

TOWN OF MEDFIELD

Office of the

ZONING BOARD OF APPEALS

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

(508) 906-3027
(508) 359-6182 Fax

September 28, 2017

Carol Mayer
Town Clerk
459 Main Street
Medfield, MA 02052

RE: ZBA Decision # 1316, Hospital Road 40B, Country Estates (now known as Chapel Hill Landing)

Certificate of Approval under MGL ch 41 §81P

Dear Ms. Mayer,

This certifies that at a duly posted public meeting of the Medfield Zoning Board of Appeals on September 27, 2017 it was unanimously voted to endorse the following plan as not requiring approval under the subdivision control law:

“Plan of Land on Hospital Road” Date: August 11, 2017; Prepared by: McKenzie Engineering Group, Norwell, MA

The purpose of the plan is for compliance with Comprehensive Permit Decision # 1300 granted April 5, 2017, Condition F.3.

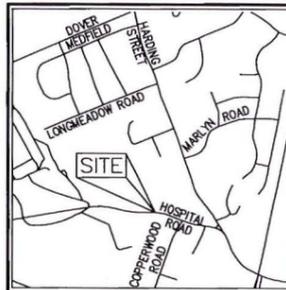
The property is located at 21, 25, and 29 Hospital Road, Medfield, Massachusetts, depicted on the Town of Medfield Assessors Maps as Map 64, Lots 008, 009, 010, 011 and 108.

Sincerely,

Sarah Raposa
Town Planner

cc: Assessor
File

RECEIVED
TOWN OF MEDFIELD, MASS
2017 SEP 28 P 12:15
OFFICE OF THE
TOWN CLERK



LEGEND

SURVEY SYMBOLS

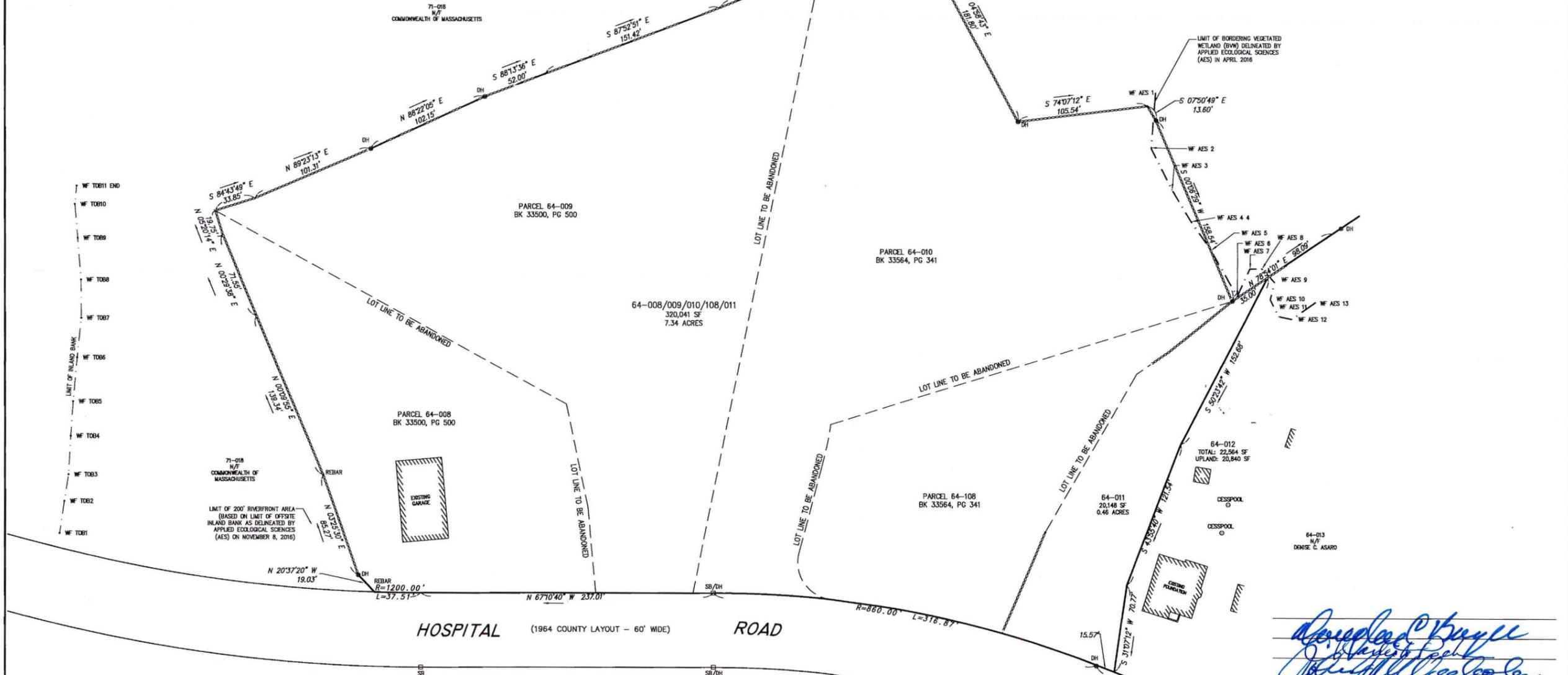
- REBAR
- DRILL HOLE
- CONCRETE BOUND WITH DRILL HOLE
- STONE BOUND
- STONE BOUND WITH DRILL HOLE

LINE DESIGNATORS

- FIELD STONE WALL

LOCUS MAP
Not to Scale

FOR REGISTRY USE ONLY



- SURVEY NOTES:**
- THE PURPOSE OF THIS PLAN IS TO COMBINE ASSESSOR'S PARCEL NUMBERS 64-008, 64-009, 64-010, 64-108 AND 64-011 INTO A SINGLE BUILDABLE PARCEL CONTAINING 7.34 ACRES MORE OR LESS.
 - DEED REFERENCES:
 - BOOK 33500, PAGE 500
 - BOOK 33584, PAGE 341
 - LC CERTIFICATE 191843
 - PLAN REFERENCES:
 - PLAN IN BOOK 2851, PAGE 426
 - LC PLAN #300118
 - THIS SURVEY WAS MADE ON THE GROUND IN MARCH OF 2016 BY MCKENZIE ENGINEERING GROUP, INC.
 - MINIMUM SETBACK REQUIREMENTS:

ZONING DISTRICT	RT
FRONT YARD	40'
SIDE YARD	15'
REAR YARD	50'
 - THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 2502100154E, EFFECTIVE JULY 17, 2012.
 - THE PROPERTY SHOWN HEREON IS NOT LOCATED IN A DEP ZONE 2.
 - THE PROPERTY SHOWN HEREON IS PARTIALLY LOCATED IN TOWN OF MEDFIELD AQUIFER PROTECTION DISTRICT ZONE.

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

Richard J. ...
PROFESSIONAL LAND SURVEYOR

DATE: 11 AUG 17

Richard J. ...
DATE OF APPROVAL: 9/27/17
BEING A MAJORITY OF SAID BOARD

THE LOT SHOWN ON THIS PLAN IS APPROVED AND ENDORSED BY THE TOWN OF MEDFIELD ZONING BOARD OF APPEALS PURSUANT TO THE AUTHORITY GRANTED BY M.G.L. C. 40B, SECTIONS 20 THROUGH 23, AND IS SUBJECT TO THE CONDITIONS CONTAINED IN THE COMPREHENSIVE PERMIT DECISION GRANTED BY THE TOWN OF MEDFIELD ZONING BOARD OF APPEALS PURSUANT TO SAID STATUTE ON APR 5, 2017, AS AMENDED.

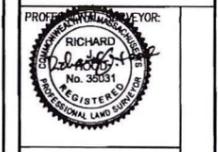


© MCKENZIE ENGINEERING GROUP, INC.

REV	DATE	DESCRIPTION

McKenzie Engineering Group
Civil Engineers & Land Surveyors
150 LONGWATER DRIVE SUITE 101
NORWELL, MA 02061
PHONE: (781) 792-3300 FAX: (781) 792-0333
www.mckeng.com

PLAN OF LAND
ON
HOSPITAL ROAD
IN
MEDFIELD, MASSACHUSETTS



COUNTRY ESTATES OF MEDFIELD, LLC
11 LEDGETREE ROAD
MEDFIELD, MASSACHUSETTS 02052

OWNERS/APPLICANT:
DRAWN BY: DLA
DESIGNED BY: RTL
CHECKED BY:
APPROVED BY: RJI
DATE: AUGUST 11, 2017
SCALE: 1"=40'
PROJECT NO.: 215-183
DWG. TITLE:
ANR PLAN
DWG. NO.: **ANR-1**

RECORD PLAN