOR SPECIAL PERMITS:

Ben Bastinelli requested that the Board allow Algonquin Builders to reapply to the Board of Appeals for a Special Permit for a construction trailer on the A.J. Lane site off North Meadows Road. The Board VOTED to grant permission for the applicant to apply again to the Board of Appeals for said Special Permit. This was a unanimous vote.

CASTLE HILL ESTATES (DEERFIELD DRIVE):

Roy Boudette requested that the Board allow relocation of the sidewalk to the south side of Deerfield Drive. He also requested that where there is intermittent ledge and earth on the north side of the street, a 1:1 slope be allowed, using stone riprap on the earth sections of the slope. This solution would permit the natural contours and vegetation to be retained to a greater extent. A 12' grass strip would edge the north side below the slope, and the sidewalk would

be separated from the street by a 5' green strip. He also proposed that a common drive serve three lots on the north side with both access and utilities, rather than connecting to each lot separately on Deerfield Drive. The Board agreed to meet with the engineer at 9 a.m. on November 23, 1985 to inspect the site.

SCENIC ROAD HEARING, PINE STREET, CONTINUED:

John Rosata appeared to request permission to remove a portion of a stone wall on Pine Street to provide driveway access to a house lot. The Board VOTED to grant permission to Mr. Rosata to remove a 20' section of wall along his property at a location approved by Kenneth Feeney, Superintendent of Public Works.

CAUSEWAY STREET FLOODPLAIN QUESTION:

Mrs. Fairfax and Mr. and Mrs. Marin from Causeway Street requested a determination by the Board as to whether their lots #122 and #126 were in the Floodplain Zone. The Board is of the opinion that the Flooplain is defined by a note on the Zoning Map stating: "For the Flood Plain and Water Protection District the line on the Zoning Map that encompasses the district or parts of the district is a contour line, the elevation of which is expressed in feet above mean sea level based on the Massachusetts Geodetic Datum of 1929." If shading on the Zoning Map is inconsistent with the location of contours on the Geodetic Map referred to, then location of the contours will control.

MINUTES OF NOVEMBER 4, 1985:

It was VOTED to approve the Minutes as written.

COUNTRY MEADOW ESTATES:

Noting that 12" gravel base had been specified on the plan and that the pencil lines had been inked over, the Board VOTED to sign the Subdivision Plan and Covenant, and subsequently signed them.

MOBIL EXCAVATING PLAN WITHDRAWAL:

At the request of the applicant, the Board VOTED to accept withdrawal of the site plan for 25 West Mill Street.

BUDGET MEETING:

Members Brennan and Parker agreed to attend the Selectmen's budget meeting at 11:45 on Saturday, November 30, 1985.

PERSONNEL BOARD:

The Board requested that an appointment be made for them to meet with the Personnel Board in December to discuss the Planning Board Administrator position.

KEIGAN, LANDSCAPING AT 43 WHICHITA:

The Board responded to Mrs. Keigan's question about planting shrubs within the Town layout in front of her house with a letter expressing the concerns of Kenneth Feeney; use of the area for snow removal, non-liability of the Town for damage to the shrubs, clear access to the hydrant, and non-interference with utilities buried under the strip by plant roots.

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November 18, 1985

WAMPATUCK SUBDIVISION:

The Board decided to send Whitman & Howard's comments of November 18, 1985 to Mr. Delapa with a letter referring to his request to know the status of compliance of his subdivision plan.

HARNEY LETTER:

It was decided to wait to respond until after meeting on the site on November 23rd.

WOOD END LANE LAYOUT:

It was VOTED unanimously to request the Selectmen to lay out Wood End Lane from Station 0+00 to Station 28+49.33 (its entire length), and also Lot 54 of Map 52 of the Medfield Assessors' Maps, 1985 edition (being an unconstructed stub off Wood End Lane).

It was VOTED to request the Selectmen to lay out Country Way from Station 0+00 to Station 0+88.72 (being a portion of an unconstructed stub at the end of Country Way). The vote was four in favor with Mrs. Bancroft abstaining.

REVISION OF SUBDIVISION RULES:

Pat Brennan requested that his revisions be added to the draft report, and a second draft sent to him.

ZONING CHANGES:

The Members asked to have a copy of proposed zoning changes made for them, in order to help them plan for 1986 Town Meeting articles.

FORM 1 PLAN, HARTFORD STREET:

The Board VOTED to sign a plan stating that subdivision approval is not required for division of property shown as Lot 52, Land Court Plan 17337L, dated October 5, 1985.

MEDFIELD TECHNOLOGY PARK RESCISSION:

The Board asked that the letter notifying Mr. Basile of the rescission decision be prepared again for signature of all members.

The meeting was adjourned at 10:50 p.m.

Respectfully submitted,

Margaret E. Bancroft  
Secretary



MEDFIELD PLANNING BOARD  
November 25, 1985

PUBLIC HEARING: INDIAN ACRES SUBDIVISION PLAN:

8:00 p.m., Medfield Town House

Applicants: Huna Rosenfeld & David MacCready, MN Development Inc.  
Engineer: Richard Merrikin, R.F. Merrikin Associates

Members present: Brennan, Parker, Bancroft and Nye.  
Others attending: List of attendees attached.

Chairman Brennan opened the hearing and explained the hearing procedure.  
Secretary Bancroft Read the published notice of the hearing.

Richard Merrikin, engineer for the applicants, presented the plan-- a 16-lot subdivision in the RS zoning district at the corner of North and Harding Streets, with 10 lots on a proposed street, Wheelwright Road, and six lots with frontage on Harding and West Streets. He explained that all lots exceed the 20,000 square foot area requirement. There is an existing house on the site with barn, shed, tennis court and pool. There is substantial tree growth around the house and at the edges of the site, and a tall hedge along North and part of Harding Streets. The proposed roadway is 609 ft. in length to the center of the cul de sac and 669 ft. to the end of the cul de sac. The road shows a 28-foot wide pavement, a sidewalk on the south side, town water, underground utilities, and no sewer. The drainage system relies on two catch basins at the low points on the street, piped to a detention basin on a lot at the corner of North and Wheelwright, and flowing from there to an existing catch basin on North Street. The Water system would tie into a 16" main on North Street. Access is via a street entrance off North Street as far as possible from the intersection of North and Harding, providing 295 feet sightdistance from that intersection to the proposed street. Access to frontage lots is via driveways from Harding and West Streets.

Mr. Merrikin stated that drainage is a key issue in developing this site. The plan shows minimal interference with the existing drainage pattern on the site, which is rather flat and sends overland runoff toward Harding, Adams and North Streets. The site has gravel subsoil to a depth of 10 feet and no standing water. The roadway will require a cut of 3-4 feet to provide access from North Street, and the remainder of the street will be within two feet of the existing grade. Drainage catch basins will catch roadway runoff and pipe it to the detention basin, which will slow the flow to the North Street catch basin. The developer will tie into the existing basin and rebuild it as required by the Town. The detention basin is designed to accommodate a 50-year storm. The runoff from the site will cause an increase in the rate of flow from the existing catch basin from 2.9 c.f.s. to 3.2 c.f.s. Drainage from other parts of the site will slightly-increase.

Mr. Merrikin noted that Mr. Feeney, Superintendent of Public Works, has asked that the open drainage ditch along West and Harding Streets be maintained by installing culverts under any new driveways leading to the site. Because the site is too low to tie into the Pine Street sewer, on-site septic systems are proposed, and soil conditions are suited to on-site septic.

Mr. Brennan explained that the Plan was filed October 18, 1985, and must be acted on by the Board within 60 days of that date.

A letter from Whitman & Howard dated November 21, 1985 commenting on the Indian Acres plan is included as part of these Minutes.

Page 2.  
November 25, 1985

Mr. Merrikin asked who determines zoning compliance for lot depth, in relation to a question about the depth of Lot 11. Mr. Brennan responded that the Planning Board normally determines compliance, often at the request of the Zoning Enforcing Officer or the Building Inspector.

Mr. Brennan read into the Minutes a letter from William Domey, agent for the Board of Health, dated November 25, 1985.

Kenneth Feeney, Superintendent of Public Works, stated that he anticipates problems with the proposed detention basin. He voiced concern over the proximity of an on-site septic system to the detention area, with a potential for causing pollution of the downstream wetlands. He recommended adhering to the Master Plan for storm drainage, relying on adequately-sized culverts and piping rather than on-site detention or retention areas. In this case that would require installing a 42" culvert downstream of the site on North Street, and piping the proposed street drainage directly across North Street from the new street.

Robert Kinsman, Conservation Commission and Drainage Study Committee member, noted his concern that much of the drainage from the site would ultimately end up in the Town-owned wetland east of North Street, and submitted a geodetic map as evidence. He stated that the Conservation Commission would oppose any change to the wetland, and that the applicant would probably be required to file a notice of intent with the Commission.

Bernie Sullivan stated that he was concerned over the density of development on the site relative to the adjacent neighborhoods, particularly with regard to the number of new residents and the increased traffic.

Mr. Brennan noted that zoning in this area requires 20,000 square foot lots, and that a developer has rights to develop according to the rules of the Town.

Mrs. Bancroft noted that the zoning laws are Town laws, and cannot be waived or made more restrictive by the Planning Board.

Bill Conners pointed out that the Board of Health Report and the Engineer's comments (from Whitman & Howard) must be answered. He stated that he believes there is a health problem using on-site septic systems instead of public sewer.

David Bartholomew, 3 Harding Street, asked if the drainage across West Street would increase as a result of the development. Mr. Merrikin said the flow will increase slightly towards the north and west, but he does not believe the flow across the ground will adversely affect the abutters. The current flow of 2 cfs to the catch basin on Harding Street would increase to 3 cfs. Mr. Bartholomew said there is an existing problem with drainage flowing across West Street, and he fears this will be exacerbated by the new development. Mr. Merrikin said the drainage could be improved in that area by doubling the size of the catch basin or by improving the swale to direct the drainage down the south side of West and Harding Street.

Two letters were read by Mr. Bartholomew into the Minutes of the hearing, one from him to Mr. Feeney and the other Mr. Feeney's response to him.

Mr. Merrikin agreed that if ponding were occurring in Mr. Bartholomew's driveway, the amount as well as the rate of runoff should be considered.

Mr. Bartholomew stated that the traffic problem at the intersection of West and Harding Street is very serious: by his counts, 24% of cars going east do not

stop at the Stop sign, and another 25% come to a "rolling stop". He believes it is unsafe to add five driveways in that area, particularly because of the pool visibility at the West Street curve.

Mr. Merrikin responded that the Town, which owns land considerably back from the existing roadway, will require all new driveways to be at street grade to the edge of the Town property. This will require regrading and cutting of the slope beside the street to improve sight distance. He said it might be possible to provide access to one of the lots from the proposed cul de sac, to reduce the number of driveways onto West and Harding.

Charles Higgins, 69 Adams Street, stated his concern about drainage onto Adams Street, in view of the fact that he already has a "river" across his lot from the subdivision site during each spring thaw. He questioned whether 16 on-site septic systems would saturate the subsoil in the area. Mr. Merrikin responded that septic systems will not saturate the subsoil and will not affect surface percolation. He said that the drainage probably could be designed to alleviate any problems on individual lots, and that soil characteristics of the area won't be changed significantly except on the roadway itself.

Thomas Reis, 5 Winter Street, raised concern over adding any water to the swamp east of North Street, and questioned the effectiveness of the proposed holding area. He also stated that there is already a traffic hazard in the area, which could be increased by locating the new street so close to the intersection of North and Harding Streets. He asked that the Police and Fire Chiefs comment on the safety issues raised by the Plan. He also asked how drainage from the site will affect the adjacent school field and parking area, which already have drainage problems.

Bob Celeste, Adams Street, stated his concern over increasing overland drainage toward Adams Street over abutting property. Mr. Merrikin responded that only "point discharge" (i.e. from a pipe) onto neighboring property is disallowed, and there would be no additional runoff as a result of the street drainage.

Mary Ann LaFond, Adams Street, said she was concerned with drainage onto Adams Street, and would prefer that the cul de sac be shortened.

Clifford Osmer, 9 Winter Street, emphasized the fact that Whitman & Howard recommended that there be no increase in the rate of runoff, or that it be demonstrated that any increase in flow would not cause harm to abutters.

Mr. Merrikin stated that the developer would be reluctant to pipe the drainage across North Street and enlarge the downstream culvert as suggested by Mr. Feeney because to do so would entail obtaining approval from many Town boards and departments, which would be likely to cause substantial delay to the project.

Mr. Swanson, 5 Harding Street, asked for assurance that the development will not aggravate drainage problems on Harding Street, and said that his prime concern is traffic and safety problems with new driveways off Harding Street.

Floyd Ours, 20 Harding Street, said that drainage is already a problem on Harding Street.

Jane McCarty, 158 North Street, asked what a detention basin looks like. Mr. Merrikin replied that it looks like a lawn in this case, with a 4:1 slope at the sides. It will hold at most 1-2 feet of water for 2-4 hours during a heavy rainstorm.

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Bernie Sullivan asked about plans for the existing treeline bordering the property. Mr. Merrikin replied that although the trees may be kept as a buffer, that is not an issue to be addressed as part of the subdivision plan.

Suzanne Osmer, 9 Winter Street, asked if sewage would get to the wetlands. Mr. Merrikin said it would not.

Mrs. Bancroft asked how the water level in the wetland would be affectd during a 10 and a 25 year storm. Mr. Merrikin said he did not have calculations to answer the question, but that the affect would be negligible.

Mr. Celeste suggested that shortening the proposed street might solve some of the drainage problems.

Jesse Matuson, Conservation Commission, asked if the detention basin will control all the runoff. Mr. Merrikin said the developer does not intend to add any water to the wetland, and with redesign of the system it can be assured that no extra runoff will occur. It was restated that Mr. Domey's report concludes that the detention basin outflow is satisfactory.

Mr. Kinsman asked who will maintain the detention basin. Mr. Merrikin replied that normally the Town would accept an easement in the basin and would be responsible for maintenance. Mr. Kinsman said he believed this was a problem for the Town.

Mrs. Bancroft asked if the basin would require a fence. Mr. Merrikin said he thought not.

Charles Higgins asked what was the recourse for abutters if the drainage system did not work as proposed. Mr. Brennan replied that the developer must demonstrate to the satisfaction of the Board's engineers that the plan will work adequately. Mr. Higgins repeated his question.

The hearing was adjourned at 9:47 p.m.

MEDFIELD PLANNING BOARD - MINUTES  
November 25, 1985

Members present: Brennan, Parker, Bancroft, Nye.  
Others attending: David MacCready, Huna Rosenfeld and Richard Merrikin for Indian Acres Subdivision Hearing.  
Donald Dmytryck and Sylvie Michelutti for Sheep Farm Lane Hearing.

INDIAN ACRES SUBDIVISION HEARING:

The required public hearing for Indian Acres, a 16-lot subdivision with a proposed street known as Wheelwright Road, off North Street, was held with approximately 35 residents attending. The main concerns expressed by town officials and other residents were potential drainage problems on West, Harding and Adams Streets, traffic hazards posed by the proposed new driveways onto West and Harding Streets

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and the new street entrance on North Street, and the effect of new street runoff into the wetlands east of North Street. A transcript of the Hearing is hereby included as part of these Minutes.

SHEEP FARM LANE (FORMERLY JENNIFER LANE) CONTINUATION OF HEARING:

Sylvie Michelutti, Engineer, explained her corrections of deficiencies in the Plan, including adding sidewalks, noting the zoning district, and requesting in writing waivers from the 50 foot layout width (to allow 40 feet) and from the Environmental Impact Statement requirement. The Board stated a preference for only one sidewalk, on the west side of the street, and for 2 inches (rather than 1½ inches) of binder coat for the pavement. The Planning Board VOTED UNANIMOUSLY to approve the Sheep Farm Lane Subdivision Plan, subject to the following conditions:

1. Only one sidewalk should be shown, located on the west side of the proposed street;
2. 3½ inches of pavement should be specified, including 2 inches of binder and 1½ inches of top course;
3. All requirements of the Board of Health must be met; and
4. All requirements of other Town boards must be met.

RESCISSON OF MEDFIELD TECHNOLOGY PARK APPROVAL:

All members of the Board signed a letter notifying the applicant of the Board's decision to rescind approval of the Medfield Technology Park Subdivision Plan.

WOOD END LANE AND COUNTRY WAY REQUESTS FOR LAYOUT:

The Chairman approved and signed a letter to the Selectmen requesting the layouts as voted at the Board meeting of November 18, 1985.

ALGONQUIN BUILDERS REAPPLICATION FOR SPECIAL PERMIT:

All members present signed a letter to Algonquin Builders notifying them of the Board's decision at the meeting of November 18, 1985 to permit them to reapply to the Board of Appeals for a Special Permit for a construction trailer.

PINE STREET SCENIC ROADS DECISION:

All members present signed a notice of the decision voted on November 18, 1985 to allow John Rosata to remove 20 feet of stone wall on Pine Street for driveway access.

MOBILE EXCAVATING WITHDRAWAL OF SITE PLAN:

All members present signed a letter notifying Mobile Excavating of the Board's decision at the meeting of November 18, 1985 to permit withdrawal of the applicant's site plan.

FY '87 BUDGET:

The Board VOTED to approve a FY 1987 Operating Budget of \$8,000, with no changes from the previous year's approved budget, and a Capital Budget of \$5,000 for 1987 for consulting services for a Drainage/Watershed Study to be prepared by the Drainage Study Committee.

JORIE LANE (DUTTON PARK) SUBDIVISION APPROVAL:

The Board noted that the revised Plan showed stone walls at the entrance radii off High Street, as requested at an earlier meeting. It was VOTED UNANIMOUSLY to sign the Plan and Covenant, both of which were signed by the Board subsequently. The developer will be asked to provide two more copies of the Plan to the Board.

WOOD END LANE LOT RELEASE REQUEST:

Because the lot release form for lots 137 and 138 was not the correct form, the Board postponed action on the request to release the lots.

DOVER FARM ROAD AND DONNELLY DRIVE FINAL INSPECTIONS:

Mrs. Bancroft reported that fees had been received and Whitman & Howard requested by her to carry out the final inspections. However, Certificates of Construction have not yet been submitted by the developer.

GRANITE STREET FLOODPLAIN QUESTION:

The Board VOTED to send a letter, as requested, to Bruce and Patricia Clarke of 130 Granite Street stating that their lot is not in the Floodplain District as shown on the Medfield Zoning Map.

OUTDOOR ADVERTISING BOARD MEETING:

The Board decided to send the notice of a meeting of the OAB concerning billboards to Helen Weinert of the Sign Advisory Committee. The meeting will be December 9, 1985 at 10:00 a.m. at the Transportation Building in Boston.

INVOICES:

It was VOTED to approve payments as follows:

To: Whitman & Howard	Castle Estate Definitive	\$298.51
"	Jorie Lane Definitive	248.54
"	B&D Site Plan (Definitive)	83.78
"	Medfield Technology Park Definitive	293.22
"	Basile Residential Preliminary	83.78
"	Mobile Excavating Site Plan	246.00
"	Sheep Farm Lane Definitive	83.78
"	Pondview Earth Removal Plan	275.42
Suburban World	Advertising (Medfield Technology Park Rescission)	78.96

The meeting was adjourned at 11:20 p.m.

Respectfully submitted,

Margaret E. Bancroft  
Secretary

MEDFIELD PLANNING BOARD  
December 2, 1985

Members present: Bancroft, Nye and Parker.

The meeting was called to order at 8:00 p.m. by Acting Chairman Parker and the following business was transacted:

INDIAN ACRES:

VOTED: To send a letter to the Conservation Commission requesting their opinion as to which of the following alternatives they prefer for the drainage from the Indian Acres Subdivision:

- 1) Construct a retention basin using existing catchbasin, or
- 2) Rely on conventional piped drainage system piping drainage under North Street and enlarging culverts where necessary.

An answer by the Board's December 9th meeting has been requested.

It was determined that Lot 11 on Wheelwright Drive is substandard.

GUN HILL PARK:

Attorney Aaron K. Bikofsky of the law offices of Bikofsky, Walker and Tuttle, 281 Pleasant Street, Framingham Centre 01701, requested that the Board sign a release of lots 137 and 138 on Wood End Lane from the covenant.

VOTED: To sign release for lots 137 and 138.

Release was signed and will be sent to Attorney Bikofsky.

SHEEP FARM LANE:

VOTED: To grant the following waivers from the Land Subdivision Rules & Regulations of the Medfield Planning Board, as follows:

- 1) Waiver from 50-foot layout width requirement and allow a 40-foot alyout.
- 2) Waiver from requirement to submit an Environmental Impact Statement.

VOTED: To sign acceptance of Sheep Farm Lane Subdivision (formerly Jennifer Lane).

CRANMORE ROAD:

VOTED: To set surety on Cranmore Road at \$235,000 for a two-year period, to send a copy of Whitman & Howard's report of November 25, 1985, to Robert Borrelli, 10 Damon Road, Needham, and to request that the plan be changed to reflect the required drainage revisions.

EARTH REMOVAL CONTROVERSY HEARING - BOARD OF APPEALS:

VOTED: To send a copy of the Board's October 8, 1985, memorandum to the Selectmen regarding Earth Removal off Stuart Street and Whitman & Howard's October 4, 1985, report on the subject for the December 11, 1985 hearing.

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December 2, 1985

DEVELOPMENT OF FORMER ST. EDWARDS' LOT - MAIN STREET:

A meeting will be held at 7:30 p.m. on December 5th regarding the development of the land where St. Edwards Church had stood. The Board did not come to any consensus for its development.

The meeting was adjourned at 9:55 p.m.

Respectfully submitted,

Margaret E. Bancroft  
Secretary

MEDFIELD PLANNING BOARD  
MARCH 10, 1986

Present: Bancroft, Brennan, Gagliani, Nye and Parker.

PUBLIC HEARING ON PROPOSED ZONING CHANGES:

Chairman Brennan called the hearing to order at 8:00 p.m. Secretary Bancroft read the notice which appeared in the SUBURBAN PRESS on February 20 and 27, 1986.

Chairman Brennan said that the full text can be read on all of the changes and asked if anybody is interested in any particular section.

Mr. Donald Senger, South Street, asked the Board to provide a summary statement of the changes.

Chairman Brennan said that Section 3.3.4, as proposed, is a clarification of what constitutes a front lot line and how to measure depth into another zone.

The proposed change in Section 8.3.6.f is a clarification. An intersecting street can be a cross street or a "T" intersection.

Mr. Senger asked with respect to the Day Care Center change who would give special permits and what would the criteria be?

Mr. Parker noted that it would be by Special Permit of the Board of Appeals and the standards under Section 14.13 would be the criteria.

The purpose of the change in Section 2.1.24 is to ensure that for zoning purposes a "lot" does not include property within a street right of way. A couple of cases have come up before the Board where the applicant asked if they could include ownership to the center line of the street for additional units.

The proposed change of Section 2.1.27 is to require that primary access must be provided from the front lot line.

Section 7.1.1 - Cluster Zoning - the Board is of the opinion that the language is self-cancelling.

Mr. Senger asked how the law stands now.

Mrs. Bancroft said that there are two sets of standards presently. This change would exempt Clusters from the general standards of a Special Permit and require the Board of Appeals to rule only on lot size. Currently there is a duplication and the developer must go through the same process all over again.

Mr. Senger stated, "I don't understand why you call it a duplication. This might eliminate certain factors that are currently considered in fulfilling the general requirements of the Special Permit. What you are telling me is that this would eliminate those concerns or requirements under Section 14.10.5 of the Zoning Bylaw - "proposed use will not have an adverse effect upon property values in the neighborhood, proposed use is architecturally and aesthetically consistent with the other structures in the neighborhood. . .etc." You are asking for no approval on the part of the neighborhood if this law is changed.

Mr. Brennan said that a developer would have to go to the Board of Appeals to approve cluster in concept. The way the law reads now he must present his complete plan to the Board of Appeals.

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Mr. Senger said, "I wish there were a way to get around that issue and keep the more stringent requirements in place. Is there any way to change the Bylaw without eliminating all the standards now in place?"

Mrs. Bancroft said that the purpose of the change is to exclude regular special permit standards. The town is in favor of the cluster bylaw to develop it more sensitively for smaller lot sizes, more open land, etc.

Mr. Senger (referring to Castle Hill Estates) said that he didn't attend the hearing, but understood that many additional homes could have been built if cluster were allowed.

Mrs. Bancroft said that "the developer showed both a regular subdivision and a cluster and they both contained the same number of homes."

Mr. Senger: Could we end up with greater density than otherwise?

Mrs. Bancroft said that it would depend on the physical features.

Mr. Senger: What if it is 50% swamp?

Mrs. Bancroft noted that 25% wetland can be counted.

Mr. Senger: I am against taking neighborhood power away.

Mr. Nye said that "Cluster" has been on the books ten years. As a result of the Bylaw the way it is currently written, you are not going to see a cluster development. This should be repealed if this change does not pass.

Mr. Senger: It worries me. I can think of some situations around town, some parcels of land, where we would be worse off with cluster than without it. If you make it too easy, the Board is in favor of promoting cluster zoning developments. I think what you are asking us to do is to remove some of the review that is in place at the moment.

Mr. Brennan stated that "what we are asking to be repealed is a judgment which the Board of Appeals cannot make. Mr. Senger Cluster is atypical. This is not what we have become accustomed to. In appearance they are different. It could change the appearance of some neighborhoods. If you eliminate the general requirements you are taking away the neighborhood's rights to complain that it is going to change the appearance of a neighborhood."

Mr. Parker said, "Your main concern is architectural review. I think that would be subject to challenge. It is judgmental as to whether this will be detrimental to a neighborhood. All other issues that the Planning Board and Board of Appeals deal with have enough laws in place to deal with them properly. It comes down to the people sitting on the Board of Appeals, what is their judgment."

Mr. Senger: That is what happened at Castle Hill. The neighborhood got real excited.

Mr. Parker: There were other technical matters that prevented it.

Mr. Senger: Philosophies aside, you are going to change the way business is done.

Mr. Brennan: Sections 6.2.1 and 14.13.1 are proposed changes for the purpose

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of allowing more than one building on a lot in an RU Zoning District. The restriction of allowing just one building on a multifamily lot should be changed.

Mr. Gagliani: You will end up with smaller scale buildings which seem to to us to be more desirable.

HEARING ON ZONING BYLAW CHANGES WAS ADJOURNED AT 8:30 P.M.

Chairman Brennan called the public hearing to order regarding the rezoning of land off North Meadows Road from RS to RU.

Secretary Bancroft read the legal notice as it appeared in the SUBURBAN PRESS on February 20 and 27, 1986.

Mr. Barry Palson, 80 High Street: The purpose of the petition is to extend the RU Zoning Line across North Meadows Road to lots 120 and 145 to allow multi-family dwellings in that area. In doing so what we have found out was that we ran into a situation if we rezoned Lots 145 and 120 we ended up with spot zoning. We thought that a logical response to this would be simply to move the Residential-Urban zoning line to include 145 to 120 and the other lots as shown on the map. Incidentally, these people who abut lot 145 are the people who have signed the petition. I have spoken to the neighbors and a couple of them are here tonight. . . Mr. Proccacini and Mr. Iafolla. They are in agreement with our plans. I have also brought Carolyn Davis and Mark Gladstone, who represent Mr. Fox. They have a few things they would like to share with you. The land that is in question with regard to them is lot 120. That is the one they would be developing.

Mr. Brennan: This will support Mr. Palson's rezoning.

Mr. Gladstone: We feel that it is in the best interest of the Town to support the zoning petition. In surveying the abutting neighborhood it would seem that the highest and best use of the property would be for RU zoning. Everything else in the area is either RU or a Business zone. This follows that this would be the highest and best use of the property. Also, I might point out that I have referred to the study that was commissioned in 1983 and it seemed that the proposal is consistent with the Residential Planning Study.

Mr. Gagliani asked how many units were being considered?

Mr. Gladstone said they planned 42 units - seven buildings of six units each, on 4.75 acres.

Mr. Gladstone said that they contemplated building seven buildings each containing six units. (A maximum of 31 units, using all the land, could be built.) Mr. Gladstone said that the wet areas would be off to the far right.

Mr. Palson also owns 1.23 acres across the street on which there is a possibility of seven units.

Mr. Brennan asked if any of the abutters had any questions.

Mr. Proccacini said he went down and inspected some of Mr. Fox's buildings and find them to be excellent material and excellent taste.

Mr. Gladstone: In that vein, I brought with me literature from other projects which I would like to leave with the Board. Mr. Fox is a builder of merit,

quality and architectural style.

Mr. Senger: First of all it isn't always clear to me that higher density development is better for the Town. If you have a household with two children it is a net loss to the Town. This type of rezoning could cost the town money instead of bringing in revenues. Second, this land abuts the town's cemetery. It is not necessarily going to be the case, but a higher density could have a negative impact on the cemetery. As it is now it is more isolated. Higher density may not be a good thing. Does the Town still have any interest in negotiating with the owner of this property for a reasonable price to purchase for the cemetery.

Mrs. Bancroft: The Town is not serious about this negotiation. They have considered the matter and feel that the cemetery has land for about 30 years and the Town can't afford that kind of land purchase right now. The cemetery commissioners asked for the land, but they need the support of the Selectmen.

Mr. Senger: If it is rezoned it will be out of reach for the Town. This is a double-sided issue. It has a lot of impacts.

Mr. Palson: In regard to the proximity to the cemetery, landscaping would be done and the intent would be to have a buffer zone between the residential land and the cemetery. I am concerned about things you expressed earlier. In regard to the cemetery using it for expansion, they have had numerous opportunities over the last five years. Three or four years ago we listened to the Town fathers and gave a counter offer. We heard nothing further until it was a Town meeting article. I want something that would help the town and not cause a detriment. As a result of the relocation of Route 27, the neighborhood has been changed. Frairy Street was the street. You went on the backland and fished and played as a little kid. Best use currently is RU which would allow for multifamily development. Some people in the Town of Medfield whose families are grown they would like to sell their homes and move into an apartment.

Mrs. Bancroft asked about the feasibility of developing this as it is zoned now.

Mr. Palson said, "I don't know what the feasibility of having single family dwellings on Route 27. I don't think the neighborhood is a prime location for single-family dwellings. It is a highway. Fortunately, we have two stop lights to slow the traffic down. It is a main thoroughfare. . . ."

Mr. Gladstone: A lot of land is lost because of the easements and brooks.

Mrs. Bancroft asked if they were planning to fill in the swale. There is quite a cut and it may be necessary for drainage.

Mr. Gladstone said that there is a drainage ditch there.

Chairman Brennan asked if anyone else would like to speak. This will come before the Town Meeting. The Planning Board will take a position on it. If the Planning Board takes a position in favor they will present the article at Town Meeting, otherwise you will do so.

HEARING CLOSED AT 8:55 P.M.

PUBLIC HEARING RE REZONING - CENTOLA LAND - NORTH MEADOWS ROAD:

Chairman Brennan called the hearing to order at 9:00 p.m.

Secretary Bancroft read the advertisement which appeared in the SUBURBAN PRESS.

Chairman Brennan read a letter requesting the withdrawal of this from Town Meeting.

HEARING CLOSED AT 9:05 P.M.

The regular meeting of the Planning Board was called to order at 9:10 p.m. and the following business was transacted:

SHEPHERD WAY:

The Board is in receipt of a report on Shepherd Way (formerly Sheep Farm Lane) dated March 9, 1986, noting the following errors and questions in regard to the plan:

1. The proposed roadway has 0% grade between Station 0+50 and 1+42. The minimum allowable road grade is 1%. Since there is no proposed drainage, this grade must be continuously down hill to match with the grade at the end of the existing pavement. If the spot grade at the end of the existing pavement is correct, then we suggest the following grades be amended to the road profile for the proposed grades.

Station 0-40	existing end of pavement	181.50
Station 0+0	property line	181.90
Station 0+50		182.40
Station 1+00		182.90
Station 1+42	proposed end of pavement	183.32

2. The electric and telephone location should be shown on the plan excluding the location of where they will be attached to the existing utilities on Kaymark Drive.
3. We recommend that a dimension be shown for the hydrant in relation to the sideline of the right of way.
4. Is there a gas line?

VOTED: To send a copy of the letter to Terry Shields who is developing the property.

SHEPHERD WAY - SET SURETY:

VOTED: To set surety on Shepherd Way in the amount of \$34,000 based on Whitman & Howard's Bond Estimate Report dated March 9, 1986.

INDIAN ACRES:

Messrs. Rosenfeld, MacCready and Merrikin met with the Board to discuss changes made on the Indian Acres Subdivision Plan. Mr. Merrikin said that Lot 11 has been changed in accordance with the Board's request. The minimum depth now exceeds the 125-foot minimum. The detention basin has been removed from the plan, and lots 9, 10, and 12 have also been redesigned.

The revised plan shows drainage going into the North Street pipes and, therefore, this allowed the street to be lowered about 18" on average. The pipe size has been changed to 18" because the road is flat and because when the road was

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dropped more drainage area was picked up.

There is a subsketch to show the replacement of the culvert on Winter and North Streets from 36" to 42".

Haybales and siltation controls have been shown. Everything else to do with drainage down stream has been removed.

Mr. Merrikin said there was a gentleman's agreement to put in berm across West/Harding Streets to help alleviate drainage into the Bartholomew lot.

Mrs. Bancroft asked that the cross section show 2" of binder and 1½" top course on the plan.

Mr. Parker asked if there would be much change in the grading as far as lowering the road. Mr. Merrikin said that the increased water will go into the swamp.

Mr. Merrikin said that he had gone over the changes with Whitman & Howard and that they were in agreement with them.

Mr. Parker asked if there are drainage calculations for the runoff that will be going into the swamp.

Mr. Merrikin said that he did not do calculations for this as he felt that the Town's Master Drainage Plan had already done this.

Mr. Gagliani asked if the plan showed the stonewalls around the curvature as previously discussed.

Everyone was in agreement that this would add to the subdivision.

Mrs. Willis asked if the changes in the plan were sufficient to require a new hearing. It was the consensus of the Board that they were not.

VOTED: To allow a waiver for cul-de-sac length to 668.91 feet.

VOTED: To approve the subdivision entitled "Indian Acres Definitive Subdivision Plan" dated September 5, 1985 and revised to March 6, 1986, drawn by R. F. Merrikin Associates, subject to the following conditions:

1. That the Plan specify two inches of binder and one and one half inches of top course for the pavement;
2. That a Special Permit to work within the Watershed Protection District be obtained from the Board of Appeals;
3. That the Plan comply with the requirements of the Conservation Commission, the Board of Health and other Town Boards.

DEERFIELD DRIVE - CASTLE HILL ESTATES:

Attorney Ralph Good met with the Board to discuss the release of surety which is currently held on Deerfield Drive.

The Board is in receipt of a report on the Deerfield Drive Bond Estimate listing work to be completed as follows: Curb Inlets, Riprap at 18" Pipe outlet, grate for 18" RCP, telephone and electric, ledge removal for telephone

and electric, 8" PVC Sewer Mains, chimney for sewer laterals, 6" PVC sewer laterals, sewer manhole, ledge removal of sewer laterals, water services w/ledge removal, relocate one power pole, road gravel, 3½" bituminous concrete pavement, 6" bituminous concrete curbing, granite curbing, gravel for sidewalk, 3" bituminous concrete for sidewalk, 6" loam and seed, bounds and street signs.

VOTED: To release United States Trust Company Acct. 888-99-271-29 in the amount of \$375,000 in exchange for surety in the amount of \$205,000 to cover the completion of the above-mentioned items.

The Board has requested that Dale MacKinnon be invited to the March 24th meeting to discuss the sloping of Deerfield Drive.

BICYCLE PATH COMMITTEE:

Mr. Daniel Fritzsche has requested that the Bicycle Path Committee be reactivated.

VOTED: To reappoint the committee after checking with members to be sure they were willing to serve again.

VILLAGE FARM SUBDIVISION:

The Planning Board is in receipt of a report on the Village Farm Preliminary Plan.

VOTED: To send a letter to the Bridges with the comments from the Whitman & Howard report, with the exception of item No. 1.

A.H. HARRIS SITE PLAN:

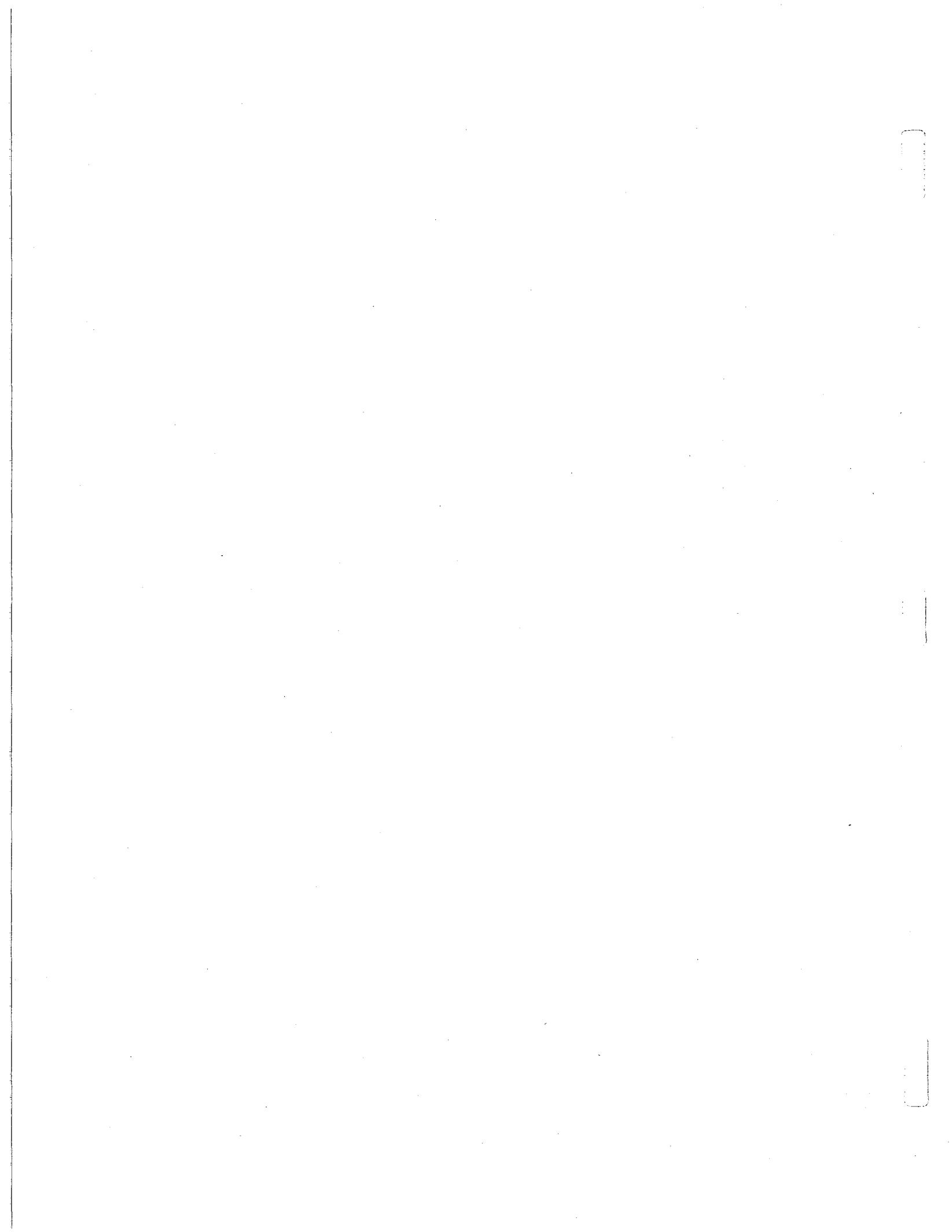
The Board is in receipt of a letter requesting the withdrawal of this site plan.

VOTED: To allow withdrawal without prejudice.

The meeting was adjourned at 11:25 p.m.

Respectfully submitted,

Margaret E. Bancroft, Secretary



MEDFIELD PLANNING BOARD  
March 17, 1986

Present: Bancroft, Gagliani, Nye and Parker.

The meeting was called to order at 8:00 p.m. by Acting Chairman Parker and the following business was transacted:

F.D.C. PACKAGING:

Messrs. Thomas Copithorne and Lawrie Rhoads, Jr., met with the Board to discuss their plan to enlarge the present building at 113 Adams Street by 20,000 square feet and including the addition of 20 parking spaces. F.D.C. Packaging requested Site Plan Approval by the Planning Board, however, the use of the building requires Site Plan Approval under Section 5.4.5.3.m and Section 14.12 by the Board of Appeals and the Building Inspector. The Planning Board has no jurisdiction over the addition except for parking and drainage approval.

VOTED: That the application before the Board for Site Plan Approval not be considered for lack of jurisdiction and that the fee be returned.

Mr. Copithorne stated that he had submitted his plan to the D.E.Q.E. and the Conservation Commission. It was suggested that Mr. Copithorne determine if he will be working within the Watershed Protection District and, if so, he should request a Special Permit for that as well.

HUTSON PINES PRELIMINARY SUBDIVISION PLAN:

Messrs. Allan and Michael Haigh met with the Board to discuss the development of 6 and 8 Hospital Road. They showed the Board an engineered plan with seven lots on the almost-eight-acre parcel. The Haighs said that the land has been in the family since 1832 and they would like to have the subdivision named "Hutson Pines" after their ancestors. They requested that the street be named "Hutson Drive," but there is a street in the Marlyn Estates area by that name.

The Haighs plan to connect the proposed subdivision to the sewer, water and gas. Underground electric, telephone and cable will be installed by them.

The Board said that the sight distance would have to be addressed. There was a question regarding the geometry of Lot 3 and Mr. Haigh said he would review the lot with his engineer.

It was the consensus of the Board that the plan looks "fine." Mr. Haigh said he would probably submit his Definitive Plan in order to save time. He said that the houses would be in the \$390,000 range.

It was noted that the cul de sac is 530 feet in length.

BAKERS - BELKNAP ROAD:

Neal and Cheryl Baker met with the Board to discuss back lot lines for triangular lots. Mrs. Baker explained that "some towns" allow a measurement from the back point forming an imaginary line.

The Board noted that Medfield's zoning does not contain this mechanism.

It was suggested to the Bakers that they could subdivide their lot under Subdivision Control not Required and call the new line their back line or apply for a variance to allow construction of a porch within the rear setback.

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PARK STREET - PARKING CONCERNS:

Messrs. Raymond and Robert Dellaselva met with the Board to discuss problems with parking on Park Street caused by trailers being used for offices during the reconstruction of the Park Street Medical building. They were also concerned with parking problems that might occur during the reconstruction of the building.

Mr. Dellaselva said that the dentists' patients parked in front of his building. He said he did not think it should be necessary for him to police the parking. He further said that he didn't want a hardship himself as a result of the dentists' fee.

Mr. Dellaselva said that the dentists were allowed a minimal amount of parking under the Zoning Bylaw.

Mr. Parker asked if there was an approved parking plan for the garage which now houses Dover Country Store as the Planning Board does not have one on file. Mr. Dellaselva did not answer this question.

Mrs. Bancroft noted that the parking requirement for a doctor/dentist was five spaces. If doctor/dentist has more assistance than when the Bylaw was written, it should be revised.

Mr. Parker stated that "when this subject was discussed, the applicant stated that if the parking didn't work out, there was talk of leasing spaces from the bank. I have been on the Board for three years and you are the first person who came to the Board with a complaint. I have not heard that there was a problem."

Mr. Dellaselva stated that he would like to have the Weiner Building reduced in size when it was rebuilt so that there would be room for additional parking.

The Board suggested that Mr. Dellaselva talk with the Zoning Enforcing Officer/Building Inspector O'Toole about this matter.

MODERATE COST HOUSING:

The Board met with a group of people led by Gary MacDonald who were interested in the Town of Medfield participating in providing Moderate Cost Housing for certain "Target Groups." The group's preference for housing types is (1) single-family dwellings, (2) cluster housing, (3) town house condominiums and (4) duplexes. He would like to have the Town donate land for this project.

This program as explained by Mr. MacDonald is being funded by the Commonwealth and will provide homes for first-time buyers at 30% below market value with an interest rate of between 6% and 9%. The details have not yet been received from the State.

Mr. MacDonald invited the Planning Board and other Town Boards to join with the group to form a committee to get the program going. Mr. Gagliani volunteered to represent the Planning Board. Richard Denton and Peter Gaines will represent the Housing Authority and Mrs. Thompson will represent the Selectmen. It was suggested that this be an ad hoc committee which would consist of residents and Town Board members, but would be acting on their own and not under the umbrella of other Committees.

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Mr. MacDonald said that the Governor's Office has made it clear that the funds will be on a first-come, first-serve basis and it would be necessary to call a Special Town Meeting to rezone certain areas and to allow Town land to be given to individuals.

Mr. Parker asked if it would be possible to interest private developers to do this without using town land.

It was agreed by all that the concept was confusing without details from the Governor's Office.

Mr. Gagliani suggested that the Planning Board may want to start working on some type of creative zoning which would allow more single-family density than present zoning.

Mrs. Bancroft expressed the opinion that the long-term effect of zoning changes should be studied and she would be concerned if the Town were to go ahead too fast. A further concern is that the "public land is a public trust and belongs to all of the people."

Mr. Parker explained that the Planning Board had initiated two zoning changes over the past two years the purpose of which was to allow additional moderate housing; namely, allowing an accessory or family apartment by special permit in any residential zoning district under certain conditions. It should be noted that no one has applied for the accessory apartment special permit but that three families have received special permits for family apartments.

Mr. Parker asked the group how the Board can be of assistance.

Mr. MacDonald said that he would like to have the meeting look to see what land is available and appropriate for the proposed use. He would also like to see how many people would be eligible and interested in participating. Other details can be worked out later.

Mrs. Thompson asked if the Planning Board has the authority to require a certain number of units to be set aside for moderate income housing within a new subdivision.

This would not be possible under our current Zoning Bylaw or Subdivision Rules & Regulations and could only be allowed under State law if it did not cost the developer any money.

Mrs. Thompson said she had an open mind, but her preference would be to have moderate housing throughout the Town and not all in one area would take away the stigma of people being subsidized.

Mrs. MacDonald said, "I think you are missing the need of someone like myself. It is not low income housing. There are a lot of professional people who are looking to buy their first home and need assistance. You should definitely address the need for moderate income housing in Medfield."

Mr. Parker stated that the "market has grown up around us and gone sky high. If we can figure out a way to assist you we would be glad to do so."

Mr. MacDonald asked who will administer the program. It was the consensus of the Board that this should be a citizen committee.

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Mr. MacDonald said that the group is asking for open space land which the town has accumulated and wondered what the proposed usage of the land would be if it were not used for housing units.

Mrs. Bancroft asked how it will be determined who will receive the houses.

Mr. MacDonald agreed that the selection problem will be difficult. He felt that those eligible should have a vested interest in the Town and perhaps either a weighted point or lottery method would be used. He said that there would be restrictions on selling the property and no one would be able to get an immediate gain.

Mr. Parker asked if there were any funds earmarked for planning for this program.

A member of the audience said that the MHF would provide a certified engineer.

Mr. MacDonald asked what type of development the town would prefer to see.

Mr. Nye said he felt that single-family cluster would be desirable for this type of development.

Mrs. Thompson suggested that a study committee be formed.

ROCKY LANE - PLAN UNDER SUBDIVISION CONTROL NOT REQUIRED:

The Board is in receipt of a Plan under Subdivision Control Not Required for Rocky Lane, drawn by Guerriere & Halnon, Franklin, dated March 12, 1986, and owned by Judith Ann Johnson.

VOTED: To sign the plan.

The plan was signed.

The meeting was adjourned at 11:20 p.m.

Respectfully submitted,

Margaret E. Bancroft, Secretary

MEDFIELD PLANNING BOARD

March 24, 1986

Present: Bancroft, Brennan, Gagliani, Nye and Parker.

Others attending: Dale MacKinnon, Michael Marholin, Roy Boudette and Ralph Good; Terhune & Fickeisen; Terrence Shields; Tony Delapa and Nick LaVerghetta.

The meeting was called to order at 8:00 p.m. by Chairman Brennan and the following business was transacted:

DEERFIELD DRIVE SLOPING:

Messrs. Dale MacKinnon, Michael Marholin, Roy Boudette and Ralph Good met with the Board to discuss the Deerfield Drive sloping. It was agreed to treat the sloping as follows:

1. Outcropping at beginning of Deerfield Drive will be removed.
2. Add to Note 8, "The slope of exposed ledge will not exceed 1 to 4. Earth slopes will not be steeper than 1.7 to 1."
3. Rosa rugosa will be planted at the top of slopes as a pedestrian barrier.

Slopes greater than two to one in the "bowl" should be riprapped. The rosa rugosa hedge should be brought around the top of the ledge.

It is anticipated that there may be erosion after planting. The contractor will be responsible to maintain and restore slopes until ground cover has taken hold to the satisfaction of the Town.

Mr. MacKinnon was concerned with two things, namely, possibility of graffiti on the ledge and safety. The slopes will be made safer by the plantings.

Mr. Marholin will send the Board a revised plan showing the agree-upon sloping.

63 HIGH STREET:

Messrs. Terhune and Peter Fickeisen met with the Board to discuss a four-lot subdivision at 63 High Street. Mr. Fickeisen asked the Board if they would be willing to grant two waivers; i.e., for the length of the cul-de-sac and to allow wells instead of Town water for the proposed subdivision.

The Board said that they would require the subdivision to be serviced with Town water. Mr. Fickeisen said he would reassess the situation and come back to the Board.

SHEPHERD LANE:

Mr. Terrence Shields met with the Board to request that his lot on Shepherd Lane be released prior to the issuance of an assignment of account.

**VOTED:** Upon receipt of a bankbook in the amount of \$34,000 and the assignment of the bankbook to the Town of Medfield, the Shepherd Lane will be released from the covenant.

Board members will come into the office to sign the lot release.

WAMPATUCK ESTATES:

Messrs. Tony Delapa and Nicholas LaVerghetta met with the Board to ask when

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the Board would sign the Wampatuck Plan. The Board explained that when all of the conditions of the acceptance had been met, they would sign the plan.

Mr. Delapa said he had "heard" that the Town was going to take the Trailside connection from Wood End Lane. The Board said that the stub was a part of the original approved subdivision and there will be an article before the Town Meeting to take the stretch of road.

Mr. Delapa said that if the Town owned the land and asked him to build the connection he would do it.

Mrs. Bancroft told the meeting that the Town Treasurer has started tax title proceedings so if the Town Meeting doesn't vote to take the land we will obtain it by tax title.

VILLAGE FARM ESTATES:

The Board is in receipt of a letter dated March 24, 1986, from Donald R. Nielsen asking for two waivers: (1) a waiver to allow a 25-foot radius where the new street will intersect with South Street and to allow 24-foot wide pavement.

The Board will check with Kenneth Feeney and Robert Kennedy of the Highway Department for their input on the radius. (They are in favor of the 25-foot radius.)

The Board will require 28-foot wide pavement. They do not have a problem with the substandard turnaround as a turnaround is not required for a street less than 300 feet in length.

MINUTES:

VOTED: To accept minutes of January 6, 13, 27; February 3, 10, 24 and March 3, 10 and 17.

BAY CIRCUIT GREENBELT:

Mrs. Bancroft reported to the Board that there are grant funds available to update open space plans, park and recreation plans and ground water and aquifer protection plans. The Town would like to apply and have asked for the Planning Board's support.

VOTED: To support the grant request.

The meeting was adjourned at 11:30 p.m.

Respectfully submitted,

Margaret E. Bancroft, Secretary

MEDFIELD PLANNING BOARD  
April 7, 1986

Members present: Bancroft, Brennan, Codispoti, Gagliani and Parker.  
Others attending: People interested in Tocci-Tocci Subdivision hearing, and people interested in Georgetown Estates hearing.

TOCCI-TOCCI SUBDIVISION HEARING:

Chairman Brennan called the hearing to order at 8:00 p.m. Secretary Bancroft read the notice which appeared in the newspaper.

Chairman Brennan explained the procedure to be followed and requested that the applicant explain the subdivision to those present.

George N. Giunta explained the plan as follows:

1. It is an 11-lot subdivision beginning at Hickory Drive.
2. A 700-foot cul de sac and an extension of 600 feet to Pheasant Road is shown.
3. A new name for Deerfield Drive subject to Planning Board approval will be provided.
4. The plan shows the breakdown of the lots - frontage and setback lines. It shows existing and proposed contours of the road grades. It shows the brook on the westerly side of the property, the brook on the easterly side of the property and the proposed detention basin.
5. The detention basin is to slow down the water before it flows into the Fox Lane drainage.
6. There will be no standing water in the detention basin.
7. No portion of the work will be within 25 feet of the wetlands.

(It should be noted that it appears that construction will be within 25 feet of the watershed protection district at Pheasant Lane.)

The Planning Board had questions as follows:

1. The Board of Appeals would have to have a hearing if any construction is done 25 feet from the high water mark of the brook.
  - a) Mr. Giunta said the brook is in a channel and cannot run over.
2. It was noted that the water does not flow into a swale the way it is designed.
  - a) Mr. Giunta said that the runoff from roof drains and driveways will be going out into the road. That will not be adding to the brook.
3. What is the subsurface soil?
  - a) It is a combination of sandy, gravelly clay mixture. No ledge is anticipated.
4. Is this septic?
  - a) Town sewer.
5. How will the detention basin be treated? The drainage plan depends on the detention basin.
  - a) There will be an easement on Lot 11 to the detention basin. It will be dredged and left natural.

4. Is this septic?
  - a) Town Sewer.
5. How will the detention basin be treated? The drainage plan depends on the detention basin.
  - a) There will be an easement on Lot 11 to the detention basin. It will be dredged and left natural.
6. Whitman & Howard's report was read into the record with the comments as follows:
  - a) Proposed road layout is awkward. Recommend that Pheasant Road be designed as a continuous street to Hickory Road and that a stub or cul-de-sac be used off this road for additional lots.
  - b) The brook has not been shown on the proposed site that the Tocci-Bryant Subdivision outlets into.
  - c) Dr. Carr has described in his letter of September 23, 1985, additional flood plain storage that is required for this brook because of the proposed subdivision. This has not been shown.
  - d) Questions concerning the proposed "detention area" or flood plain storage on Lots 9 and 10. If this was a flat wetland the proposed work would be understandable. However, the brook is dropping off in elevation. Additional details, calculations and narrative is required to explain this proposed method to attenuate the peak flow. Is it the "limit of wetlands" or "flooding" that is shown? Who determines this limit of wetlands? Will any of the proposed flood storage be in vegetated wetlands, requiring replication of this vegetation.
  - e) Locations for stopping and starting granite curbing should be shown on Sheet 7.
  - f) The proposed grade of Deerfield Road has a section that is less than the minimum 1% grade.
  - g) The drain outlets should end in either flared end sections or head-walls, each with appropriate riprap.
  - h) In Dr. Carr's letter he says that the 30-inch culvert for Doe Acre Estates is only designed for the ten-year storm. However, the engineering presented by the applicant, Ronald C. Tocci, said the pipe was designed to handle the 100-year storm. Therefore, the applicants' engineering is incorrect now, or incorrect then. Suggest that Dr. Carr look at this situation and advise as to the proper corrective actions. The recommendation is that this corrective action be tied into the approval of the Pheasant Road site. (Requirement is that culverts be designed for 50-year storm.)

Mr. Brennan noted that four of the questions deal directly with drainage.

Dr. Carr said that the plans were brought to him to be revised for the Conservation Commission. The new plans will answer some of that questions from Whitman & Howard.

Mr. Brennan said that it makes it very difficult to review plans which have not been seen by our engineers. He felt that this was out of order.

Dr. Carr said that they wanted to do some excavation so that all the runoff would be stored onsite. By creating a detention area the runoff could be

kept the same. The water would be kept on the site and there would be no increased runoff downstream. The proposal is to divert the runoff towards the brook. The changes in grading will allow the drainage of this piece of land into the street drainage. The calculations have not been submitted.

Mr. Gagliani asked "what is the elevation of the flood plain?"

Dr. Carr said it was elevation 171.72 according to his calculations. The elevation of the brook is in the 161.7 to 161.6 range. The old control structure was a little too small and we are showing two concrete walls. This would hold the water during the early part of the storm and it would then back water up into the system. In terms of over-all impacts on the system, we are looking at an actual decrease because of what we propose to do in this area. When we supply a detention area for 100% of a 100-year storm, it will serve the function of maintaining the status quo and will have the benefit of a decrease at the time of the peak.

Additional Planning Board questions:

1. How deep will the water be in the basin?

Dr. Carr: 27", two feet from the invert of the rim. It will be going down at a 2.7% grade.

2. When are you going to the Conservation Commission? When will you be giving us the revised plans and calculations? It is necessary for you to resubmit because you are changing the design.

Mr. Tocci said that they will resubmit.

Mr. Brennan asked if anyone in the audience had a question.

Miss Lauralee Margeson, 2 Fox Lane: The catchbasin has been flooded four times in the last five years. When you have a storm the brook is like a thundering herd. A tree was uprooted because of the erosion of the land and grass. Whatever is supposed to be working now is not. Miss Margeson pointed out where the water has been backed up. She said that she tries to clean the grate when she is at home, but when she goes to work she calls the Highway Department. She said that they are good about coming and removing mud and debris.

3. When the highway department comes and cleans out the drain, does it take care of the water?

Miss Margeson said it seems to be O.K. if clear of debris.

Mr. Parker asked if there was a report from the Highway Superintendent. There was not, however, one will be obtained before the May hearing.

Mr. Thomas O'Leary said that he is aware of the problem that Miss Margeson has with her yard as a result of drainage. What happens to the pipe under Marlyn? Could that pipe be plugged 25%?

Miss Margeson said that Pheasant Road has been washed out and fixed many times as a result of drainage in the area.

Mr. Roy Boudette, 16 Pheasant Road: Will there be another public hearing since they have to resubmit the plans?

Mr. Brennan stated that would depend on the schedule. The Board can reject the

plan because it doesn't comply with the Subdivision Rules & Regulations or we can give Mr. Tocci an extension. The revised plan would have to go back to our engineers for review and report. Then we would schedule another hearing - we will aim for May 19th.

Mr. Gagliani: Is there a fee for resubmittal? (Yes. \$200 for each additional submission.)

Mr. Tocci asked if the problem could be solved regarding a connection to Harding Street before the plan is resubmitted?

Mr. Brennan said that the Board will check this matter with their engineer. (It should be noted that a revised letter was sent and "Harding Street" was changed to "Hickory Drive.") Mr. Brennan feels that the proposed road "looks scary to me." He felt that the 400-foot curvature should be adhered to.

Mrs. Bancroft suggested a shorter curvature.

Mr. Brennan said he was concerned with real serious problems with the safety of the street configuration.

Mr. Parker noted that the Subdivision Rules do not allow detention or retention basins and asked if the applicant was requesting a waiver from the Sub Rules. Mr. Parker is very concerned with the drainage.

Mr. Brennan said that "there is still the nagging overriding problem that the subdivision doesn't work. We will have no conception of what is going on until we have one plan."

Dr. Carr said that the 24" culvert is inadequately sized and is very clearly somebody else's responsibility. Not his client's. If wingwalls were installed it would help the water flow smoother into the pipe.

Mr. Gagliani asked if there was a possibility of Mr. Tocci making the inadequate pipe on Pheasant Road adequate?

(Informational: the County Engineer was in the office and reviewed the drainage plan for the town and said that the problem is that the drainage plans shows a 36" and 24" drainage pipe where the two brooks between Harding Street and Farm Street come together at Marlyn, however, both brooks are flowing into one pipe and the other pipe has not been put in.)

Dr. Carr said that the Pheasant Road drainage pipe goes to a series of manholes which are all undersized.

Mr. Gagliani again asked if he could make the inadequate pipe adequate.

Dr. Carr said there was no way of doing it.

Mr. Brennan said that the hearing would be continued to next week to discuss the configuration of the proposed road.

Mr. Parker said that he thought that the basis for continuing the hearing is for new information.

Mr. Gagliani said he was worried about the time constraints and would feel better if the plan is withdrawn without prejudice.

Mr. Brennan noted that the first thing we have to do is answer the question about geometry. If we agree that the plan needs to be resubmitted we will do so on April 14th.

The hearing was closed at 9:30 p.m. to be continued to April 14th.

GEORGETOWN ESTATES RESIDENTIAL SUBDIVISION - PUBLIC HEARING:

Chairman Brennan called the hearing to order at 9:35 p.m. Secretary Bancroft read the notice which appeared in the SUBURBAN PRESS.

Peter Smith, engineer from Ernest W. Branch Company, explained the plan as follows:

1. It is a 12-lot subdivision containing new lots 2 through 13.
2. A waiver for the length of the dead end is requested.
3. An emergency exit to previously-approved Marvin Drive will be provided.
4. Drainage has been calculated for a 100-year storm and will go into the drainage system on Marvin Drive.
5. The low spot in the road will have double catchbasins on both sides which will connect into the drainage system on Marvin Drive.

Mr. Parker asked how the contours would be changed.

Mr. Smith said that they will be filling the road and will bring the fill back about 70 feet.

6. The plan shows bringing the sewer up from Marvin Drive. It will be brought all the way to Lot 1.

The Board will request information from the Water and Sewer Board regarding the sewer and water.

Chairman Brennan read comments from Whitman & Howard as follows:

1. A detail is required for the proposed breakable barrier.

This will be provided and will meet Fire Chief's approval as well as the Planning Board..

2. W&H recommended that the widths of pavement for the emergency access be only 12' wide with additional two-foot shoulders of 12" gravel and 4" loam & seed. Detail required for this item.

This will be shown on the plan.

3. The plans propose a 34-foot width of pavement. It is recommended that this width be reduced to 28 feet and Plate 3 of Sub Rules be followed.

This change will be made on the plan.

4. Lot 7 does not meet the width requirements as described in Section 2.1.32 of the Zoning Bylaw. The width is measured as the horizontal distance between the side lot lines as measured at the 40-foot frontyard depth. The lot line between Lots 7 and 6 and be adjusted to accomplish this requirement.

This change will be made on the plan.

5. The oversized cul-de-sac has apparently been proposed for the purpose of meeting the requirements of the frontage and lot width. It is recommended

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April 7, 1986

that the paving width within the proposed cul-de-sac be held to the 50-foot radius. This will decrease storm water runoff, road maintenance and snow plowing and allow plenty of room for snow placement.

The Board has requested that the cul-de-sac be shown with a 50-foot radius instead of a 90-foot radius.

Mr. Gagliani suggested that a stub should be provided to the Hinkley property in the interest of good planning.

**VOTED:** To request the developer to submit a new plan showing a stub to the Hinkley property.

The vote was recorded four in favor with one abstention.

6. The Board will accept the 60-scale plan for the first sheet so that the entire subdivision may be seen on one sheet.

7. House numbers have not been shown.

The plan will be revised to show the house numbers.

8. The drainage pipe system has been designed for the 100-year storm. The town requirement for a residential subdivision is only a ten-year storm. The drainage pipe system is more than adequate.

9. The proposed street is longer than the 500 feet allowed for a nonthrough street.

The Board will vote on this waiver.

Chairman Brennan asked if anyone in the audience had any questions. As there were no questions the hearing was continued to May 5th.

**YERED & KELIHER SITE PLAN:**

The Board is in receipt of the approved site plan, including the landscape plan. The plan did not have a signing block.

The plan should be ready for signing next week.

**STREET ACCEPTANCES - DOVER FARM ROAD AND DONNELLY DRIVE:**

**VOTED:** To send a letter to Lawrence Schlager regarding areas which need to be completed prior to street acceptances; namely, fix drainage between lots #7 and #11 as currently water is running over the sidewalk on Dover Farm Road; and reconstruct gutter line on Donnelly Drive.

**STREET ACCEPTANCES - WEST STREET, MARSH DRIVE AND BRIDGE STREET:**

**VOTED:** To send a letter to Andrew J. Lane requesting that the headwall on the drainage easement be constructed across West Street; Berm on West Street should be backed up; Crown should be added to West Street and Marsh Drive and Marsh Drive and Bridge Street to direct water to catch basins.

**VILLAGE FARM ESTATES:**

**VOTED:** To allow 25-foot radii where Village Farm Estates intersects with South Street and to require a 28-foot paved way.

HOUSING OPPORTUNITY PROGRAM:

Regarding who should take the lead for this program, it is the consensus of the Planning Board that the Selectmen take the lead. They wrote the letter of interest. The Planning Board would want to support their efforts to the extent it involves landuse planning.

ZONING ARTICLES:

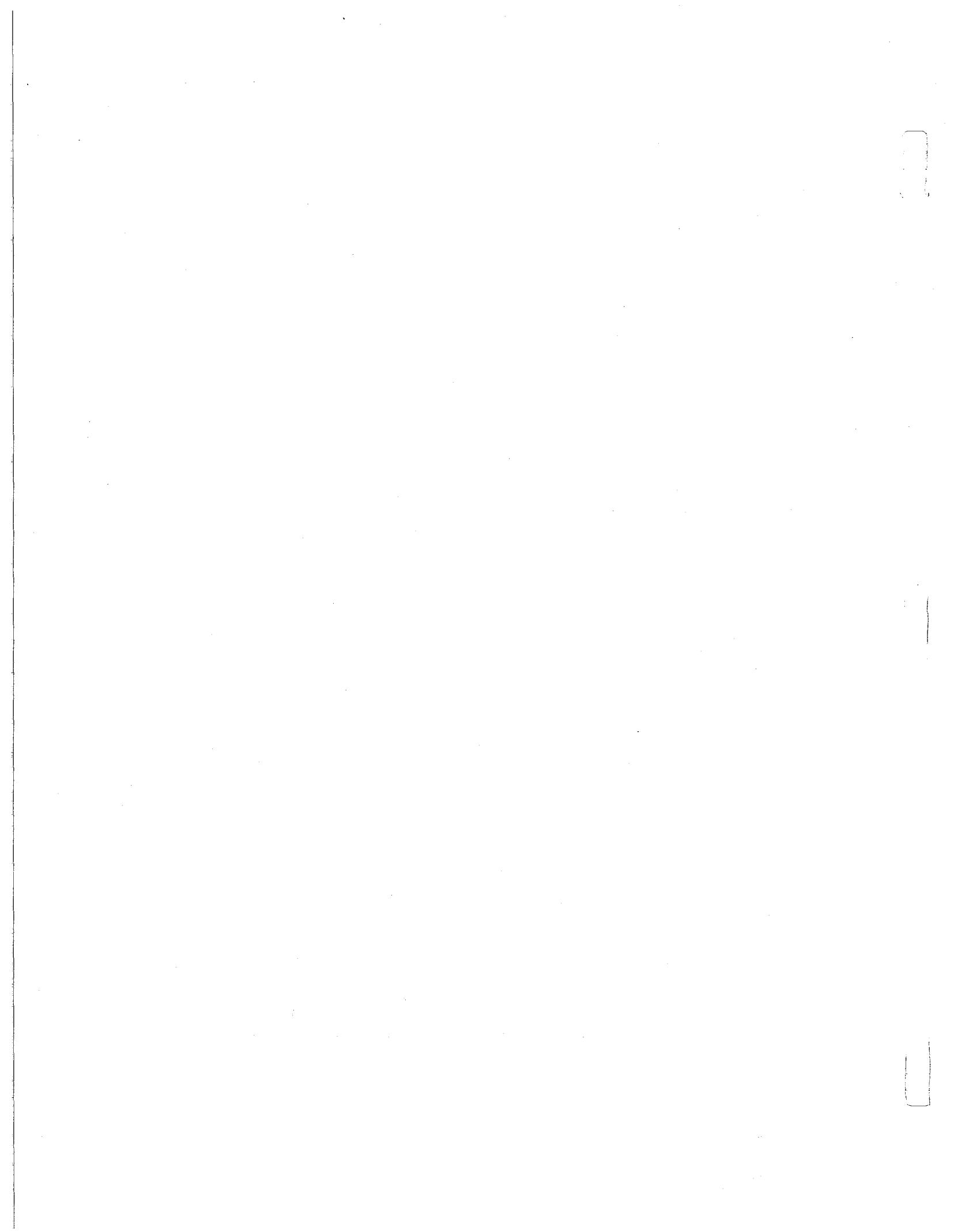
As the DCA did not feel that their notice of the public hearing was timely, the Board

VOTED: To post and advertise another hearing for Thursday, April 24th.

The meeting was adjourned at 11:30 p.m.

Respectfully submitted,

Margaret E. Bancroft, Secretary



MEDFIELD PLANNING BOARD

April 14, 1986

Present: Bancroft, Codispoti, Gagliani and Parker.

Others attending: Tocci, Tocci, Giunta, Mr. & Mrs. Barry Palson, Messrs. Merrikin and DeGiacomo.

The meeting was called to order at 7:30 p.m. by Acting Chairman Parker and the following business was transacted:

MPIC:

A meeting with the MPIC was scheduled, however, no members were present. Marion Polzella, an interested candidate for the MPIC, was present. Mrs. Bancroft explained the project that will require MPIC assistance and gave Ms. Polzella a copy of the proposal to review.

MINUTES:

VOTED: To accept the minutes of March 24, 1986.

TOCCI-TOCCI SUBDIVISION:

The Board discussed the Tocci-Tocci plan and it was the consensus of the Board that the road configuration should be changed to meet the Subdivision Rules & Regulations.

Messrs. Tocci, Tocci and Giunta met with the Board to discuss the plan of the proposed road off Hickory Drive. Mr. Parker stated that the Board has difficulty with the roadway configuration considering the safety and general flow of traffic. An additional concern is the drainage.

Regarding straightening the road, Mr. Giunta said that "the minimum radius at the centerline could only be cut back to 350 (Medfield's requirement is 400) and most towns allow a minimum radius at centerline of 150."

Mr. Parker said that the intersection should be clearly defined and laid out in a safe manner as required by the Subdivision Rules & Regulations.

Mr. Giunta said that the Board will have to waive the centerline requirement.

Mr. Parker said that the Board would probably be in favor of a design which showed a straighter street with a stub. The exact radius would have to be approved by our engineers.

Mr. Gagliani asked about the type of soil in the area. Mr. Giunta said that there was some clay in the soil.

Mrs. Bancroft asked that the Soil Map for Homesites be overlaid on the plan as the Soil Map for Septic Systems was not applicable. She said she had walked the property and it is wet.

Mr. Giunta said he talked with an abutter and together they would approach the Zoning Board of Appeals to request that work be done within the wetland. He suggested that the drain pipe which is causing problems at the corner of Fox Lane and Pheasant Road be brought back about 40 feet onto the Tocci land and that the drainage would go into a box culvert and flatten out about 36" or 40" with a set of wingwalls to direct the water into the pipe.

It appears that a Special Permit from the Board of Appeals will be required to work on Pheasant Road in the vicinity of this property as it is within 25

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feet of the watershed protection district.

The question was asked if the Town had an easement on the Margeson property. Miss Margeson said that the Town had an easement and she would bring in plan of same.

The Board is concerned with over-all drainage. The deed restrictions or easements would have to be shown so that the detention basins will not be changed by owners of the property as the years go by.

Mr. Parker asked that the Environmental Impact Statement be written to include all of the requirements of the Land Subdivision Rules & Regulations.

Mr. Parker said that time is short on making a decision on the current plan and he would like to have the plan withdrawn and resubmitted. However, the Tocci's did not wish to withdraw, but said that they will request an extension to June 17th for the Planning Board to make its decision.

Mr. Parker asked that a construction plan of the detention basin be included when the subdivision is resubmitted.

Mr. Gagliani asked if the Board could be provided with an over-all plan of the three Tocci subdivisions. Mr. Giunta said he felt that the plan as submitted, although the lots and brooks were not shown, provide an over-all street plan.

The continuation of the public hearing will be published once in the newspaper and abutters will be notified by regular mail.

The public hearing will be continued to May 19th at 8:30 p.m. if the plans and Whitman & Howard's comments are received in a timely fashion.

**VOTED:** To allow an extension for the Planning Board's decision to June 17th if a letter requesting such extension is received.

PALSON - REZONING NORTH MEADOWS ROAD:

Mr. & Mrs. Barry Palson requested a meeting with the Planning Board to discuss the Board's position not to support the Palson article to rezone land off North Meadows Road from RS (Residential Suburban) to RU (Residential Urban).

Mrs. Bancroft explained that the zoning within the Town has been developed over many years and there has to be a compelling reason to change it. At the present time 22% of the units in Medfield are nonsingle-family dwellings so there is not a strong argument for additional market multifamily units. The current unmet need in town is for more affordable housing. To have dense multifamily area at the entrance of Medfield is not desirable. There is also the possibility of another multifamily area on the other side of the road. That would lead to a strip effect which we would prefer not to have.

Mr. Palson said that the construction of a main thoroughfare through his property has changed the complexion of the area. In his opinion it is no longer an area conducive for single-family dwellings and felt that it is a good place for multifamily units as it will keep the town vital to have these units within walking distance.

The Board felt that this zoning change would be more of a detriment than a benefit to the Town.

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Mr. Gagliani suggested that the applicant request rezoning of a 120-foot wide strip of land to RU, which would lessen the density, and would be in the best interest of the Town, in his opinion.

The Palsons asked for a copy of the vote and minutes.

ROCKY ACRES PRELIMINARY SUBDIVISION PLAN:

✓ Messrs. Richard Merrikin and John DeGiacomo presented the Board with an eight-acre preliminary plan showing ten lots on an extension of Vine Brook Road. Mr. Merrikin said that the land is rather hilly and is very rocky. A tributary from Vine Brook goes down through Cheney Pond Road and Vine Brook Road. The cul de sac proposed is 450 feet long. Mr. Merrikin requested the continuation of the 40-foot layout. The Board is requiring the 50-foot layout width. The drainage will go back to the open wet area at the rear of the lot, which is a portion of a very large wet area.

Mr. Gagliani asked if any of the natural features would be disturbed.

Mr. Merrikin said that at the high point there will be a 16-foot cut.

There will be a stub to Mr. Joseph Kennedy's land. Mr. Merrikin said that it will be necessary to obtain a special permit from the Zoning Board of Appeals to cross the brook and build on lots 1, 2 and 3.

When Whitman & Howard's report is received it will be forwarded to Mr. Merrikin.

PLAIN STREET - PLAN UNDER SUBDIVISION CONTROL NOT REQUIRED:

The Board is in receipt of a Plan of Land in Medfield, dated April 1, 1986, drawn by John R. Anderson & Associates, Walpole, and owned by Albert & Helen Reckis, showing five lots off Plain Street.

VOTED: To sign the above-described plan.

The plan was signed.

MAIN STREET - PLAN UNDER SUBDIVISION CONTROL NOT REQUIRED:

The Board is in receipt of a Plan of Land in Medfield, dated April 7, 1986, drawn by Norwood Engineering Company, Norwood, and owned by Hartshorn Development, Inc., showing two lots off Main Street - Lot 2 is noted "Not a Building Lot."

VOTED: To sign the above-described plan.

(Mr. Gagliani abstained as he is an abutter to the property.)

The plan was signed.

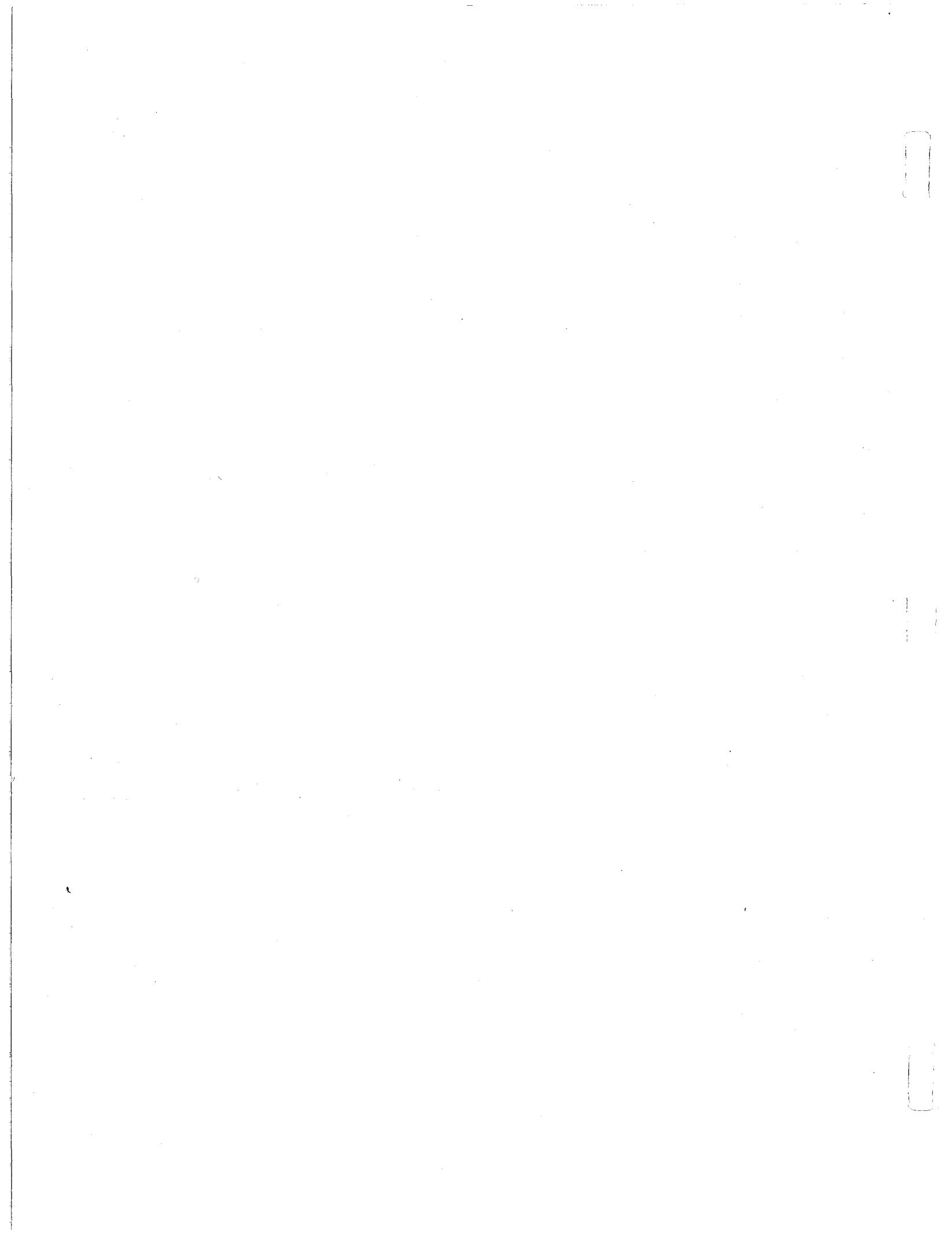
FLOYD & GLENN PARKING PLAN:

The Board is in receipt of the revised plan and will review same at the Board's April 24th meeting.

VOTED: To sign voucher to return \$500 to Floyd & Glenn.

GEORGETOWN ESTATES:

The Board is in receipt of a letter from George Basile requesting an extension for



MEDFIELD PLANNING BOARD

April 24, 1986

PRESENT: Bancroft, Brennan, Codispoti and Gagliani.

Others attending: Mr. Maider and Edward Beard; Mr & Mrs. Brais.

PUBLIC HEARING ON ZONING ARTICLES:

Chairman Brennan called the public hearing to order. He noted that the articles presently being heard have been sponsored by the Planning Board. The purpose of the hearing is to go over the articles and answer any questions from the public as to what the article imply and if they may or may not impact their properties.

Secretary Bancroft read the notice which appeared in the SUBURBAN PRESS.

Chairman Brennan said that Town Meeting articles 27 through 33 on the Town Warrant are to be discussed. He asked if anyone has any particular questions on any article.

Ralph Maider, 270 Main Street, Medfield: Mr. Maider's concern was with Article 27 which would, in Mr. Maider's opinion, disallow usage of a portion of his RS zoned land for Business use. Mr. Maider feels that this zoning change would be a financial burden for him.

Mr. Gagliani said that it would cause Mr. Maider to lose 4,000 s.f. of business property.

Mr. Brennan asked if there was any development on that portion of the property.

Mr. Maider said that it is used for parking and is a great help.

Mr. Brennan noted that the way the zoning is at present you could develop 30 feet beyond that line. With the proposed change, you lose it.

Mrs. Bancroft: Everything that you have there now can stay as it is. Your existing use is grandfathered. It could not be further developed in the future.

Mr. Gagliani: As a business piece of property - given this is 40 scale - he loses 4,000 s.f. The reason for the proposal was to keep everything consistent on the streets.

Mr. Maider: There have not been any problems until now. I am an optimist by nature. I am not sure on this.

Mrs. Bancroft: Does this change have the effect of making the lot undersized?

Mr. Maider: I own the property. When I have to put new tanks in, I have quotes for new tanks between \$60,000 and \$110,000. Can I get my \$60,000 to \$110,000 back? I have to keep its value. For my future I have to make sure to protect the investment.

Mr. Beard: Does the fact that it is in the warrant mean you will move for passage or could you be swayed by the information tonight?

Mr. Brennan: After the last meeting we voted unanimously to support them. This is the second hearing.

Mr. Beard: Dave MacCready and I own this piece (pointed to Gellar lot on Main Street). We have an agreement with Mr. Gellar to buy it. If this article passes we will lose interest in it. We will probably convert it to first class professional offices. This zone line bisects the lot. If you look at the layout plan, it comes pretty close. Whatever it may be, the Planning Board

needs more parking in the town. If town meeting passes the article we will be able to use anything west of the zone line. He spoke to me about the article. Mr. Gellar will be at town meeting to oppose passage. He wanted me to pass on his comments for concern. I thought the intent of the Bylaw was to protect people from division of their lot such as this one. This devalues the lot substantially. What you are doing is taking it away from the lots in this situation. It has the effect of a rezoning of any number of lots throughout the town. I think you could create difficult situations. In the past you have made every effort that changes in the zoning be well publicized. Every article has tremendous and intense debate because people do not know about the article.

Mr. Gagliani: We were looking at residential properties. It wasn't our intention to devalue property. I don't think that changes anything on the street. Given the testimony it may change.

Mrs. Bancroft: We may have been remiss in not looking at the effect of this. We felt it would be beneficial in some residential cases to protect the single-family district from the multifamily. We overlooked studying the business and industrial areas.

Mr. Beard: You are discriminating against lots that were bisected. Lots on corner of zoning line. They would have been able to gain 30 feet twice. What would you do in the case of a corner lot? Which is the front line or which is the side line?

Mrs. Bancroft: The person could choose.

Mr. Beard: I know what you are trying to do. I have read your articles. This goes a lot farther than that. It creates difficult situations for a number of people who don't know about this.

Mr. Maider: As I listen to this conversation, what you are trying to do is good if in the process no one gets hurt. I would vote for anything that would make Main Street look better. I hope in the process no one gets hurt.

Mrs. Bancroft: There are lots in town which should not have been built because access could not be made from frontage. There is one lot in Westbridge Subdivision which should not have been built on because it does not have access from the frontage.

Mr. Brennan: Hearing on the proposed zoning changes is closed.

PUBLIC HEARING - PALSON LAND OFF NORTH MEADOWS ROAD:

Chairman Brennan called the hearing to order at 8:30 p.m.

Secretary Bancroft read the notice which appeared in the newspaper.

Mr. Brennan asked if anybody was present to speak for this article.

Mr. Brais: We are here because Barry Palson couldn't be here. We are in favor of the article. We heard all pros and cons. We are here again to see if there is going to be any further discussion.

Roy Brais, 39 Hearthstone Drive: Could you tell us your position on this article?

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April 24, 1986

Mr. Brennan: Our position has been that we are not going to sponsor the article and we do not support the article. Essentially we consider it as spot zoning. It is not in the best interest of the town.

Mr. Gagliani: My reason for not supporting it by moving the line to the back line would be more intensive use along a street than any portion of the town. The RU District in the town goes 120 feet from the side of the street creating split zone lots. This would go 300 to 400 feet back and would change the strip. This gave 32 and 9 on the other 41 units was too intensive a use for the town of Medfield.

The hearing was ended at 8:40 p.m.

NORTH END DELI - MR SIGNORI:

Mr. Signori said he would like to have a restaurant/bar in Medfield Country Village. Presently he has a delicatessen there. The paint store will be moving and so will Snippers. That will allow Mr. Signori three stores - one for the delicatessen, and two for the restaurant/bar. Mr. Signori said that there are 106 parking spaces 10x20 and with the requirement currently for spaces to be  $9\frac{1}{2} \times 18$  additional spaces could be provided.

The restaurant/bar will have 68 seats and ten employees and would require 33 parking spaces. 88 spaces are set aside for the business now in operation. 17 spaces are set aside for the hairdresser and 8 for the paint store, as the number of spaces required for both the deli and the paint store is the same, that is a wash; if we subtract 17 spaces from 88 it equals 71 - plus 33 for the restaurant/bar.

The Board is concerned with parking and drainage. It appears that the parking is O.K. Mr. Signori will need Board of Health approval on this project as well.

FLOYD & GLENN:

The Board is in receipt of a letter from Floyd & Glenn requesting that they be allowed to go ahead and expand their operation without the required drainage calculations, as he is having a difficult time obtaining the information as the engineers who do this type of work are extremely busy.

The Board thought it would be inconsistent to allow this and;

VOTED: To send a letter stating that we are requiring drainage calculations and we cannot sign the plan without them for consistency with such plans throughout the town.

TOCCI-TOCCI DEFINITIVE SUBDIVISION PLAN:

The Board is in receipt of a request to extend the period within which the Tocci-Tocci decision is due to June 17, 1986.

VOTED: To allow the extension to June 17, 1986, and to notify the Town Clerk and the applicant by certified mail.

GEORGETOWN ESTATES SUBDIVISION PLAN:

The Board is in receipt of a request to extend the period within which the Georgetown Estates Subdivision plan is due to June 17, 1986.

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April 24, 1986

VOTED: To allow the extension to June 17, 1986, and to notify the Town Clerk and the applicant by certified mail.

TOWN MEETING ARTICLE 27:

After listening to testimony from Mr. Maider and Edward Beard, it was:

VOTED: To vote for dismissal of this article because it appears there are some implications that it has not been fully considered, as some implications have been brought to our attention which we did not have time to study before the hearing.

SOUTH STREET ARTICLE:

VOTED: The majority of the Board voted to support Article 17 of the Town Meeting Warrant to see what the town will vote or authorize to approve South Street.

HAZARDOUS WASTE ARTICLE:

MOVED: That the Board support passage of this article at Town Meeting. The vote was two in favor and two in opposition.

SPEAKING ON PLANNING BOARD ARTICLES:

Mrs. Bancroft will speak on article 29. Mr. Brennan will speak on others.

The Board does not support Article 35 for rezoning from RS to RU on North Meadows Road.

The Meeting was adjourned at 11:15 p.m.

Respectfully submitted,

Margaret E. Bancroft, Secretary

MEDFIELD PLANNING BOARD  
May 12, 1986

Members present: Parker, Bancroft, Gagliani & Codispoti.  
Others present: Alan Haigh, Clayton Haigh, Jeff Demetrick (Contractor) and Frank DeSimone for Hutson Pines, Richard McCullough, Michael Marholin and Ralph Good, Alan Goldberg, Mr. MacDonald (A.H. Harris), and interested residents.

Vice Chairman Parker called the meeting to order at 8:10 p.m.

Minutes of the April 24, 1986 meeting were approved as written.

RE-ORGANIZATION:

Joe Codispoti moved the following slate of officers to serve until after Town Meeting 1987:

Chairman - Joseph R. Parker, Jr.  
Vice Chairman - Margaret E. Bancroft  
Secretary - John K. Gagliani

The slate above was VOTED UNANIMOUSLY.

PUBLIC HEARING - HUTSON PINES:

Chairman Parker called to order the Public Hearing on the Hutson Pines subdivision plan. The meeting notice was read by Mrs. Bancroft. John Gagliani did not participate in the Hutson Pines hearing. Frank DeSimone, engineer for the plan, from Millis Engineering, presented the plan, a 7-lot subdivision (including one existing house) off Hospital Road, 250 feet from the intersection of Hospital Road and Harding Street. Sewer and drainage would tie in with existing systems along Hospital Road.

Chairman Parker read aloud Whitman & Howard's comments on the plan, which were responded to as follows by Mr. DeSimone:

1. Mr. Haigh found the abutting owner unwilling to connect the adjacent planned subdivision with Hutson Pines, and therefore does not plan to connect to Georgetown Estates.
2. The setback width for Lot 3 has been measured parallel to the frontage, rather than by the method suggested by Whitman & Howard.
3. Mr. DeSimone will submit a plan showing the drainage areas. (He did not respond directly to questions on the adequacy of the reserve capacity of the Hospital Rd. drainage system, and on potential additional runoff into the Hinkley property.)
4. They will correct the location of catch basins and show curb inlets as suggested.
5. They will correct manhole details as suggested.
6. They will attempt to provide a 50' radius for the pavement leading into the cul de sac.
7. The zoning district will be noted on the plan.
8. They will correct the names of abutters on the south end of the site.

Following the presentation, questions were asked about the plan.

Joe Codispoti asked what would be the distance of the new street from the Harding Street intersection. Mr. DeSimone replied that it would be 250 feet. (The Board's regulations require a minimum of 225'.)

Mrs. Bancroft asked how long the cul de sac would be. Mr. DeSimone replied that it would be 530'. Joe Parker noted that a waiver would be required in that case.

There was a recess to enable attendees to view the plans.

Mrs. Albee asked if blasting would occur during construction, and said she was concerned about potential damage to her nearby stone house from blasting. Mr. Haigh responded that a new Town bylaw on blasting will ensure that she is notified and that her house would be surveyed and protected by insurance. He does not know if he will encounter ledge during construction.

Roy Boudette said he was concerned about the sight distance between the new intersection and the Harding St. intersection, and that it should be demonstrated that this conforms to safety standards. Mr. DeSimone said that measured at 3½ vertical feet at the center of the new intersection there will be 250" sight distance. Chairman Parker remarked that the Board should have Whitman & Howard confirm the safety of the intersection, and the Board concurred that Whitman & Howard should be asked to specify what information would be needed to evaluate the safety issue.

It was noted that the Board must act on the plan by the first week in June.

Joe Parker said that he was concerned over the compliance of lot 3 with zoning.

Mrs. Bancroft asked if a new road name was being proposed, since there is an existing road called Hutson Rd. Mr. Haigh replied that he preferred some variation of Hutson, but should that not be allowed he suggested "Clayton Road." The Board will check this name with the Police and Fire Chiefs.

The public hearing was adjourned at 8:55 p.m.

BULLARD'S MARKET SITE PLAN PROPOSAL:

Alan Goldberg, owner, and Richard McCullough, architect, presented to the Board for preliminary discussion a plan for development of the Bullard's market site at the corner of North and Green Streets into a grocery/retail complex with 10,500 sq. ft. of floor area along North Street and the south side of the property. The market would be the "anchor", located perpendicular to North Street, and the North Street edge would feature a series of shops linked by a covered walk to the market building. Parking would be off Green Street, with the access driveway located more than 150' from the North Street intersection. The architecture would be traditional and compatible with adjacent buildings, particularly in its steeply pitched rooflines and clapboard and brick exterior walls. Mrs. Bancroft asked if there would be a sidewalk along Green Street. Mr. McCullough suggested that this could be a joint effort of the Town and Mr. Goldberg, as the sidewalk would be in the Town way.

CASTLE HILL CLUSTER PLAN:

Michael Marholin and Atty. Ralph Good presented to the Board for discussion a plan for a 4-lot cluster subdivision at the end of Deerfield Drive. The plan showed four lots off a cul de sac, each over 40,000 square feet in area but lacking adequate frontage and width to comply with conventional zoning requirements. Mr. Marholin proposed giving 9½ acres of adjacent backland to the

Town for open space, to be accessible via an existing cart path from Deerfield Drive over which the Town would retain easements. He said that the plan has approval in concept from the abutters, as long as public access is provided and the rock rubble slopes at the east end of the site are smoothed and graded to a safe and attractive condition. Roy Boudette stated that fill would be used to finish the slopes and that they would be loamed and seeded to a maximum 2:1 slope.

The Board noted that one of the lots appears to lack sufficient depth, and that a waiver would be required to allow the existing road to be extended 200' (for a total length of approximately 1100').

Mr. Marholin estimated that the price range of the proposed houses would be "high 400's" With these four lots, there will be a total of 18 houselots on the entire Castle Hill parcel which he purchased, plus the existing house. He said this degree of development meets the terms of a legal agreement between him and the abutters, and he asked for Planning Board support when he applies for a Cluster Special Permit from the Board of Appeals.

DEERFIELD DRIVE DETENTION BASIN:

Roy Boudette said that two kinds of groundcover had been recommended for the detention basin - checkerberry and bearberry - and he was uncertain which to choose. The Board agreed to have him determine which was preferable.

A.H. HARRIS SITE PLAN:

After discussion, noting that the driveway entrance had been widened to 24' and that the plan fulfilled all site plan requirements the Board VOTED unanimously to approve Mr. MacDonald's site plan for expansion of A.H. Harris Co. on West Mill Street.

PINE STREET - ROSATA PLAN UNDER SUBDIVISION CONTROL NOT REQUIRED:

Mr. Rosata did not appear. Therefore, the plan was not discussed.

LIGHTING AT STATE HOSPITAL PUMPING STATION:

The Board decided to write to the Selectmen concerning the glare from the lights at the new Sewer Pumping Station off Route 27, requesting that they attempt to have the problem remedied through the appropriate State authorities.

FLOYD & GLENN PARKING PLAN:

After discussion of the drainage, the Board VOTED to approve the parking and drainage plan for the expansion of Floyd & Glenn's, and signed the plan accordingly.

PLAN OF LAND ON MAIN STREET AT DOVER LINE:

The Board VOTED to approve said plan, dated April 24, 1986, as not requiring approval under the subdivision control law, and signed the plan accordingly.

PLAN OF LAND ON NORTH STREET, NEAR FARM STREET:

The Board VOTED to approve said plan, dated July 1, 1985, as not requiring approval under the subdivision control law.

WAMPATUCK SUBDIVISION:

The status of this subdivision was discussed, and it was agreed to consult

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May 12, 1986

Town Counsel on which members are eligible to sign the plan. Also, to ask the Treasurer how long tax title proceedings are likely to take.

COUNTRY WAY:

There was discussion of the Country Way unbuilt stub, and what if any future action should be taken to ensure future access to the back land.

DEERFIELD DRIVE SLOPING PLAN:

The Board reviewed the plan and agreed that it met the requirements of the Board's letter of March 26, 1986.

PONDVIEW ESTATES, COMPLETION OF STREETS:

The Board VOTED to call in the bond (posted at \$92,000) in order to complete construction of Pondview Avenue and Stuart Street, in view of the fact that the time period set for completion by the developer has long since elapsed. Town Counsel will be consulted as to how to proceed.

INVOICES:

It was VOTED to pay \$124.60 to the Suburban World for advertising expenses related to zoning hearings.

The meeting was adjourned at 12:00 p.m.

Respectfully submitted,

John K. Gagliani, Secretary

MEDFIELD PLANNING BOARD  
May 19, 1986

Present: Bancroft, Brennan, Codispoti, Gagliani and Parker.

The meeting was called to order at 8:00 p.m. by Chairman Parker and the following business was transacted:

MINUTES:

VOTED: To accept minutes of May 12, 1986.

CONTINUATION OF THE TOCCI/TOCCI DEFINITIVE PLAN HEARING:

Mr. George Giunta presented a revised plan showing the requested change in the design of the road.

The Board was in agreement that the road design was more satisfactory. The question was asked why was a turnaround shown as the cul de sac is shown as less than 300 feet in length. The reason is that they need the footage for frontage.

Mr. Parker said that the drainage and wetlands issues are of extreme importance. One problem here is that currently the drainage under Pheasant Road appears to be undersized. The drainage detention area proposed would spoil the natural features of the area.

The questions in the Whitman & Howard May 12th report were discussed.

Regarding the Board's concern about wetlands, Mr. Giunta said that the area is wet in the spring. The soil has a high clay content and holds water. He further said that Dr. Carr had flagged the area in the fall and it was not wet at that time.

Mrs. Bancroft asked where the water would go if the contours were changed.

Mr. Giunta said that the water would go into the catch basins. Mr. Giunta said that he will talk with the Conservation Commission about the Planning Board's concern regarding the wetlands. If they deem it to be a wetland, Mr. Giunta said, "We will have to restore the wetland somewhere else."

Mr. Gagliani noted that everything that Dr. Carr mentions is wetland plants. The Board requires that the Environmental Impact Statement is for the whole area, not just a portion of it.

Mr. Tocci, Jr., said Dr. Carr was addressing the detention basin only.

Mr. Parker asked if any difference in the wetness or the features of this area had been noted.

Mr. Tocci, Jr., and Mr. Giunta both said that it was drier than it was last year.

Mr. Parker stated that the Town's Subdivision Rules do not allow detention basins. He felt that the cost of maintaining this type of drainage is something that the Town does not wish to get involved in as it could be very costly.

Mr. Parker asked how the applicant would proceed without a detention area.

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May 19, 1986

Mr. Giunta said they would let the water run down, tying into a drain manhole. He said a special permit from the Board of Appeals may be required to change the drain which is currently in an abutter's yard. Mr. Giunta said that the pipe downstream would be undersized if the detention basin were not allowed. Mr. Giunta said that there is no way that we can keep the pipe from clogging. The best thing to do is to have a 6" opening on the grate.

Mr. Parker said that the sense of the Board is that the detention area will not be looked on favorably by the Board. We need documentation from you that the drainage of the subdivision can work without the detention basin.

Mr. Brennan asked that drainage calculations be resubmitted without the detention basin.

The Whitman & Howard Report recommended that test pits be performed to determine the water table in the proposed road location to determine where and if subdrains are required. The Superintendent of Streets had some concerns about the adequacy of the subdrains on Hickory Drive and these test pits should prevent the same problem from reoccurring.

Mr. Giunta said, "I think it is totally asinine and totally ridiculous to install subdrains."

Mr. Brennan said that the purpose of the subdrain is to keep the grade dry.

Mr. Tocci said that he will put in subdrains and asked if the Board wishes to have the detention basin eliminated.

There was a consensus of the Board to eliminate detention basins and add subdrains to the plan.

Mr. Parker said that any approval that this Board might give would be subject to the Board of Appeals approval. He also asked that the extent of the wetland be shown on the plan.

The Board will continue the hearing to June 16th. We will need new calculations without the detention basin. Mr. Parker said he thought it would be to the applicant's advantage to request an extention to July 29th for the Board's decision on this application.

There is a complete transcript of this continuation in the Tocci-Tocci file.

WAMPATUCK:

Messrs. Anthony Delapa and Nicholas Laverghetta met with the Board to discuss the status of connecting Trailside Drive to Wood End Lane. Mr. Parker said that the Town voted not to accept the stub because it had not been constructed.

Mrs. Bancroft stated that the Town has started tax title proceedings on that land because the taxes weren't paid for several years. The Board has requested a timetable for this action from the Town Treasurer.

Mr. Delapa said that the Wampatuck plan should be signed or denied. He asked for a written statement from the Board.

Mr. Brennan stated that there is a condition on the subdivision plan that has not been fulfilled. He did not feel that any further action by the Board is necessary.

Mr. Delapa asked if the Board is standing with their original decision. The answer was "yes." Mr. Delapa said, "We will see what the legal system says about this."

(Mr. Gagliani did not participate.)

HUTSON PINES SUBDIVISION:

The Planning Board reviewed the Hutson Pines plan.

VOTED: To send the following letter to Mr. Alan Haigh:

"At the Planning Board meeting held on May 19th, the Hutson Pines Subdivision Plan was reviewed and the Board has the following comments and questions:

- "1. The road as proposed is acceptable subject to the Board's decision on the safety of the intersection with Hospital Road.
- "2. The Board requires a traffic study demonstrating that Hospital Road from proposed Clayton Road can be entered and exited in a safe manner given the traffic conditions. To demonstrate the safety of the intersection, the Board needs the following information:
  - "a) Vertical and horizontal sight distance from the intersection of the new street.
  - "b) Intersection sight distance between the new street and the Harding/Hospital Road intersection.
  - "c) Information to demonstrate that these sight distances conform to the AASHTO 1984 standards for design speed of the existing road.
- "3. The drainage calculations cannot be interpreted without a drainage plan showing the existing and proposed drainage areas. Also, the drainage structures should be numbered as referenced in the drainage calculations. Does the drainage outfall from the basins in the cul de sac connect with a natural water course or drainage system?
- "4. Attached is a copy of Whitman & Howard's April 28th report on Hutson Pines. In addition to the above, we would like to have the questions and comments in the Whitman & Howard Report answered."

Mrs. Willis will request that Chief Mann review the plans and report his findings on the sight distance of the proposed road with the Hospital Road/Harding Street intersection. Superintendent Feeney will be asked if the drainage pipes in Hospital Road are adequate for the additional drainage which will be caused by this subdivision.

Mrs. Willis will suggest to Mr. Haigh that he might wish to request an extension to July 29th for the Board to render its decision.

It was the consensus of the Board that this subdivision does not need to be connected to Georgetown Estates.

The Hutson Pines plan shows drainage going onto the Hinkley land, however, there is no natural water course to receive it.

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May 19, 1986

SCHOOL HOUSE PARK CONDOMINIUMS:

Messrs. Fickeisen and Benjamin Nickerson met with the Board to discuss the change in the Zoning Bylaw allowing more than one building on a lot upon the issuance of a Special Permit for site plan approval by the Planning Board.

When the School House Park Residential Condominiums were being constructed they did not have sufficient frontage for two buildings. Therefore, the two proposed buildings were to be connected by a portico. Messrs. Fickeisen and Nickerson would like to amend their original site plan in accordance with the zoning change, which would allow more than one building on a lot with Planning Board approval.

The developers felt that the portico which had been designed to connect the buildings could be expensive to maintain and, if possible, they would like to eliminate it.

Town Counsel will be consulted regarding technical matters regarding the above.

The matter will be on the Board's agenda on June 2nd with Town Counsel's comments.

ROCKY ACRES:

The Whitman & Howard report on this preliminary plan will be discussed on June 2nd. A copy of this report will be sent to Board members.

MASTER PLAN IMPLEMENTATION COMMITTEE:

VOTED: To appoint Marion Polzello to the MPIC for the term ending June 28, 1988.

RETURN OF SURETY:

At the Annual Town meeting the following streets were accepted:

Donnelly Drive, Dover Farm Road, Wood End Lane from Station 0+0 to 28+49.33;  
Shawnee Road from Station 0+22.5 to 9+52.28;  
Algonquin Road from Station 5+50 to Station 11+75.53;  
Fieldstone Drive from Station 5+41.58 to Station 6+08.36.

VOTED: To return surety as follows:

Donnelly Drive - The Travelers Bond No. 891E0538 - \$4,000  
Fieldstone Drive - Needham Coop. Bank Acct. No. 2-005311 - \$898.70  
Wood End Lane - Baybank/Norfolk County Trust - \$500  
Algonquin Road from Station 5+50 to 11+75.53 - Needham Coop. Bank Acct.  
No. 76-007053 in the amount of \$5,000  
Shawnee Road - 0+14.5 to 9+77.53 - Needham Coop. Bank Acct. No. 60-001764 -  
\$700

BRIAR HILL ROAD:

The Board is in receipt of a letter from Selectman Chairman Larkin regarding Country Meadows Estates. The Board voted to send Mr. Larkin a letter stating that the street name in that subdivision is Briar Hill Road.

UPDATE ZONING MAP:

VOTED: To have the Zoning Map updated and reprinted.

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A.H. HARRIS COMPANY:

The Site Plan was signed and will be filed with the Town Clerk.

LANE INDUSTRIAL PARK:

VOTED: To send a letter to Zoning Enforcing Officer John O'Toole requesting that Mr. Lane complete the work as required in the Industrial Extensive Buffer. Section 6.2.9 "Screening and buffers shall be required in the Industrial Extensive (I-E) Zoning District. There shall be a landscaped buffer strip along each boundary which adjoins a residential use or district. This strip shall be a least 150 feet in width and shall be portioned as follows:

- "a. The portion of such buffer strip within 100 feet of the district boundary line shall be used only for, and maintained as, a planting area for lawns, trees, shrubs, or other landscape materials to provide a visual barrier between districts.
- "b. The remaining fifty (50) feet of space may be used for off-street parking or other permitted open uses, and shall not contain any permanent structure."

The Board is in receipt of a complaint from a neighbor in regard to the A.J. Lane complex.

DRIVING SCHOOL IN BUSINESS ZONE:

Mr. Richard Lewis requested a letter stating that a driving school is a use which is allowed in the Business District.

VOTED: To send Mr. Lewis a letter to that effect (5.4.4.12).

SIGN VIOLATION:

VOTED: To request that the Zoning Enforcing Officer have the large American Legion Baseball Team signs removed from the "Welcometo Medfield" signs.

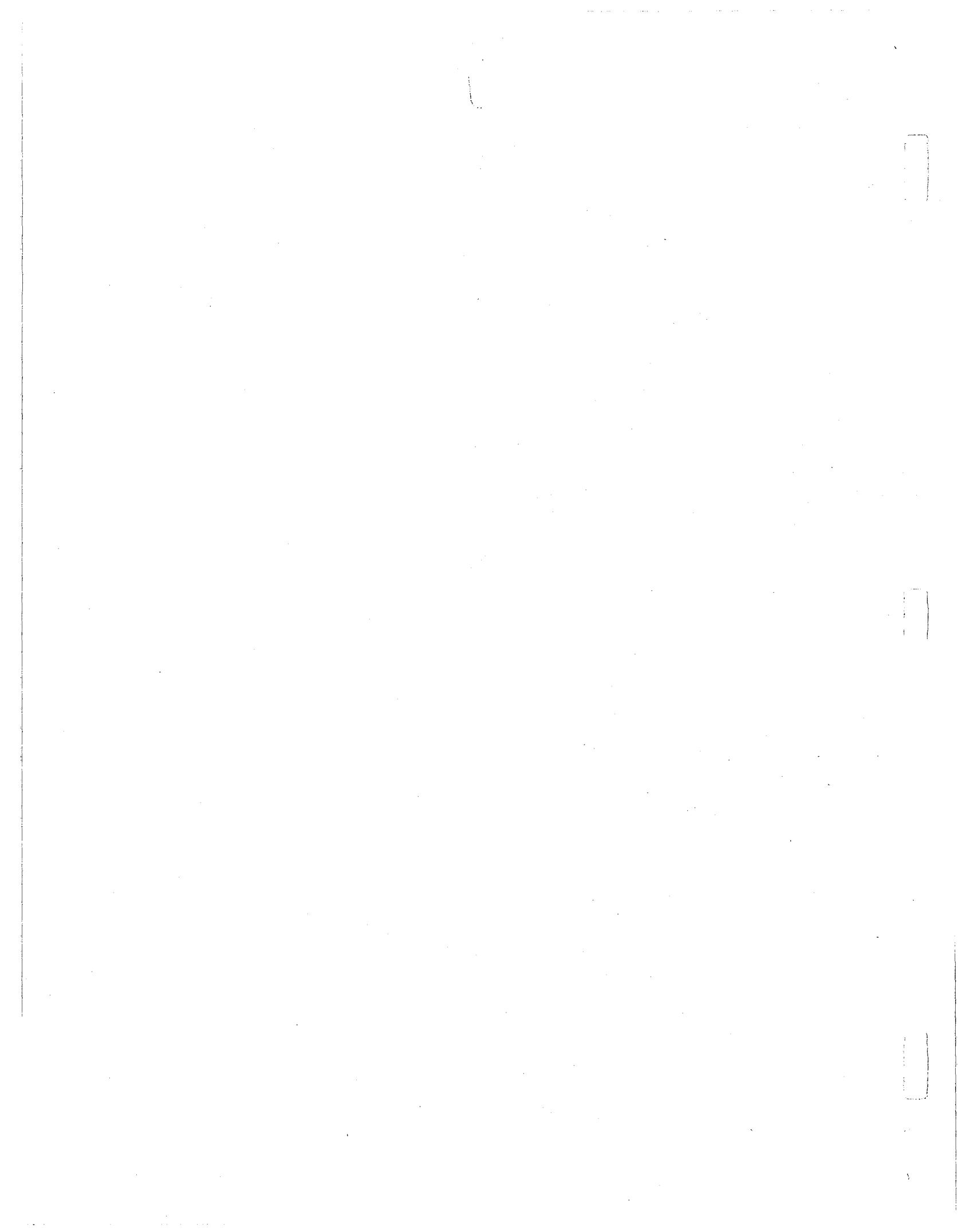
SUMMER SCHEDULE:

The Board will meet on June 2, 16, 30, July 14, 28, August 11 and 25th for regular business. The Board will meet on June 9 and 23 to work on the Subdivision Rules & Regulations.

The meeting was adjourned at 11:30 p.m.

Respectfully submitted,

John K. Gagliani, Secretary



MEDFIELD PLANNING BOARD  
June 2, 1986

Present: Bancroft, Codispoti and Gagliani; Others present: George Basile, John Tresca, Peter Smith; representative of Hutson Pines, Alan and Clayton Haigh, Gerard Lindsey; William Warwick.

LORENZ "SPIKE" DAHL:

Mr. Lorenz "Spike" Dahl met with the Board to introduce himself as a candidate seeking the State representative seat being vacated by Andrew Natsios.

CONTINUATION OF GEORGETOWN ESTATES PUBLIC HEARING:

Acting Chairman Bancroft called the continuation of the Georgetown Estates Public Hearing to order at 8:10 p.m. and requested that the developer explain the changes in the Subdivision Plan.

Peter Smith, engineer for the project, said that the plan reflects the following changes:

- (1) Pavement width on the roadway is now shown as 28 feet.
- (2) New sheet added showing stub to Hinkley land. (The stub will be 315 feet long and a waiver not to require a cul de sac has been requested.)
- (3) The width of the emergency access has been redesigned to 12 feet with additional two-foot shoulders of 12" gravel and 4" loam and seed.
- (4) The lot line between lots 6 and 7 has been adjusted so that the zoning requirements for lot width have been met.
- (5) The cul de sac (currently designated as Claudette Road) has been redesigned with a 50-foot radius. Storm water will be directed to Marvin Drive drainage. (A waiver has been requested for the length of the cul de sac which is longer than 500 feet.)
- (6) House numbers have been shown.

Mrs. Bancroft requested that the street names be selected following the guidelines of the Land Subdivision Rules & Regulations.

Mr. Basile said that he would complete changes in the plans and agreed to allow the town to name the streets.

Mrs. Bancroft noted in a letter regarding the Hutson Pines Subdivision, which will abut Georgetown Estates, that the 148-foot elevation contour does not agree between the two subdivisions.

Mr. Gerard Lindsey, engineer for Hutson Pines, requested a 20-foot easement over Basile property to street drainage in Diane Way. (Renamed Bishop Way.)

Mr. Basile agreed to this, however, he will require the Hutson Pines developer to pay for the manhole on Diane Way.

The Whitman & Howard report of June 2, 1986, recommended that the granite curbing be continuous around the cul de sac and that the emergency roadway be constructed at the grade of the top of the curbing. The granite curbing would not physically stop the emergency vehicles, but would go a long way in discouraging local traffic from using this access in case the barrier is down.

Mr. Basile agreed to show this on his plan.

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Mr. Basile said he would request additional time within which the Board must make its decision. He will make the requested changes on his plan.

WILLIAM WARWICK:

Mr. Warwick met with the Board to discuss how to handle portions of lots within Medfield which have street frontage in Dover. After reviewing the plan it was the consensus of the Board to review what had been done in the past in similar situations. One thought was to have a note put on the plan reading as follows: "Portions of lots 3, 4, 5, 6, 7, 8 and 9 in Medfield are not separate building lots."

This will be discussed briefly at the Planning Board meeting scheduled for June 9, 1986.

HUTSON PINES SUBDIVISION:

A request to extend the time to June 17th within which the Board must make a decision was received. At a previous meeting it was voted to accept such request if offered.

Messrs. Alan and Clayton Haigh and Gerard Lindsey were present to answer questions on their subdivision plan.

One of the questions regarding the Hutson Pines plan was the connection of the drainage from Clayton Street to a natural water course. Mr. Basile has given verbal permission for the Haighs to connect Hutson Pines street drainage to the street drainage in Diane Way if the drainage flow calculations still meet Planning Board standards. Mr. Basile will allow a 20-foot drainage easement between lots 4 and 5 to the street drainage. Mr. Haigh will pay for the construction of the manhole in Diane Way.

The question regarding sight distance has not been completely answered. The Board still has questions on the line of sight looking east on Hospital Road. Mr. Lindsey said that there is adequate distance 15 feet back from the intersection and that the removal of brush, etc., in that area will help the sight distance.

The Police Chief was contacted and noted that the speed limit is posted at 25 mph in this area. He felt that the traffic from seven houses exiting onto Hospital Road should not propose a danger.

Mr. Lindsey said he would verify the 148-foot contour where the two subdivisions meet.

Mrs. Bancroft noted that two of the lots appear to be short of the 175-foot width at the 40-foot setback. The Board will discuss this with Whitman & Howard again.

Mr. Lindsey said that he will redesign the drainage into Diane Way in accordance with previous conversation earlier in the meeting. He said he will complete the property line between lots 4 and 5.

Mr. Lindsey requested that the Board waive the 50-foot radius requirement for the transition area between the 50-foot right of way and the 120-foot cul de sac.

✓ The name "Clayton Road" will be checked with the Police and Fire Chiefs to be sure they do not feel it sounds too much like Claypit Road. (Police Chief said

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that he would like to have it called Clayton Street.)

Mrs. Bancroft said that the biggest remaining question is the definition of whether you have the proper width at setback for two of the lots.

Mr. Lindsey said he would refigure them.

ROCKY ACRES - PRELIMINARY PLAN:

The Board discussed the Whitman & Howard report on the Rocky Acres preliminary plan. Mr. John DiGiacomo was present to hear the Board's comments.

1. Lot 7 does not meet the requirements for 96' frontage.

The Board suggested that it would be helpful to show the setback line for each lot on the plans.

2. The design for DMH #2 and catchbasins connected thereto have less than 2.5 feet of cover over the pipes. It is suggested that a minimum 0.005 ft/ft slope be used for the 12" RCP.

3. It is assumed that the "12" SDR 35 Sewer" label shown on the profile of Road A is a drafting error. Also, the decimal point is incorrect for the slope shown in the plan view of the pipe between DMH 2 and 3.

✓ 4. Riprap necessary for the outfall pipes will fall within the Watershed Protection District. Zoning Regulation 11.3.1.2 may require a special permit from the Board of Appeals. The road is within the Buffer Zone of the Wetlands and will require a filing with Conservation Commission.

5. The proposed 15-foot drain easement is required to be a 20' minimum. A drain easement is also necessary for the outfall pipe to the brook.

6. It will be necessary in a definitive plan to demonstrate that there is adequate sight distance at the proposed intersection.

It was suggested by Mr. DiGiacomo that the date within which approval must be made be extended to June 24th to take action on the preliminary plan.

VOTED: Upon receipt of such request to allow same.

TOCCI-TOCCI DEFINITIVE PLAN:

Mr. Gagliani expressed concern regarding the wetlands shown on the plan. It appears to Board members that the vegetated wetlands extend much further than shown on the plan.

VOTED: To send a letter to the Conservation Commission stating that the Planning Board has voted not to allow detention basins in the area as they will destroy the natural features.

MAPC:

VOTED: To send a letter of thanks to the MAPC for the new maps.

VOTED: To charge \$30.00 each for remaining maps.

WIGHT STREET - PLAN UNDER SUBDIVISION CONTROL NOT REQUIRED:

The Board reviewed Plan of Land in Medfield, dated May 21, 1986, drawn by Paul N.

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Robinson, Associate, 37 Exchange Street, Millis, showing three lots within the RT Zoning District.

VOTED: To sign plan.

SUMMER STREET - PLAN UNDER SUBDIVISION CONTROL NOT REQUIRED:

The Board reviewed Plan of Land in Medfield, dated May 21, 1986, drawn by Cheney Engineering showing seven lots.

VOTED: To turn down the plan because Lot 7A in the Board's opinion is not a buildable lot and is not so labeled.

WARRANT COMMITTEE - TRANSFER OF FUNDS:

VOTED: To request \$6500 to be transferred from the Reserve Fund into the Planning Board 603 Consulting Account.

It was noted on the request that the Planning Board has taken in in excess of \$17,750 for consulting fees this fiscal year.

INVOICES APPROVED:

Whitman & Howard invoices totalling \$2,345.66.

The meeting was adjourned at 11:20 p.m.

Respectfully submitted,

John K. Gagliani, Secretary

MEDFIELD PLANNING BOARD  
June 16, 1986

Members present: Bancroft, Brennan, Codispoti, Gagliani and Parker  
Others attending: Henry L. Munson, representing Pondview II, and  
abutters; Dr. Carr, the Toccis and abutters; David MacCready; Henry  
Heald; George Basile, Robert Tresca, and Peter Smith; Clayton and Alan  
Haigh.

The meeting was called to order at 8:00 P.M. and the following business  
was transacted:

MINUTES: VOTED: To accept the minutes of May 19th and June 9th.

PUBLIC HEARING - PONDVIEW II: Chairman Parker called the Pondview II  
hearing to order at 8:15 P.M. Secretary Gagliani read the legal notice  
which appeared in the SUBURBAN PRESS. Chairman Parker explained the  
hearing procedure and requested the applicant to present his plan.

Henry L. Munson of Norwood Engineering represented Pondview II and  
presented the Board with the following information:

1. It is a three lot subdivision, one lot in Medfield and two in Walpole.
2. A subdivision hearing has been held in Walpole on this plan.
3. The zoning requirement in both towns is 40,000 square feet for a house lot.
4. Drainage will go into existing wetland in Walpole.
5. There will be 3½ to 5 feet of fill.
6. Medfield regulations concerning the design of streets and utilities are being followed, as they are more stringent than Walpole.
7. The two lots in Walpole will be serviced with wells.
8. 1" water main will serve the Medfield lot. (Letter received from the Water & Sewerage Board saying they "do not supply Medfield water to lots in Walpole.")
9. Street layout is 50 feet with granite curbs and sidewalks shown where required.
10. 3½" of pavement is required on the streets. Mr. Munson said this change will be made on the plan.
11. First 50 feet of Street A changes in elevation two inches. The first 75 feet shows one foot difference in elevation.
12. Reviewed contour plan. Sideslopes will be graded down and planted. Knolls will be broken down and used for fill.
13. Roadway in Medfield will be 290 feet in length; 450 feet to center of cul de sac in Walpole.
14. Existing contour at low point in road is 164 feet. It will be

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filled to 166-168. No ponding. The sideslopes are 2 to 1.

Mr. Brennan stated that Medfield's Land Subdivision Rules and Regulations call for four to one sloping on right of way.

Mr. Parker said that we need a revised contour grading plan showing maximum four to one sloping.

Mr. Parker stated that no letter had been received from the Board of Health and asked what the Board of Health would require for septic systems.

Mr. Munson said that percolation tests in the area indicate good medium to fine gravel, 15 feet in depth.

A question was raised as to whether or not septic systems would be allowed on filled ground. Mr. Munson said perhaps they would have to find an area which had not been disturbed for septic systems.

Mrs. Bancroft asked who will be responsible for plowing, mail delivery, schools, fire and police protection, etc.

Mr. Munson said that this is not a unique situation among towns and could be worked out.

Mr. Brennan asked if the hydrant is located within 500 feet of the end of the cul de sac. It was noted that it was.

Mrs. Bancroft said that the street name was missing.

Mr. Parker stated that we have a list of potential street names and asked if he would like the Board to name the street or would he like to do so according to Medfield's guidelines.

Mr. Munson said he would check with his client.

Mr. Parker asked how much fill would be brought into the area.

Mr. Munson said he had not specifically discussed this with his client and he has not seen the site.

Mrs. Bancroft stated that there were requirements put on the area for restoring land which had been removed by loaming and seeding.

Mr. Munson said that if there has been a reluctance on the part of his client to restore the area, it is because he does not wish to do so twice.

Mr. Brennan noted that landscaping should be put on the plan.

Mr. David Warnock asked if it was a three-lot subdivision.

Mr. Parker said that it shows three lots, the fourth lot already has frontage on Stuart Street.

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Mr. Warnock asked if this was the proper forum for discussing the posting of a bond.

Mr. Parker said that when this Board approves a plan, the Board has to set surety so that the lots can be released. Mr. Parker reported that the Planning Board will call the Pondview I bond and have the streets completed.

Mr. Richard Foley, 12 Stuart Street, asked if the Board grants this subdivision, Medfield's responsibility goes to the Walpole line. He asked if the street could be made into a through street in Walpole.

Mrs. Bancroft said that we have no control over how land is developed in Walpole.

Mr. Munson said he could not foresee the street being extended any further as there are wetlands and a railroad right of way in the rear.

Mr. Foley asked when house locations would be shown.

Mr. Parker said that the siting of houses is not part of the subdivision submission. This information could be obtained from the Building Inspector or Board of Health after submission to them.

Mr. Foley asked when Walpole's decision could be obtained. Mrs. Willis will check this with Walpole.

Mr. Brennan said that we need to know that all necessary services will be provided in Walpole. The Board must be assured that all the services are available. The Board requires a statement from the applicant regarding the coordination of all fire, police, highway, emergency and school services between Medfield and Walpole.

The hearing was adjourned at 9:15 P.M.

CONTINUATION OF TOCCI-TOCCI SUBDIVISION: Mr. Parker reopened the hearing and noted that there is a new plan and asked that it be explained.

Mr. Ronald Tocci said that there was only one change made in the plan. It is the two 30" pipes to take the runoff. The two 30" will be channeled into one 24" pipe.

Dr. Carr said that all of the effects of flooding have been taken care of because of the regrading. The changes necessary for moving the detention basin are as follows:

1. The elevation of the proposed driveway is a minimum of 169.2 feet. This is projected to hold flood waters, the maximum level of which will be 169.03 feet.
2. The area adjacent to the driveway and the lower part of the brook will be excavated. This detention area is necessary to reduce the peak flow and is a part of the calculations. The area to be excavated will be replanted as a wetland to help compensate for the road crossing the wetland. The lower part of the reconstructed brook will have a steep slope and will require stone riprap to prevent erosion.

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According to Dr. Carr's calculations, the proposed drainage will reduce peak flows exiting the site from 127.2 cfs presently to a post-development rate of 123.9 during a 100-year storm.

The proposed detention basis will have a permanent easement to the Town.

Mr. Gagliani asked what will happen in one-year, two-year or ten-year storms?

Dr. Carr said he had not made these calculations, but would supply the Board with that information before the week is over.

Mr. Gagliani asked if the Larkspur Lane drainage was taken into consideration in calculations for this subdivision?

Dr. Carr said that the Larkspur Lane drainage was considered.

Mr. Gagliani asked why the easement to the swamp area was not shown on the plan. This question was not answered.

Dr. Carr said he did the calculations before the subdivision was built. His post-development calculations will take care of all the lots and considered the development.

Mr. Parker said that is the Board's primary concern.

Mr. Gagliani asked how water would be kept out of the Margeson property.

Dr. Carr said that with the installation of the two 30' pipes, the Margeson property will not be flooded (a 12' pipe will drain off any runoff from the yard without carrying water from the Tocci property).

Dr. Carr said that when the peak flow reaches the manhole in Pheasant Road, the water will leave the manhole via the catchbasin cover and flow onto the road, just as the flood wave now passes down the road. He suggested that the town has the option of replacing the drainage system downstream.

Whitman & Howard's report stated, "We do not like a design that must surcharge through a catch basin. What is happening existing and proposed for the two-year and ten-year storm? What flow is handled by the 24-inch pipe, and what must overflow down the street?"

Dr. Carr said he would make these calculations. Regarding surcharge through catchbasin, he made no comment.

Mr. Parker went over the Whitman & Howard report with those present.

Mr. Tocci said that he will take care of items 1, 2, 3, 4 and 5.

Mrs. Bancroft reported that the Highway Superintendent said he would have to be absolutely sure than any subsequent development would not add at all to the flooding coming through the area already.

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June 16, 1986

Dr. Carr said that 2% less water would be going through the system.

Mr. Parker said he was surprised to find as much wetlands as he did on a field trip. He feels that a natural feature such as this area should be treated carefully. This Board has no jurisdiction whatever to approve this plan. What is being proposed is a Zoning Board of Appeals matter. They might require this to be done in a different way.

Dr. Carr agreed that he needed a Special Permit from the Board of Appeals. If they made changes on the subdivision plan we would have to come back with a revised subdivision.

Mr. Gagliani when the water goes down Pheasant Road, then Marlyn Road it then goes into somebody's back yard.

Miss Margeson said that when the pipe is not plugged it flows nicely.

Mrs. Bancroft noted that the Board rejected the last plan showing a detention area in a wetland. She further noted that the new plan shows another detention area. She asked what is the merit of this detention area displacing the wetland and how much less earth would be moved?

Dr. Carr said they would be making a three-foot cut in the area and it would be one third the size of the detention area which was turned down. It will be 60% in upland and 40% in wetland. The sides of the detention basin will be built with a 3-to-1 slope in the saturated area.

Mr. Parker asked how this water storage would affect the road. Dr. Carr said there would be no effect.

Mr. Brennan said that two 30" pipes going into a 24" pipe doesn't work. Plans for water running down the street are not acceptable.

Mr. Tocci, Sr., asked that the Board either approve or disapprove the plan.

Mr. Gagliani asked if there is a possibility that the developer can help the town by repiping Pheasant Road.

Mr. Tocci asked why he should be required to do that.

Mr. Gagliani said it would be necessary to correct the drainage so that no drainage goes down the street.

Dr. Carr suggested that he sit down with Ken Feeney and asked for permission to meet with the Board's engineer to solve the problems.

Mr. Brennan stated that Mr. Tocci's decision is with the Planning Board. The professionals who are reviewing these plans for the Board must be satisfied with the numbers. The Board required a set of drainage calculations by a registered engineer. Once we have that we can deal with the problem. The answer may be no more development. First, we need Whitman & Howard's questions answered.

Mr. Parker said that he would like to have Whitman & Howard's questions answered. The Board will clarify question 9.

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June 16, 1986

Miss Margeson asked what the elevation of her property is as opposed to the driveway going in.

Dr. Carr said that her property will be about two feet lower than the driveway/dam.

Mrs. Bancroft asked if the effect of that would diminish the water on the Margeson property?

The hearing was adjourned at 10:40 P.M.

INDIAN ACRES: Mr. David MacCready showed the Board some lot line changes he would like shown on the plan. He asked if the Board would prefer them on a Form A plan.

It was the Board's consensus that it would be best to make the changes on the subdivision plan.

The Board has requested that a covenant be provided for the subdivision.

Mr. MacCready requested that his plan be signed.

SURREY RUN - HENRY HEALD: Mr. Henry Heald discussed with the Board the extension of Surry Run so that he could have a buildable lot. The Board suggested that Mr. Heald should apply for a variance from the frontage requirement to the Board of Appeals as it will be necessary for him to obtain a Special Permit to allow moving of earth within 25 feet of the watershed protection district.

Mr. Heald said he would apply to the Board of Appeals.

GEORGETOWN ESTATES: Mr. Basile reported to the Board that the Water & Sewerage Board has required an additional manhole to be constructed at the edge of Hinkly property. The Board reviewed the June 2nd Whitman & Howard Report and will check with the Fire Chief to see which barrier he would prefer.

Mr. Basile said he would add a 20-foot wide drainage easement so that the Hutson Pines subdivision could be drained into a closed system. There was a question regarding the contours where Hutson Pines and Georgetown Estates abut and the Board asked that that be taken care of between the two developments.

VOTED: To accept the Georgetown Estates subdivision plan with the condition that the Fire Chief determine which of the barriers between the industrial and residential land be used and that construction details be shown on the plan. The barrier will be placed approximately halfway between the two subdivisions on the 20-foot right of way. Waivers will be granted to allow a 315 cul de sac with no turnaround and a 1200+ cul de sac be allowed.

HUTSON PINES SUBDIVISION: (Mr. Gagliani removed himself from this vote.)

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June 16, 1986

VOTED: That the Board deny the Hutson Pines Subdivision unless a request for extension is received by the close of business on June 17th. Should an extension be received, the Board will accept request for an extension.

ARD RIGH II

VOTED: To release Travelers Insurance Bond No. 671F9535 in the amount of \$4,000., which was held for the completion of Dover Farm Road.

VOTED: To sign a release of covenant for Dover Development Associates.

LEGISLATIVE RESEARCH BUREAU REDISTRICTING:

VOTED: To send letter re redistricting as written by Mrs. Bancroft.

The meeting was adjourned at 12:30 a.m.

Respectfully submitted,

John J. Gagliani

MW/gmf

June 23, 1986

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Mr. MacKinnon said that he has received partial pieces of drainage information and that each time the drainage is different. The drainage should be stamped by a professional engineer so that someone could be called to task if there is a problem. There is flooding in the area now for a one-year storm. There is no reserve. It is a flooding situation.

Mr. Parker said that we have asked the Toccis for an area drainage study but we didn't get it.

Mr. MacKinnon said that grades are not shown on the plan for the work in Miss Margeson's yard.

Mr. Boudette stated that the contours can be obtained from the sewer plans but that contours would not be adequate for the drainage study.

Mr. Gagliani asked where the calculations have been obtained as on the original plan three drainage areas were not shown.

Mr. MacKinnon said that a total watershed plan is needed. Mr. Tocci's engineer should show a 10-year storm for pipes and a 50-year storm for culverts in a drainage analysis. The system should not be designed to surcharge through a catch-basin.

Mr. Parker said that most of the Board members are having a difficult time with this subdivision. If this plan is going to be turned down, Mr. Parker said he would do it as soon as possible. We should get all the facts together and make a decision.

Mrs. Bancroft asked if the applicant provides a stamped plan with adequate information could Whitman & Howard give the Board an opinion as to whether the drainage system is adequate.

The problems with the subdivision plan briefly are disturbance of wetland area, surcharge from the catchbasin, downstream flooding and reserve capacity in pipes. Also, Board of Appeals approval will be required for any moving of earth within 25 feet of the watershed protection district.

The Board has requested that Whitman & Howard provide the Board with an estimate of the cost of the drainage study for the watershed area in which the Tocci subdivision is located.

#### BULLARD'S MARKET:

Mr. MacKinnon said he was reviewing the Bullard's Market Site Plan and asked if the Board accepts galleys for drainage. The Board said galleys had been acceptable on previous sites.

#### SUBDIVISION RULES & REGULATIONS:

The Board, with the assistance of Kenneth Feeney, Superintendent of Streets, and Roy Boudette, reviewed the Subdivision Rules & Regulations. Notes to be in Subdivision Revision file.

#### ROVKY ACRES PRELIMINARY PLAN:

VOTED: To approve the Rocky Acres Subdivision Plan with modifications set forth in Whitman & Howard's May 12th report.

The Board suggested that Mr. DiGiacomo apply to the Conservation Commission and Board of Appeals for working in the wetlands.

PONDVIEW II:

The Board has not received the grading plan which was discussed at the public hearing on June 16th.

Mrs. Willis will call Mr. Munson, engineer for this project and tell him that the Board will be unable to take affirmative action on the Pondview II plan because the information requested at the hearing has not been provided in time for our engineers to review. If requested in writing by the applicant prior to June 30th, the Board will accept an extension to July 29th.

HUTSON PINES:

The Board has not received the Hutson Pines drainage plan and there is insufficient time to have Whitman & Howard review it prior to the July 1st deadline, the Board would entertain favorably a one-month extension.

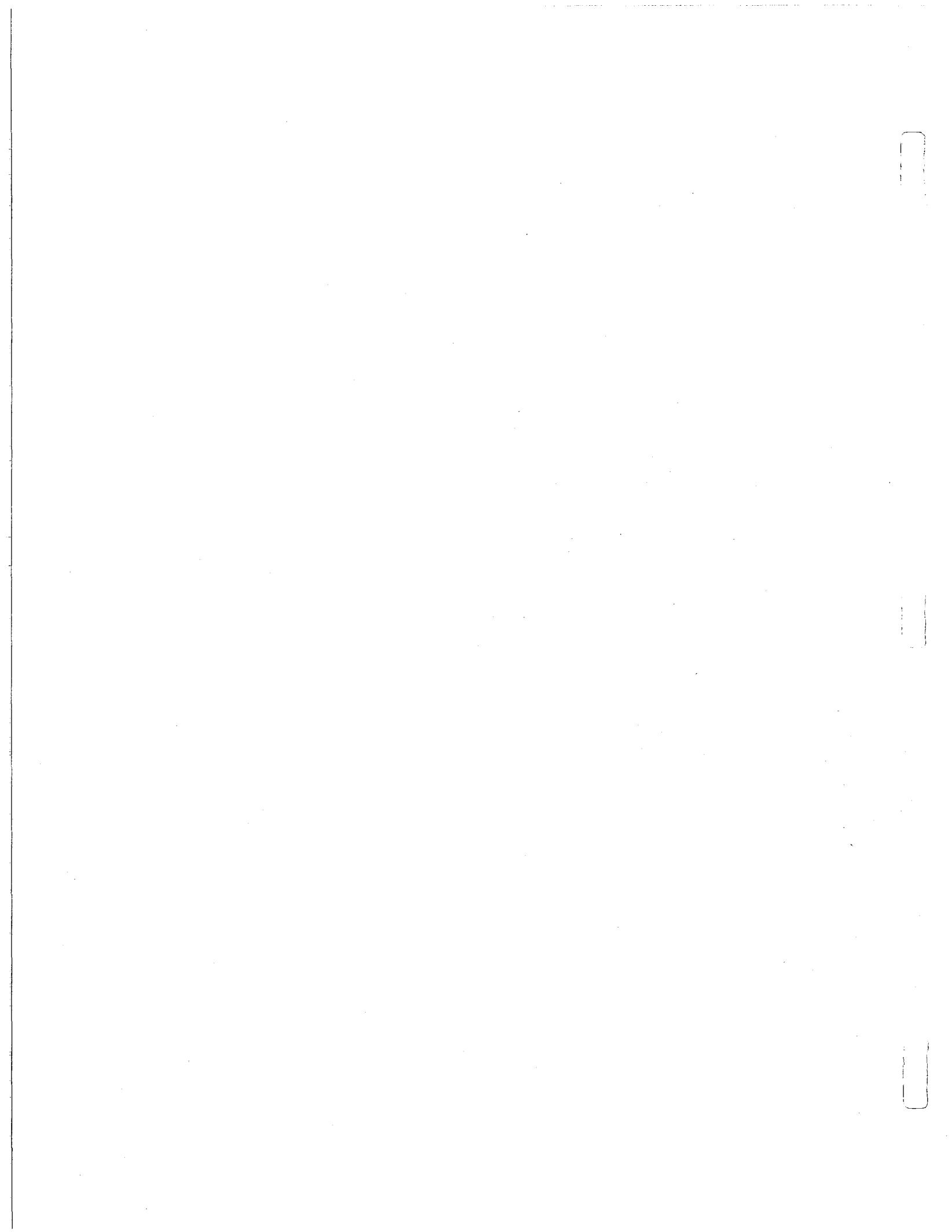
INDIAN ACRES - SPECIAL PERMIT - BOARD OF APPEALS:

VOTED: To send a letter to the Zoning Board of Appeals stating that the granting of the requested special permit to allow the installation of the 42" culvert which will replace the 2'X2' stone culvert existing in North Street is in the best interest of the Town as it will improve the area's drainage and the Planning Board recommends that the Special Permit be allowed so that this improvement can be made.

The meeting was adjourned at 11:45 p.m.

Respectfully submitted,

John K. Gagliani, Secretary



MEDFIELD PLANNING BOARD  
June 30, 1986

Members present: Bancroft, Brennan, Gagliani, Codispoti, and Parker.  
Others attending: Persons interested in Bullard's, Main Street, Apartments and West Mill Street Condominiums hearings.

BULLARD'S MALL - SP FOR SITE PLAN APPROVAL:

Chairman Parker called the hearing to order at 8:10 p.m. Secretary Gagliani read the notice which appeared in the SUBURBAN PRESS.

Chairman Parker outlined the procedure to be followed for the hearings, as follows:

1. Petitioner or his representative will explain the project.
2. Questions first may be asked by the Planning Board members.
3. Questions next may be asked by other Town Boards.
4. Lastly questions will be entertained from others in attendance.
5. People may then be recorded in favor or opposition.
6. Planning Board will make its decision within 90 days of the hearing.
7. Planning Board decisions may be appealed to the Court within 20 days of the date that the decision is filed with the Town Clerk.

Mr. Richard McCullough, architect, explained the plan as follows:

1. Building will be approximately 11,000 square feet and "L" shaped.
2. A grocery store and three or four other stores are planned.
3. 58 parking spaces and a truck dock will be constructed.
4. Site is located entirely within the "B" zoning district.
5. Building is designed as a series of small shops to fit into the townscape.
6. Pedestrian walkthrough from North Street.
7. Plan shows building geometry, sidewalks, pedestrian access, required landscaping and lighting locations.
8. Building exterior will be a combination of brick and gray clapboards.

Mr. Robert Paxton, engineer from Guerriere and Halnon, explained the rest of the project as follows:

1. Site has vehicle access from Green Street.
2. 58 parking spaces are provided.
3. Grinder pumps will be supplied for sewerage disposal and discharge will go into forced main on Green Street.
4. Water will be brought in from North Street and Green Street to create a loop.
5. Truck docks are located at the rear of the parking area. Truck turning radius is part of the information received by the Board.
6. Drainage will be primarily contained on site. Two subsurface drainage structures consisting of 20 precast galleys are proposed to allow the majority of runoff to recharge into the ground. The drainage system will consist of three catchbasins, 12" RCP and 6" PVC roof drains to drain to the galleys.
7. Percolation tests have determined that the soils were 12 to 13 feet of gravel.

June 30, 1986

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8. Utilities will be brought in from a pole on North Street.

Chairman Parker then read the Whitman & Howard report into the proceedings.

"1. We recommend that a 25-year storm frequency be used for designs for leaching drainage structures."

MR. PAXTON: WE CAN PROVIDE YOU WITH THAT INFORMATION.

"2. We recommend that the Town observe the deep hole pits and percolation tests conducted for these designs."

MR. PAXTON: METAL PIPES WERE INSTALLED IN THREE HOLES THAT WERE DUG. WE COULD DIG ANOTHER HOLE. ARE YOU WILLING TO ACCEPT THIS INFORMATION OR DO YOU THINK IT IS NECESSARY FOR US TO REDO IT?

The Board took this question under advisement.

"3. We recommend that the Engineer document that should the system fail for whatever reason that the run-off not flood any buildings, and in undeveloped areas easements be required to assure that this will not occur for future developments."

MR. PAXTON: THIS DRAINAGE SYSTEM HAS AS MUCH PROBABILITY OF FAILURE AS ANY OTHER STREET DRAINAGE IN TOWN. THE STRUCTURES ARE DESIGNED SO THAT EACH BANK OF 20 UNITS COULD HOLD 6,000 GALLONS AT ANY ONE TIME. THE SOIL PERCOLATES AT 1,100 GALLONS PER MINUTE. THAT SOIL IS TAKING CARE OF A LOT OF WATER. A TEN-YEAR STORM WOULD GO THROUGH THE SYSTEM IN LESS THAN AN HOUR.

Mrs. Bancroft asked when the test holes were observed.

Mr. Paxton said they were done on May 21st.

Mr. Gagliani asked what would cause the system to fail?

Mr. Paxton answered that the ground would have to be completely saturated with water. Each unit has 3½ to 4 feet of stone to prevent sand from getting into the unit. The stone is designed to prevent silt from clogging holes. Each catchbasin has a 30" sump to confine any pollutants which could be generated in the parking area.

Mr. Codispoti asked how the galleys work.

Mr. Paxton explained that they were originally designed for septic systems; however, the system is now also used for onsite drainage. First, the water in the catchbasin will go into the 12" PVC pipe and then into the galleys, which are 4x4x4. The bottom area is completely open. The sides are slotted. There is an opening that interconnects each galley. Each unit is a separate entity. Before a bank of 20 galleys is useless every one of the 20 units would have to fail. If the unit clogged, it would spill into the next unit and function. The water will discharge slowly into the ground.

Mr. Brennan said that this type of drainage system is relatively new to the Board and asked the length of time with which Guerriere and Halnon have has experience with this type of system.

Mr. Paxton said that they have had less than two years experience as a drainage

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system; however, these are installed as septic systems on a regular basis over many years.

Mr. Brennan asked if there has been any research on this type of onsite system. Whitman & Howard are asking if the system totally collapses, what happens? If it wasn't there, where would the water go?

Mr. Paxton said that if this unit failed, everything would dump off the back of the area. Nothing would flow into the building. If the system failed the catchbasins would have to fail and not take any water. There is a basin on top of the units. Even if the bottom of these galleys clogged, and no runoff seeped into the ground, they would still hold 6,000 gallons of water. That would be a two-year storm.

Mr. McCullough asked what the probability of that happening is.

Mr. Paxton said "Very remote." He further said that when they are used as septic systems, they don't fail. Surveyors are sent down inside the units to verify that they have been installed properly. The access throughout has to be checked. There is access for cleaning them. They are very efficient structures if you have the proper water table.

Mr. Parker asked if Mr. Paxton could address why you are asking for onsite holding.

Mr. Paxton said the parking area is below the North Street drainage. A pumping station would have to be installed to get rid of the water. Also, the drain in North Street is 8" or 10" clay pipe which has been there for many years. He would not like to add anything more to the existing system if it is not required. If the system did fail, the runoff would not go into buildings based on grading and sloping of parking. Basically, the landscaping will be directed away from the buildings and the water would runoff naturally.

Mr. Brennan said that Whitman & Howard are asking that you demonstrate how to take all the water if there should be a failure.

Mr. Parker suggested that it may be worth checking the adjacent land to see what would happen there in case of a failure.

"4. In order that sidewall leaching be available for the proposed leaching design, a minimum of 12 feet should be set between each galley row."

MR. PAXTON SAID THAT HE HAS DESIGNED THE SYSTEM WITH 8 FEET BETWEEN EACH GALLEY ROW. HE COULD SHOW 12 FEET IF REQUIRED BUT PREFERENCES THE DESIGN PRESENTED.

"5. Lighting along the north property line should be directed or shielded to prevent the light from disturbing the single family residence."

The Board suggested that the lights be shielded to keep from disturbing the single-family residence in the area.

Mr. McCullough said that the lights are standard, residential grade lights producing 1½ to 1-foot candles spread in a 20-foot radius, 40-foot diameter. It would be like any residential light in Medfield, however, they could be shielded if they disturbed the neighbors.

"6. A minimum ten-foot buffer with plant screening as required in zoning regulation 6.2.10 is required along the residential property line."

MR. McCULLOUGH SAID 58 WHITE PINES WILL BE PLANTED ON THE LOT LINE. AN EIGHT-FOOT BUFFER IS SHOWN, BUT WILL BE CHANGED TO TEN-FOOT AS REQUIRED.

Mr. Parker read Section 6.2.10 regarding buffer requirement.

Mr. Parker read a letter from the Hardings requesting a stockade fence between the proposed mall and their residence.

Mr. Paxton asked if the fence could be installed instead of the ten-foot planted buffer.

Mr. Parker said that the Board could appeal to Mr. Goldberg to honor this request for a fence, but we cannot require it. The Board could not allow a fence instead of the 10-foot buffer as that is a zoning requirement. That would be a matter for the Board of Appeals.

Mrs. Bancroft asked about the sidewalk along Green Street.

Mr. McCullough said that the project will create a sidewalk for the area. It would be de facto without revising the town's roads.

Mr. Brennan said that from the edge of the sidewalk there is a no-man's land.

Mr. McCullough said that it would be loamed and seeded. He did not know if that would be the town's responsibility or Mr. Goldberg's.

Mr. Codispoti asked if there is a safety issue with the pedestrian walkway from North Street.

Mr. McCullough said that there is a canopy and lighting. We have to obtain permission for the light at the end of the sidewalk. Mr. Goldberg will supply this light.

Mr. Parker asked if the driveway is more than 150 feet from the intersecting way.

Mr. McCullough said it was.

Mr. Parker asked if there were any handicapped spaces shown.

Mr. McCullough answered that there are three in front of the building.

Mr. Gagliani asked how trucks would back up in the inside parking lot.

Mr. McCullough said that there is a turning radii included in the application. The area is designed for 55-foot trailers.

Mrs. Bancroft asked why the parking was designed as shown.

Mr. McCullough said that this is a difficult site. This scheme allowed us to plan a streetscape for North Street.

Mrs. Bancroft asked if grinder pumps is a customary practice which will be approved by the Water & Sewerage Board.

Mr. Paxton said that it is a method that is used if below the street. Grinder pumps will allow smaller discharge pipes and create a greater force from the forced main. Everything would be liquified before it goes into the system. This method is widely used.

Mr. Kinsman asked what would happen if the galleys failed. He asked how that would affect Bakers Pond. He suggested that the Planning Board look into the size of the drainage pipes in North Street.

Mr. Paxton stated that the drainage would not go into North Street drains. The catchbasins must be kept clean.

Mr. Kinsman suggested that there cannot be a guarantee that the catchbasins be kept clean. The town does not have the authority over the owners to maintain the system. Mr. Kinsman suggested that baffles be used.

Mr. Sweeney is concerned that the dumpster is too small for a 11,000 square foot building. He is further concerned that the wind will blow the trash all around.

Mr. McCullough said that the dumpster will be completely enclosed from view and will be integrated into the architecture of the building. The fence around the dumpster will be six feet high.

Mr. Sweeney said he is concerned that his tenants will be disturbed by the lighting and would like to be assured that the lighting will be shielded.

Mr. Parker asked what the maximum height of the building that is proposed.

Mr. McCullough said 28 feet.

Mrs. Goucher said that all the lights should be shielded and asked that a fence be erected, and asked if she had understood correctly that to erect a fence Board of Appeals approval would have to be obtained.

Mr. Parker stated that if the applicant wished to put up a fence instead of the buffer required by the Zoning Bylaw, he would have to go to the Board of Appeals. The abutter could put up a fence on his own property.

Mrs. Goucher said that the applicant should erect the fence, not the abutter.

Mr. Kinsman asked if other than retail establishments are interested in the mall, will the parking plan have to be reviewed?

Mr. McCullough said that they would have to come back for approval if a more restrictive use than planned is used.

Mr. McCullough asked for site plan approval. If the Board wishes to have the building changed in any way, we would like to have design directions. Mr. Goldberg's existing store has to remain in operation while the building is being constructed. The scheduling gives Mr. Goldberg six weeks to move into the building. Then the site work will be finished.

Mr. Kinsman voiced concern about additional traffic which will be created on North Street.

Mr. McCullough said that vehicles will be entering from Green Street, which should alleviate some of the concerns.

Chief Mann asked if there was a pedestrian entrance on North Street. He asked this question because people like to park in front of where they are going.

Mr. McCullough said that parking for customers will be off Green Street. There will be a ten-foot wide door for walkers, the purpose of which is to encourage people who

live and work in the area to use that entrance.

Chief Mann suggested that there be some kind of a berm on Green Street.

Mr. Parker said that that should be done by the town. He felt it was a very good suggestion.

Mr. Parker asked if there were any questions. There being none, he said that the Planning Board has 90 days to make a decision on this plan. After the Planning Board makes its decision, there is a 20-day appeal period. Call Mrs. Willis to request information contained in the agenda if you wish to be present when this is discussed again.

The hearing was adjourned at 9:30 P.M.

MAIN STREET THREE-FAMILY HOUSE:

Chairman Parker called the hearing to order at 9:40 p.m. Secretary Brennan read the notice which appeared in the SUBURBAN PRESS. Mr. Gagliani did not participate as a Planning Board member in this hearing.

Chairman Parker asked the applicant or his representative to explain the proposal, and reviewed the procedure to be followed.

Bruce Kirkland of Norwood Engineering, representing Hartshorn Development Corporation, said they are proposing to construct a three-family house, containing 3,600 square feet at 412 Main Street. The plan showed the lot in question outlined in green. The site is across from Brook Street. The proposed three-family would have three garages in the front. The driveway will provide access to all three. Mr. Kirkland showed the meeting an architectural rendering of the building. It will be a wooden structure. There will be a deck on the back of each unit. The units meet the lot area, front-, side- and rear setbacks meet zoning. It is a generally flat site. There are a few loam piles. It generally grades back from Main Street. The drainage will go to the gutter on Main Street. There is public water and sewer available in Main Street for the three-family home.

Mr. Parker noted that this is a split lot and asked that the square footage of each zone be broken out.

Mr. Kirkland said the front is RU and has 24,050 square feet and the RS has 50,529.6 square feet 6,000 square feet may be added to RU in accordance with the Bylaw. (I did not get Mr. Kirkland's figures - these are from the Assessors map.)

Mr. Parker read the Whitman & Howard Report. Answering the questions Mr. Kirkland said that the building height is 27 feet. A landscaping plan will be presented.

The Zoning Bylaw requires a ten-foot planted buffer between a multi-family and single-family residential use.

Mr. Kirkland said that it would not be a problem to show the required buffer and plantings on the plan.

Mrs. Bancroft noted that a variance from the Board of Appeals is required from the Board of Appeals to permit serving five or more cars within 150 feet of an intersecting street. In this case, Main and Brook Streets.

Mr. Kirkland said that that requirement cannot be met wherever the driveway is

placed on the lot. It is such a small project, Mr. Kirkland felt that this section of the Bylaw could be interpreted so that a variance is not required. Mr. Kirkland said a three-family house on Main Street will not cause problems. He requested an interpretation of the Zoning Bylaw.

Mr. Paul Alasso, 405 Main Street, asked about design review. He is concerned with the style of the three-family as presented. He is concerned about the safety issue and feels that someone might go right across Main Street from Brook Street without looking.

Mr. Gagliani, speaking as an abutter, said that there is a beech tree on the landscaping plan which has been there a long time. Is there anyway of preserving this when the landscaping is done?

Mr. Gagliani asked if there is a lighting plan.

Mr. Kirkland said that no lighting is proposed.

Mr. Robert Alexander, 422 Main Street said there were three buildings on the lot and asked where they were located in relation to this new plan. Mr. Alexander asked if the beech tree could be saved.

Mr. Kirkland said that most of the trees will be untouched, however, he is not sure of the beech. The loam pile will come out.

Mr. Alexander asked if there will be any recreation area in the rear.

Mr. Kirkland said that there will be no pools, etc.

Mrs. Bancroft asked about the right of way shown to the rear lot.

Mr. Kirkland said that there were two lots in the front and one in the rear. This could be used for a driveway to the rear lot.

Mr. Parker said he has a personal concern about the site plan. The Board does not have architectural review. As you drive down Main Street, we see beautiful old houses somewhat different in character. Mr. Parker would like to appeal to the developer to design the three-family to fit in Medfield. There is a lot of concern having the garages in the front. The Board would like to appeal to the developer's sense of community.

Mr. Kirkland said he will pass the Board's recommendations to the applicant.

Mr. Alasso noted that the back of the building looks better than the front. He would like to see the architecture of the building more in keeping with the street.

Mr. Daniel Nye stated that the architecture of the building is for the convenience of the owners. It is not compatible with the old houses there.

Mr. Kirkland said he will pass the information along to his client.

Mrs. Bancroft asked if the driveways were within the front setback.

Mr. Kirkland said that they are 30 feet back.

Mr. Parker said that the Board anticipates a resubmittal showing the complete landscaping plan and other information which was requested. The Board's interpretation

is that a variance is required as six parking spaces are necessary for a three-family house. It is a safety issue.

Mrs. Bancroft noted that the plan shows just one space over the cutoff space, however, the zoning applies.

Mr. Alasso asked why the access has to be across from Brook Street.

Mr. Kirkland said that they cannot comply with the 150-foot requirement and he feels that safetywise this is the most logical parking system.

Mr. Parker said that the Planning Board will be considering this matter at its coming meetings. Our agenda is published on Thursday. He invited the public to call regarding the agenda. He noted that the Planning Board has 90 days within which to make its decision. The hearing closed at 10:30 p.m.

WEST MILL STREET CONDOMINIUMS:

Chairman Parker called the hearing to order at 10:35 p.m. Secretary Gagliani read the notice which appeared in the SUBURBAN PRESS.

Mr. Benjamin Nickerson said that there is a 14-unit condominium under construction on West Street. He reviewed what happened. First they took their proposal to re-zone to the town meeting. Two separate buildings were proposed with seven units each. One building on a lot was the requirement. There was not sufficient frontage for two lots. The same proposal as was shown at the Town Meeting could not be built, because of the frontage problem. It was suggested that the two buildings be connected so that technically they would be one structure on the lot. Since that time the town has adopted changes in the Bylaw that allow more than one structure on a lot. We are coming back to the Board to eliminate the connection. Norwood Engineering took an old sepia and erased the connection.

Mr. Parker noted that any approval of this application would have to be conditional until the Attorney General approves the zoning.

Mrs. Bancroft said that as this is our first case using the new Bylaw, the Board should find the size, location and number of units on the lot be compatible. I think we should take a look and see that that is the case.

Mr. Nickerson said that seeing that the buildings are all up, they could omit that. The fire chief would rather not see the connection erected although his vehicles would go under it.

Mrs. Bancroft noted that she is sure the buildings meet the criteria set forth in the new Bylaw, but that the Board should find that that is the case.

Mr. Parker asked if there would be a problem in having occupancy permits issued.

Mr. Fickeisen said the building inspector says that he will give us temporary permits.

The hearing was closed at 11:00 p.m.

In another matter, Mr. Fickeisen asked the Board if they would consider an 830-foot cul de sac off High Street.

Mrs. Bancroft stated that the Board doesn't allow cul de sacs beyond the length in the Bylaw unless there is no other alternative.

PONDVIEW II:

The Board has not received further engineering on the Pondview II Subdivision Plan. The Board requires a complete grading plan, including the two lots and the 4 to 1 sloping. The Board has no plan of the grading.

The Board is in receipt of a letter requesting an extension within which to make its decision to July 29, 1986, for Pondview II.

VOTED: To accept the extension request to July 29, 1986, and to notify the developer's representative by certified mail, with a copy to the Town Clerk.

HUTSON PINES: (Mr. Gagliani did not participate.)

The Board is in receipt of a letter requesting an extension to July 29, 1986, within which a decision on Hutson Pines Definitive Subdivision Plan.

VOTED: To allow the extension to July 29, 1986, and to notify the developer's representative by certified mail, with a copy to Town Clerk.

PLAIN STREET - PLAN UNDER SUBDIVISION CONTROL NOT REQUIRED:

The Board is in receipt of a Plan of Land of lots off Plain Street showing two lots - one of which is entitled "Not a Building Lot". These lots are owned by K.&R. Construction. The plan was drawn by John R. Anderson & Associates, Walpole, and dated June 13, 1986.

VOTED: To sign the plan as above described.

The plan was signed.

MASTER PLAN IMPLEMENTATION COMMITTEE:

VOTED: To appoint Martha Smick to the MPIC for the term ending June 28, 1987

The Board will meet on Wednesday, July 2, at 8:00 p.m.

Respectfully submitted,

John K. Gagliani, Secretary

