

TOWN OF MEDFIELD

Office of the

Board of Appeals on Zoning

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

Direct: (508) 906 - 3027
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No. 1372

October 9, 2019

Decision of the Board of Appeals on the petition of: Country Estates of Medfield, LLC

Property owned by: Country Estates of Medfield, LLC

Location of Property: 21, 25, 29 Hospital Road, Medfield, MA (aka Chapel Hill Landing)

Norfolk County Registry of Deeds: Book 33500, Page 500 and Book 33564, Page 340; and,

Norfolk County Land Court Certificate of Title No: 191843

Medfield Assessors' Record: Map: 64 Lot: 009

Zoning District: Residential Town (RT) with partial Aquifer Protection District

RECEIVED
TOWN OF MEDFIELD, MASS.
OFFICE OF THE
TOWN CLERK
10/01/2019
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Michael J. Larkin of Medfield, Massachusetts seeks a modification of ZBA Decision Nos. 1300, 1325, 1343, 1365, and 1367 to approve a modification to the stormwater infrastructure system and reinstate expanded construction hours to include Saturdays and expand delivery hours on Saturdays. The property is located at 21, 25, 29 Hospital Road which has been combined as Assessors' Map 64, Lot 009; RT Zoning District with partial Aquifer Protection District. A public meeting was held on Wednesday, October 9, 2019 to hear the request.

DECISION:

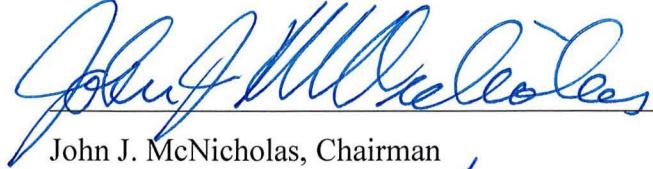
The Medfield Zoning Board of Appeals hereby determines the request to be insubstantial in accordance with the factors set forth in 760 CMR 56.07(4) and amends its conditions in Decision Nos. 1300, 1325, 1343, 1365, and 1367 to continue expanded construction hours to include Saturdays from 8:00 A.M. to 5:00 P.M. (Condition G.6) and expanded delivery hours on Saturdays from 8:00 A.M. through 5:00 P.M. for light trucks and vans only (Condition G.7) for a time period ending on January 31, 2020. The Board has received and reviewed a field report

from Tetra Tach confirming that the Applicant has resolved the outstanding issues with the stormwater infrastructure and erosion control and is currently in substantial compliance with the plan conditions. This reinstatement of extended Saturday construction hours is subject to the following conditions:

1. Full compliance with all conditions contained in previous Decision Nos. 1300, 1325, 1343, and 1365 which remain in full force and effect.
2. Installation and maintenance of dark sky compliant lighting at the entrances to the property.
3. Landscaping work on Saturdays may include the use of a bobcat(s) for the implementation of Decision # 1300, Condition E.6. (Landscaping Plans).

THIS DECISION WAS UNANIMOUS.

MEDFIELD ZONING BOARD OF APPEALS



John J. McNicholas

John J. McNicholas, Chairman



William McNiff

William McNiff, Member



Jared Spinelli

Jared Spinelli, Associate Member

MICHAEL WHITCHER, MEMBER, JARED GUSTAFSON, ASSOCIATE MEMBER, AND CHARLES PECK, ASSOCIATE MEMBER, DID NOT SIT ON THE BOARD AT THE PUBLIC MEETING CONCERNING THIS MATTER NOR DID THEY PARTICIPATE IN THE DELIBERATIONS OF THE BOARD OR IN THIS DECISION.

APPEALS FROM THIS DECISION, IF ANY, SHOULD BE MADE PURSUANT TO APPLICABLE STATUTE.