

# TOWN OF MEDFIELD

Office of the

## Board of Appeals on Zoning

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

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No. 1353

2018 OCT 17 A 10:57  
OFFICE OF THE  
TOWN CLERK  
MEDFIELD, MASS  
October 12, 2018

*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  
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

By request dated October 3, 2018 (the "Application") filed with the Board of Appeals on the same date, Country Estates of Medfield, LLC c/o Michael J. Larkin (hereinafter the "Applicant") of Medfield, Massachusetts seeks review of condominium documents containing the provisions of ZBA Decision No. 1300 Conditions K.2. and K.3. 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 (hereinafter the "Locus"). A public meeting was held on Wednesday, October 10, 2018 to hear the request.

### **DECISION:**

The Medfield Zoning Board of Appeals hereby determines the "Sixth Amendment to Master Deed Chapel Hill Landing" to be in compliance with Conditions K.2. and K.3. contained in ZBA Decision No. 1300. Please provide proof of recording to the Board.

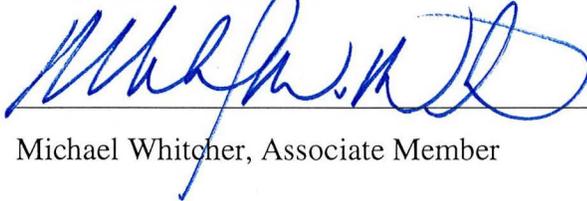
MEDFIELD ZONING BOARD OF APPEALS



Charles Peck, Acting Chairman



John J. McNicholas, Member



Michael Whitcher, Associate Member

STEPHEN M. NOLAN, CHAIRMAN, WILLIAM MCNIFF, ASSOCIATE MEMBER, AND JARED SPINELLI, ASSOCIATE MEMBER, DID NOT SIT ON THE BOARD AT THE PUBLIC HEARING 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 GENERAL LAWS, CHAPTER 40 A, §17, AND SHALL BE FILED WITHIN 20 DAYS AFTER THE DATE OF FILING OF THIS DECISION IN THE OFFICE OF THE TOWN CLERK