



# TOWN OF MEDFIELD

## BOARD OF APPEALS ON ZONING

459 Main Street, Medfield, MA 02052

### APPLICATION FOR HEARING

(TO BE FILLED OUT BY APPLICANT)

RECEIVED  
TOWN OF MEDFIELD, MASS  
2020 JUN 18 P 3:30

Phone: 508-906-3027  
Fax: 508-359-6182

Date 6/4/20

Name of Applicant  
or Appellant  
Mailing Address  
City, State, Zip

Andrew L. Griffin & Laura W.R. Griffin  
13 Delaware Rd., Medfield, MA 02052

OFFICE OF THE  
TOWN CLERK

Phone 617 462-6909 Email andrewlgriffin78@gmail.com

The record title of said  
property stands in the name of:

Andrew L. Griffin & Laura W.R. Griffin

Whose address is: 13 Delaware Rd.  
Applicant is  
(owner, tenant, other): Owner

Location of Property 13 Delaware Rd.

Deed duly recorded in the Norfolk County Registry of Deeds:

Book 34589 Page 375 (or) Land Court Certificate # \_\_\_\_\_

Year lot created 1978 Plan of Land recorded as Book 267 Page 258 Year 1978

Medfield Assessors Map 001 Lot 006 Zoning District RT Overlay? No

Nature of application or appeal (Written summary of project; attach additional sheets if necessary):

Variance from Bylaw 300 Attachment 1 51.7 to allow for a retaining wall approximately eight (8') feet high.

Applicable section(s) of Zoning Bylaw or General Law (State which, or if both, so state):

Use this box for additions/alterations to pre-existing non-conforming lots or structures:  
A special permit under MGL Chpt. 40A §9 and/or Medfield Zoning Bylaw Section 300-9.1.C.2. &/or a determination under M.G.L. Chpt. 40A §6 and/or Medfield Zoning Bylaw, Article 9, that proposed work will not be more nonconforming and/or a variance from Chapter 300b of the Zoning Bylaw.

Reviewed by Building Commissioner: Signed \_\_\_\_\_ Date: \_\_\_\_\_

I hereby request a hearing before the Board of Appeals with reference to the above application. In the event that a Variance or Special Permit or other form of decision required by law to be recorded is granted, I will record the same with the Norfolk Registry of Deeds or Land Court.

I have read and accept the rules and fees of the "Rules of the Medfield Board of Appeals."

(Applicant) Signed \_\_\_\_\_ Printed \_\_\_\_\_

(Owner) Signed \_\_\_\_\_ Printed \_\_\_\_\_



## SECTION 6 FINDING WORKSHEET FOR ONE- & TWO- FAMILY RESIDENTIAL DWELLINGS

For Single & Two-Family Dwellings (per Zoning Bylaw §300-9.1.C.1): Please return this sheet with your building permit application to disclose if your lot or structure is nonconforming and to determine if your proposed plan requires a special permit by the ZBA. [Note: changes to structures or demolition of structures over 50 years old may require Historic Commission review pursuant to the Demolition Delay Bylaw]

Applicant's Name Andrew L. Griffin  
Laura W.R. Griffin Map 001 Lot 006  
Locus Address 13 Delaware Rd. Zoning District RT

Is this a teardown?  Yes /  No (teardowns may require ZBA review)

Aquifer Protection District?  Yes /  No [ If Yes:  Primary /  Secondary /  Well ]

The Aquifer Protection District may affect lot coverage thresholds. Please refer to Zoning Bylaw Article 16, check with your surveyor/engineer, or refer to the "maps" tab in the Assessors GIS Database.

A note regarding plot plans: Plot plans should be current, show all dimensions for compliance with current zoning, and be stamped by a Registered Land Surveyor. Mortgage plans are not acceptable.

MEASUREMENT (Refer to <u>Article 2</u> , Definitions, for various methodologies in calculating requirements)	REQUIRED (Refer to <u>Chapter 300b</u> and <u>Chapter 300c</u> )	EXISTING (Refer to your <u>existing</u> site plan)	√ Or X	PROPOSED (Refer to your <u>proposed</u> site plan)	√ Or X
Lot area	40,000	75,870	√	75,870	√
Frontage	142	175	√	175	√
Lot Width	175	175	√	175	√
Lot Depth	150	402	√	402	√
Perfect Square	142 x 142	142 x 142	√	142 x 142	√
Front Yard Setback	40	58	√	58	√
Side Yard Setback	15	24	√	16.3	√
Rear Yard Setback	50	7200	√	7200	√
Floor Area Ratio	Allowed 25%	6.8 %	√	6.8 %	√
% Lot Coverage	Allowed 15%	6.75%	√	9.48%	√
Building Height	35'	22.2	√	22.2	√

√ indicates that the dimension complies with current zoning / X indicates that the dimension does not comply with current zoning

THIS SECTION TO BE FILLED OUT BY THE BUILDING COMMISSIONER

- The proposed alteration will not increase the existing non-conforming nature of the structure.
- The proposed alteration will either intensify any existing nonconformities or result in additional nonconformities and requires a special permit from the Zoning Board of Appeals.

\_\_\_\_\_  
Building Commissioner Date

cc: ZBA

Other notes:

**REQUIRED FINDINGS**

*to be filled out by applicant*

**UTILITIES:**

Water:  Town  Well

Sewer:  Town  Septic System

Notes:

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**FAMILY APARTMENTS:**

The Applicant acknowledges the provisions of Medfield Zoning Bylaw Section 300-14.10.I.(3) & (4) that a family Apartment Special Permit is temporary and subject to conditions of approval, including but not limited to annual an affidavit under the pains and penalties of perjury that the person(s) listed continues to reside within the Family Apartment. Future use of the space is contemplated as:

*N/A*

Name of person(s) to occupy the family apartment:

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**ALL SPECIAL PERMITS:**

The Board of Appeals may grant a special permit if it concludes that a special permit is warranted by the application and the evidence produced at the public hearing and if it makes the following specific findings of fact, pursuant to [Medfield Zoning Bylaw Section 14.10](#):

(1) Overall design is consistent and compatible with the neighborhood, including as to factors of building orientation, scale, and massing. *(Describe the proposed construction in the context of the existing surroundings. If an addition, will the siding, windows, shingles etc. match existing. Does the proposal fit into the streetscape and larger area?)*

*N/A*

(2) Vehicular traffic flow, access and parking and pedestrian safety are properly addressed such that the proposed use will not result in a public hazard due to substantially increased vehicular traffic or parking in the neighborhood. *(Describe additional vehicles and parking spaces required by the proposal as well as road access on public or private ways and any other information. Commercial or multi-family residential projects may require a traffic study prepared by a registered engineer.)*

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(3) Drainage, utilities and other infrastructure are adequate or will be upgraded to accommodate development. *(Describe utility connections potential impacts to public wells, aquifers, municipal water mains, nearby private wells.)*

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(4) The proposed use will not have any significant adverse effect upon properties in the neighborhood, including property values. *(Describe any aspects of the project that could be unsafe to those in and around the property i.e. manufacturing, research and design. Commercial or multi-family residential projects may require an analysis prepared by a real estate appraiser.)*

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(5) Project will not adversely affect or cause substantial damage to any environmentally significant natural resource, habitat, or feature or, if it will, proposed mitigation, remediation, replication, or compensatory measures are adequate. *(Describe potential impacts to natural resources (tree clearing, proximity to wetlands, etc. If Conservation Commission approval is necessary, please attach approval to application.)*

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(6) Number, height, bulk, location and siting of building(s) and structure(s) will not result in abutting properties being deprived of light or fresh air circulation or being exposed to flooding or subjected to excessive noise, odor, light, vibrations, or airborne particulates. *(Describe existing and proposed drainage systems and conditions. All stormwater should be collected/treated/infiltrated on-site. If Board of Health approval is necessary, please attach approval to application.)*

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(7) Water consumption and sewer use, taking into consideration current and projected future local water supply and demand and wastewater treatment capacity, will not be excessive. *(Describe existing and proposed water and wastewater systems and conditions.)*

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(8) The Proposed use will not create any hazard to public safety or health in the neighborhood. *(Describe proposed use and ancillary specifications relating to any noise or vibration producing conditions or mechanical systems, describe site lighting (all new lighting should be "dark-sky compliant"), and describe potential odors to be produced on site. Nuisance can be subjective but describe potential factors and mitigation measures.)*

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(9) If public sewerage is not provided, plans for on-site sewage disposal systems are adequate and have been approved by the Board of Health. *(Describe existing and proposed wastewater systems and conditions.)*

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**VARIANCES:** *(See MGL c. 40A Section 10)* Attach additional sheets if necessary.

1. What circumstances exist relating to the shape, topography, or soil conditions of the subject property, which do not generally affect other land in the zoning district?

*See attached memorandum*

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2. What substantial hardship is caused by the circumstances listed above, when the Medfield Zoning Bylaw is applied?

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3. State why you believe the grant of relief would not nullify or derogate from the intent of the Zoning Bylaw.

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COMMONWEALTH OF MASSACHUSETTS

Town of Medfield

Zoning Board of Appeals

In Re:

Mr. Andrew L. Griffin  
Ms. Laura W. R. Griffin  
13 Delaware Road

MEMORANDUM IN SUPPORT OF APPLICANTS'  
REQUEST FOR ZONING RELIEF

OVERVIEW:

This matter concerns the applicants' construction of a swimming pool in their back yard. They believed they had completed the project in compliance with all town requirements. However, a portion of the project includes the construction of a retaining wall. Their pool contractor was not able to handle that kind of work and referred the applicants to a contractor from New Hampshire. Unfortunately, the contractor appears to have been unaware that a permit for the retaining wall was necessary. In the process of obtaining final town approval for all of the pool work, the applicants found that the completed retaining wall is eight (8') feet high. The applicants are seeking relief in the form of variance from the requirements of the Town of Medfield Zoning Bylaw (hereinafter the "Bylaw") Table 300 Attachment 1 – Section 1.7 to allow the construction of an eight (8') foot retaining wall where up to six (6') feet is permitted. The applicants' property complies with the Bylaw in all other respects.

REQUEST FOR VARIANCE:

Massachusetts General Laws Chapter 40A, Section 10 authorizes local zoning boards to grant variances where:

- 1) “owing to circumstances relating to the soil conditions, shape, or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located”;
- 2) “a literal enforcement of the provisions of the ordinance or by-law would involve substantial hardship, financial or otherwise, to the petitioner...”; and
- 3) “desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of such ordinance or by-law.”

### **Unique Conditions Affect Locus But Not Zoning District**

The northerly boundary of locus along the lot line with 9 Delaware Road consists of a dramatic ravine where the elevation swiftly drops almost ten feet over a very short distance. Then the grade swiftly rises on 9 Delaware back up almost ten feet to the neighbor’s driveway, garage and home. The grade also swiftly rises to the east toward Delaware Road, which sits approximately ten feet above the bottom of the ravine. The applicant’s retaining wall sits close to the bottom of this ravine so that only the top few feet of the wall are visible from 9 Delaware Road and from Delaware Road itself.

This ravine is, in part, the location of a drainage easement on 9 Delaware Road, as it is one of the lowest points in the 1977 Noon Hill Estates Section III subdivision, which allows most of the roadway runoff to filter back into the Charles River which is behind locus.

The topography of locus is unique to locus and 9 Delaware, but doesn’t affect other homes in the zoning district.

### **Literal Enforcement Would Involve Substantial Hardship**

“No one factor determines the question of what is practical difficulty or unnecessary hardship, but all relevant factors, when taken together, must indicate that the plight of the premises in question is unique ....”<sup>1</sup>

It is always challenging when an applicant violates the Bylaw with new construction and then appears before the Board to seek relief. However, in this instance the applicants thought they were doing everything the right way. Due to the location of the septic system in their back yard, their new pool had to be moved a bit closer to the ravine than they would have preferred. As a result, the pool design called for a substantial retaining wall to be constructed along the northern side of the pool. The pool contractor informed the applicants that they did not have the expertise to properly construct the requisite retaining wall. The pool contractor referred the applicants to a contractor from New Hampshire who actually did an excellent construction job on the wall, but unfortunately, was not familiar and failed to become familiar with the Bylaw, which limits retaining walls to a maximum height of six (6') feet. At the new retaining wall's highest point, it is almost eight (8') feet high.

The height of the retaining wall is necessary to properly stabilize the new pool. The applicants considered bringing in fill to regrade along the base of the wall or constructing a second retaining wall in order to create a terrace effect, but the work on the wall is under the jurisdiction of the Conservation Commission and the applicants would like to limit the extent of work within the area of Conservation Commission jurisdiction. Given the sharp elevation change off of Delaware Road and the close proximity to the drainage easement, it is probable that a good portion of the new fill would deteriorate rapidly anyway and end up filtering deeper into conservation area toward the Charles River.

Bringing in more fill or constructing a second retaining wall to create a terrace effect will involve substantial hardship for the applicants. They will have to incur the additional construction costs but will also have to go back to the Conservation

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<sup>1</sup> *Brackett v. Board of Appeals of Boston*, 311 Mass. @ 60, 39 N.E.2d @ 961 (1942); see also *Boyajian v. Board of Appeals of Wellesley*, 6 Mass.App.Ct. 283, 374 N.E.2d 1237 (1978).

Commission for further relief. Such a process will involve hiring an engineer, wetlands scientist and legal counsel, which will compound the cost.

**Variance Will Not Substantially Harm Public Good or Substantially Derogate from Bylaw's Purpose**

The Appeals Court has indicated that a variance can be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of the zoning when:

The proposed use of the locus would not reduce the value of any property within the zoning district but would, rather, tend to increase property values.<sup>2</sup>

In addition, where a modest dimensional variance is sought rather than a use variance the courts are more willing to find that there has been no substantial derogation from the intent of the bylaw or ordinance.<sup>3</sup>

The purpose of the Bylaw in limiting retaining walls to six (6') feet in height is two-fold. First, is to make sure that abutters are not forced to endure retaining walls that are excessively high. Such a property view may well decrease the property value of an abutter and could render a neighborhood unattractive if the wall was visible from the street. However, in this case, the wall is located well below the finished grade of the neighboring property at 9 Delaware Road and the finished grade of Delaware Road itself. It is hard to see the wall while driving along Delaware Road.

The second thing the Bylaw is intended to address is to make sure that retaining walls are properly constructed and do not pose a safety risk to homeowners, abutters, or their property. The higher a retaining wall is built, the more unstable it becomes, unless it is built correctly. In this case, the retaining wall was fully engineered (engineering plans

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<sup>2</sup> *Boyajian v. Board of Appeals of Wellesley*, 6 Mass.App.Ct. 283, 286 374 N.E.2d 1237, 1238-39 (1978).

<sup>3</sup> *Boston Edison Co. v. Boston Redevelopment Auth.*, 374 Mass. at 66 n. 22, 371 N.E.2<sup>nd</sup> at 747-48 n. 20 (1969).

are included with the application), and properly constructed in accordance with this plans. Consequently, the wall does not pose a safety risk to the applicants or their neighbors.

As a result, the Board can grant the relief requested by the applicants without substantially harming the public good and without substantially derogating from the purposes the Bylaw is designed to address. The wall is not a visual nuisance from the street or for the neighbors, and the wall has been properly, solidly constructed so as not to pose a safety risk.

CONCLUSION:

For the reasons set forth above, it is appropriate for the Board to grant the applicants the variance from the retaining wall height requirement of Table 300 Attachment 1, Section 1.7 of the Bylaw in accordance with Final As-Built Plan submitted by the applicants, which was drawn by RIM Engineering Co., Inc. and dated November 13, 2019 (last revised June 11, 2020), a copy of which has been filed with the application.

Respectfully submitted,  
Andrew L. Griffin & Laura W. R. Griffin,  
By their attorney,



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Edward V. Cannon, Jr., Esq.  
Doherty, Dugan, Cannon, Raymond & Weil, P.C.  
124 Grove Street, Suite 220  
Franklin, MA 02038  
Tel (508) 541-3000 x218  
evc@dderwlaw.com  
BBO#561137

Dated: June 18, 2020

RECEIVED AND RECORDED  
NORFOLK COUNTY  
REGISTRY OF DEEDS  
DEDHAM, MA

Bk 34589 P375 #109253  
10-21-2016 @ 04:00p

CERTIFY NOT

NOT

*William P. Powell*  
WILLIAM P. POWELL, REGISTER

AN

OFFICIAL

COPY

Quitclaim Deed COPY

We, Robert M. Salino and Eileen Storz-Salino, a married couple of Medfield, Norfolk County, Massachusetts, in consideration of Eight Hundred Fifteen Thousand and 00/100 Dollars (\$815,000.00) GRANT TO Andrew L. Griffin and Laura W.R. Griffin, of 13 Delaware Road, Medfield, MA 02052, husband and wife as Tenants by the Entirety of

With **QUITCLAIM COVENANTS**

That certain parcel of land, together with the buildings thereon, situated in Medfield, Norfolk County, Massachusetts, being known and numbered as 13 Delaware Road and being bounded and described as follows:

EASTERLY: by the westerly sideline of Delaware Road, shown on the plan hereinafter referred to, 175.00 feet;  
SOUTHERLY: by Lot 45, shown on said plan, 469.44 feet,  
WESTERLY: by land now or formerly of Albert W. Hunt, indicated on said plan, 184.74 feet; and  
NORTHERLY: by Lot 47, shown on said plan, 402.05 feet.

Said premises contain 75,870 square feet of land, more or less, and is shown as Lot 46 on a certain plan recorded with the Norfolk County Registry of Deeds as Plan No. 258 (9 of 28) of 1978 in Plan Book 267. No fee in the soil of said Delaware Road is conveyed hereby, being expressly excluded herefrom but there is granted hereby, as appurtenant to the above described premises, full and free rights of way in, over and through said Delaware Road to Algonquin Road and to Whichita Road to Orchard Street for all purposes for which streets and ways are now or customarily hereafter may be used in the Town of Medfield, in common with all others lawfully entitled thereto and therein.

Said premises are conveyed subject to and with the benefit of a Grant to the Boston Edison Company et al, duly recorded with said Deeds in Book 5734, Page 552 and in Book 5516, Page 432.

We, the Grantors named herein, do hereby voluntarily release all rights of Homestead, if any, as set forth in M.G.L. Chapter 188 and state that there are no other persons or person entitled to any Homestead rights.

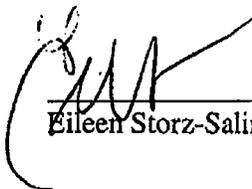
For Grantor's Title, see deed dated August 4, 2000 and recorded in the Norfolk County Registry of Deeds at Book 14325, Page 14.

Property Address: 13 Delaware Road, Medfield, MA 02052

NOT  
A N  
Executed as a sealed instrument this <sup>9th</sup> day of <sup>OCTOBER</sup> ~~September~~, 2016  
C O P Y C O P Y

  
Robert M. Salino

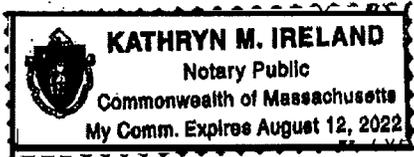
MASSACHUSETTS STATE EXCISE TAX  
Norfolk Registry of Deeds  
Date: 10-21-2016 @ 04:00pm  
Ct1#: 1663 Doc#: 109253  
Fee: \$3,716.40 Cons: \$215,000.00

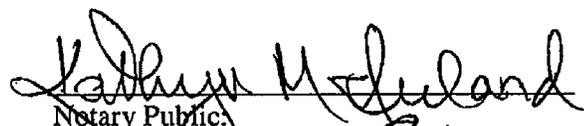
  
Eileen Storz-Salino

Commonwealth of Massachusetts

Norfolk, ss.

On this <sup>9th</sup> day of <sup>October</sup> ~~September~~, 2016, before me, the undersigned notary public, personally appeared Robert M. Salino and Eileen Storz-Salino, the above-named and proved to me through satisfactory evidence of identification being MDL, to be the person whose name is signed on this document, and acknowledged to me that they signed it voluntarily for its stated purpose and that the foregoing instrument is their free act and deed.



  
Notary Public  
My Commission Expires: 8-12-22

RT

# Unofficial Property Record Card - Medfield, MA

## General Property Data

Parcel ID 01-006  
Prior Parcel ID 0-0-0-  
Property Owner GRIFFIN ANDREW L  
GRIFFIN LAURA W R  
Mailing Address 13 DELAWARE ROAD

Account Number  
Property Location 13 DELAWARE RD  
Property Use ONE FAMILY H  
Most Recent Sale Date 10/21/2016  
Legal Reference 34589-375  
Grantor SALINO,ROBERT M  
Sale Price 815,000  
Land Area 1.742 acres

City MEDFIELD  
Mailing State MA Zip 02052  
ParcelZoning RT

## Current Property Assessment

Card 1 Value Building Value 508,000 Xtra Features Value 26,800 Land Value 392,500 Total Value 927,300

## Building Description

Building Style COLONIAL  
# of Living Units 1  
Year Built 1985  
Building Grade Good  
Building Condition Good  
Finished Area (SF) 4026  
Number Rooms 11  
# of 3/4 Baths 0

Foundation Type CONCRETE  
Frame Type WOOD  
Roof Structure HIP  
Roof Cover ASPHALT SH  
Siding CLAPBOARD  
Interior Walls DRYWALL  
# of Bedrooms 4  
# of 1/2 Baths 1

Flooring Type HARDWOOD  
Basement Floor CONCRETE  
Heating Type FORCED H/W  
Heating Fuel GAS  
Air Conditioning 100%  
# of Bsmt Garages 0  
# of Full Baths 3  
# of Other Fixtures 2

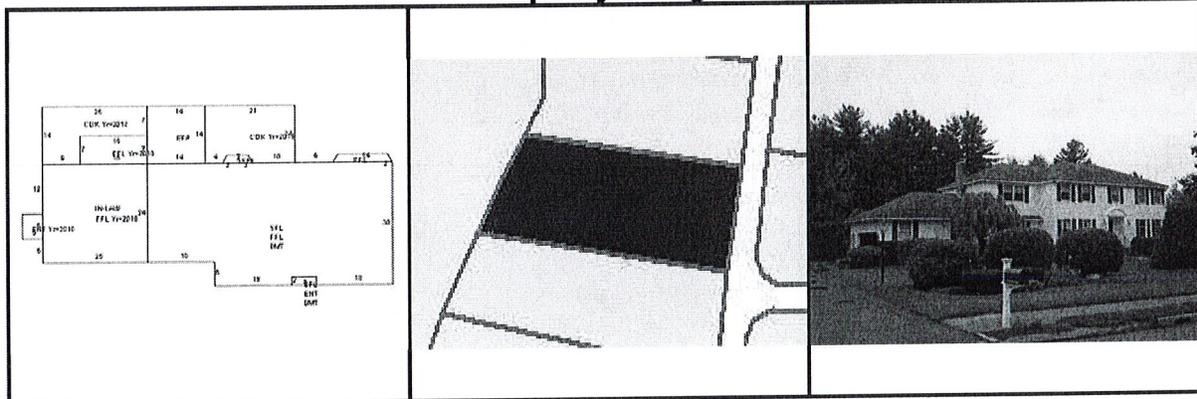
## Legal Description

LOT 46 PL 4-1978

## Narrative Description of Property

This property contains 1.742 acres of land mainly classified as ONE FAMILY H with a(n) COLONIAL style building, built about 1985, having CLAPBOARD exterior and ASPHALT SH roof cover, with 1 unit(s), 11 room(s), 4 bedroom(s), 3 bath(s), 1 half bath(s).

## Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

OFFICE OF REGISTRAR OF DEEDS

NORFOLK REGISTRY OF DEEDS  
 BOSTON, MASS.  
 RECEIVED APR. 21 1978 WITH COME  
 CLVIN COLWELL TR. CO  
 TOWN OF MEDFIELD  
 PL. NO. 258 LOT 25 1978 PL. BK. 241  
 ATTEST: *[Signature]* REGISTER

This space reserved for use  
 of the Registry of Deeds.

INDEX SHEET  
 SHEET 1 of 28

Zoning Classification: RT

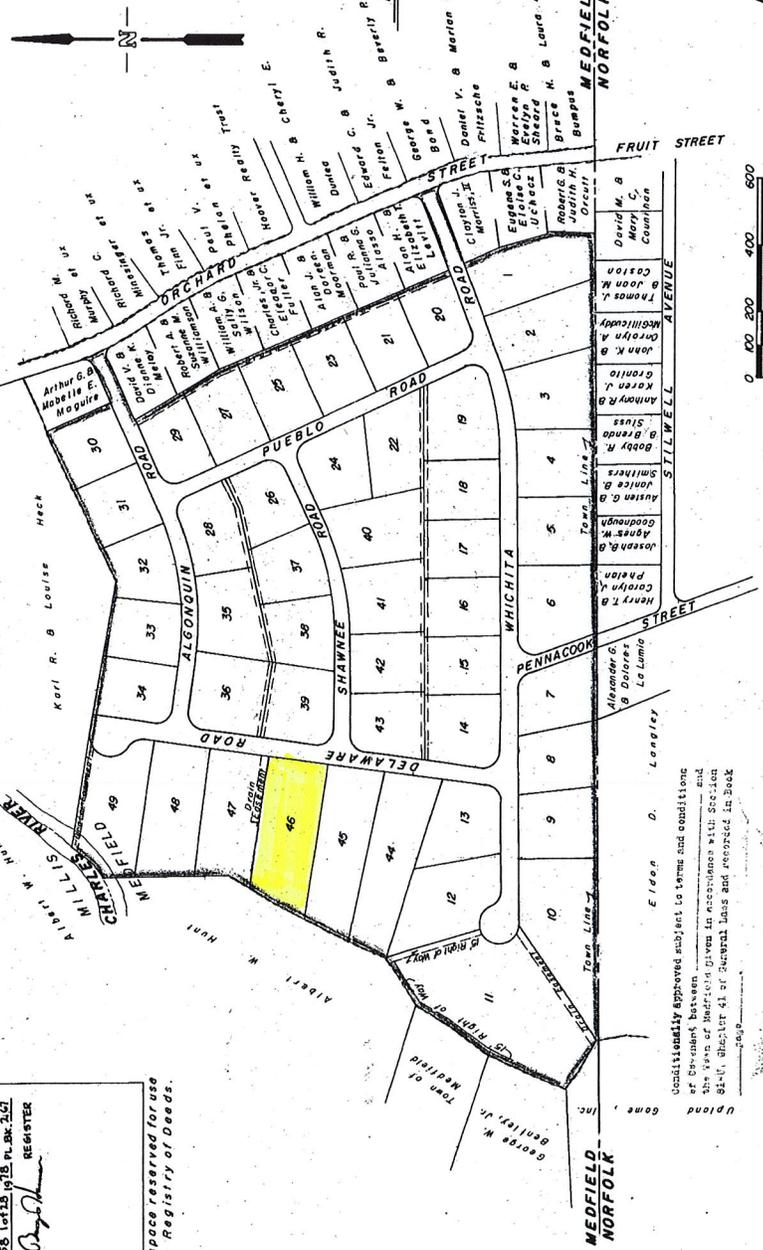
LIST OF SHEETS

- Sheet 1 Index Sheet
- Sheets 2-12 Definitive Plans
- Sheets 13-26 Plan & Profile of Roadways & Easements
- Sheet 27 Roadway Cross-sections & Details
- Sheet 28 Drainage & Topographic Plan

Note: Concrete monuments to be set at all points of curvature and changes of direction of sidelines of streets.

Owner/Applicant: Hoover Realty Trust  
 434 Canton St.  
 Westwood, Mass.

Note: All elevations shown refer to U.S.G.S. Mean Sea Level Datum of 1929. B.M. - High point on Norfolk Medfield town line roadstone on Orchard St. Elev. = 264.37



SUBDIVISION PLANS  
 OF  
 NOON HILL ESTATES  
 SECTION III

MEDFIELD, MASS.

Scale: 1" = 200'  
 February 14, 1977  
 Landmark Engineering of New England, Inc.  
 Reg. Land Surveyors & Reg. Prof. Engineers  
 14 Common St. Wrentham, Mass.



I certify that this plan was made in accordance with the Land Court instructions of 1971.

I certify that this plan was prepared in compliance with the regulations of the State of Massachusetts.



MEDFIELD PLANNING BOARD  
 Approval required under the Subdivision Control Law.

*[Signature]*  
 Medfield Planning Board  
 Approval Realized

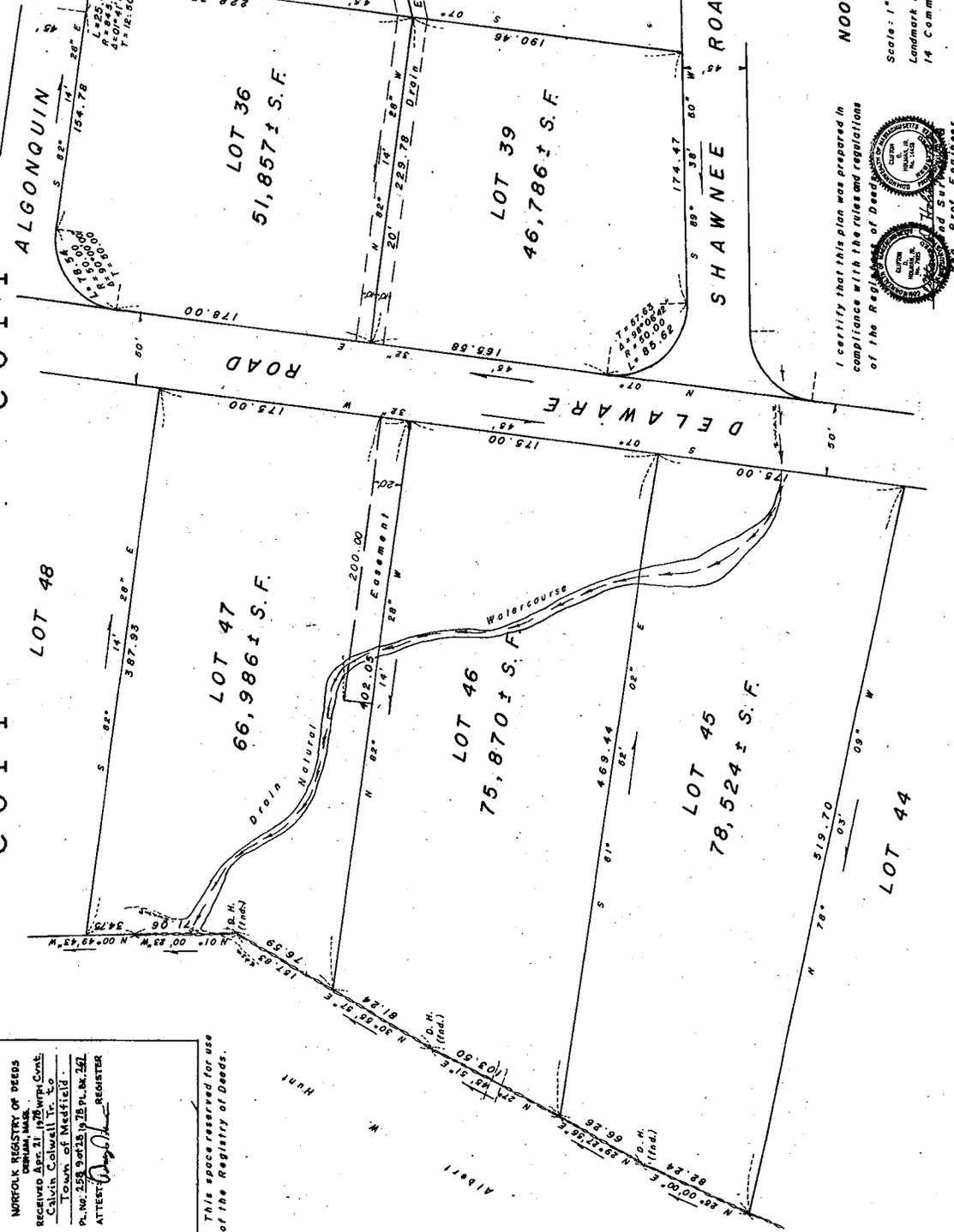
Date: October 1, 1977 - April 16, 1978

MEDFIELD PLANNING BOARD  
 I, *[Signature]*, Clerk of the Town of Medfield, received and recorded from the Planning Board approval of this plan and no appeal has been taken for twenty (20) days next after receipt and recording of same.

Date: *[Signature]* 15 1977  
 Town Clerk

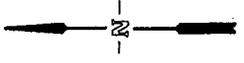
OFFICE OF REGISTRAR GENERAL

SHEET 9 of 28



NORFOLK REGISTRY OF DEEDS  
 DORHAM, MASS.  
 received Apr. 21, 1978 Writ Cont.  
 Calvin Colwell Tr. to  
 Town of Medfield  
 Pl. no. 258 94715, 978 Pl. no. 247  
 ATTEST *[Signature]* REGISTER

This space reserved for use of the Registry of Deeds.



MEDFIELD PLANNING BOARD  
 Approval required under the  
 Subdivision Control Law.  
*[Signatures]*  
 Date: *February 14, 1977*

0 20 40 80 120  
 Scale of this plan in feet

NOON HILL ESTATES  
 SECTION III  
 Scale: 1" = 40'  
 February 14, 1977  
 Landmark Engineering of New England, Inc.  
 14 Common St.  
 Wrentham, Mass.

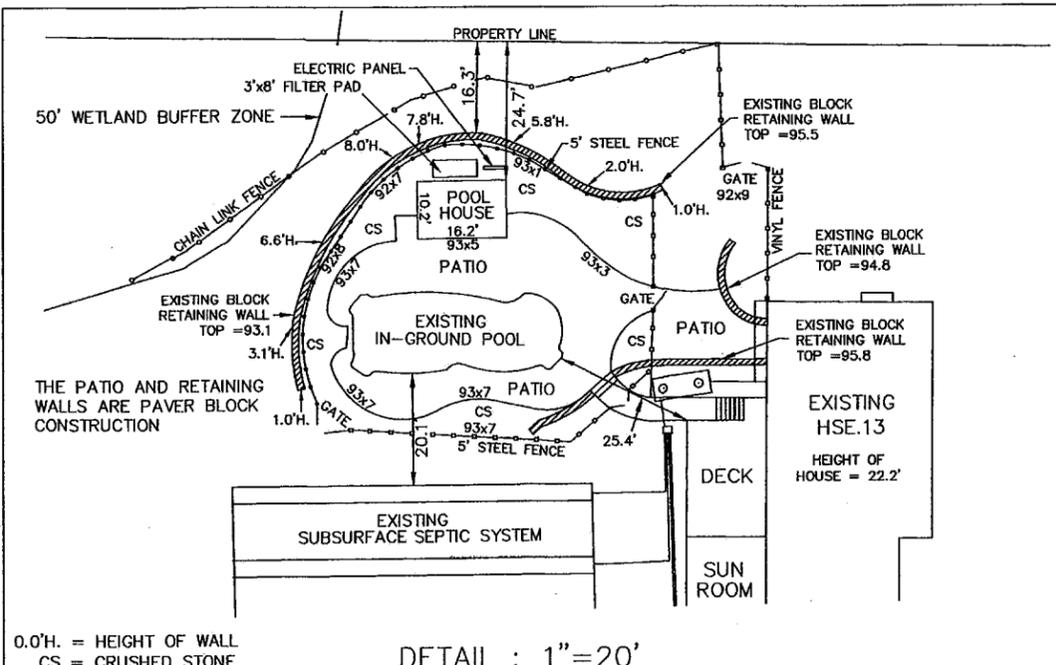
I certify that this plan was prepared in  
 compliance with the rules and regulations  
 of the Registry of Deeds.

Calvin Colwell  
 Prof. Engineer

21-75



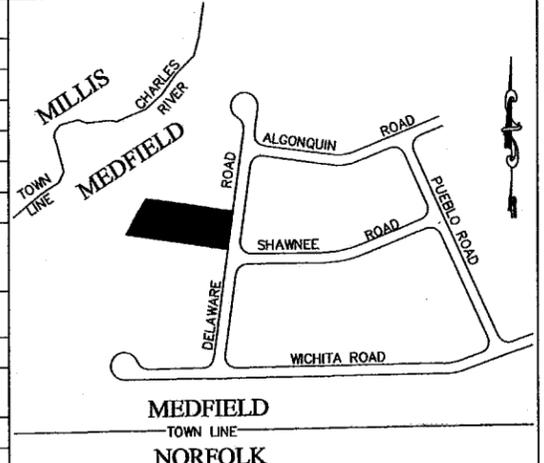




0.0'H. = HEIGHT OF WALL  
CS = CRUSHED STONE

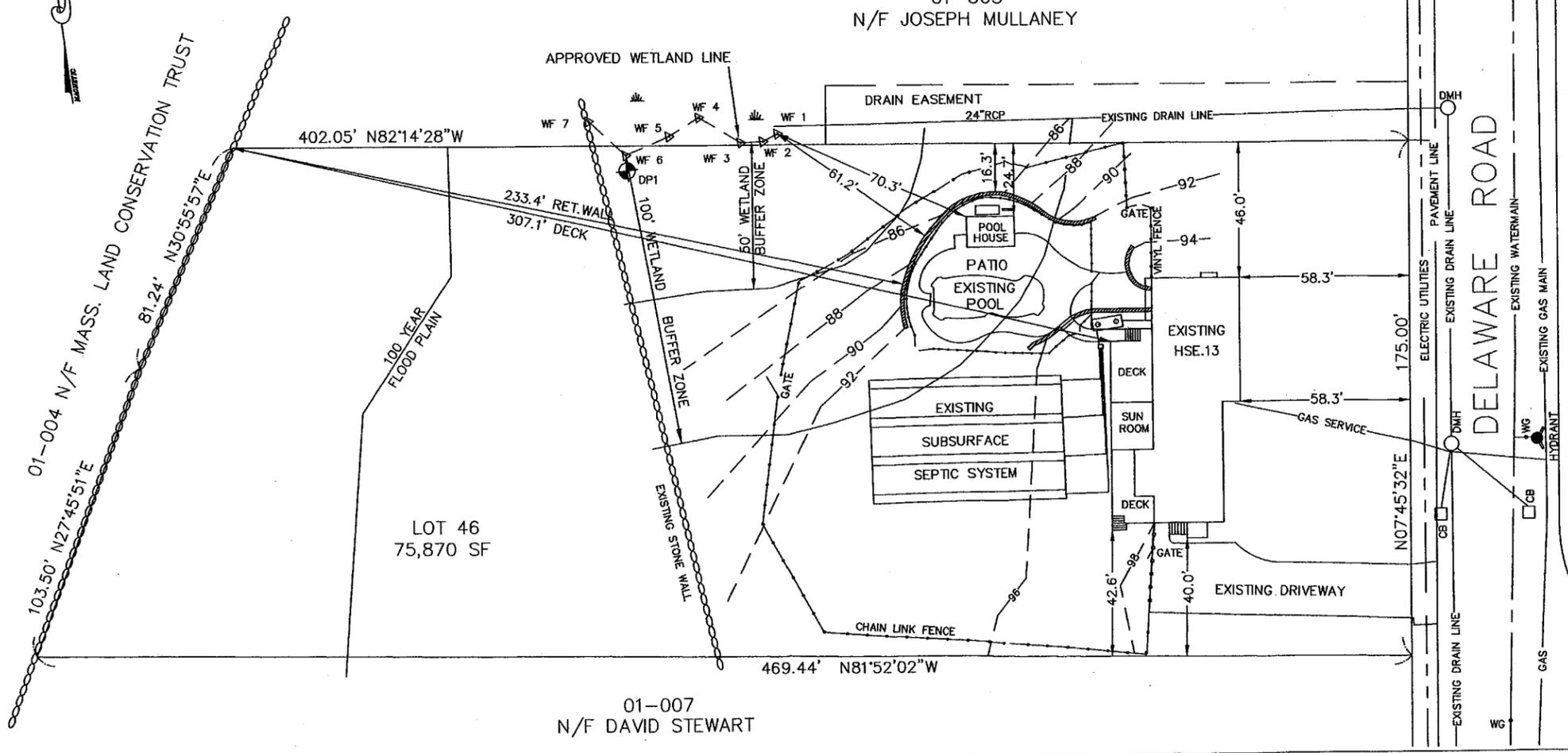
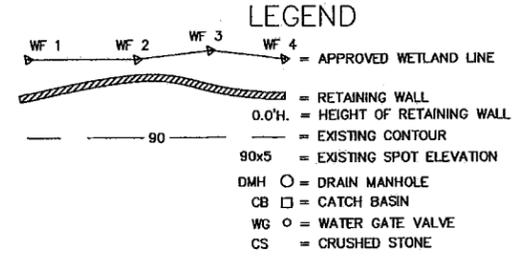
DETAIL : 1"=20'

MEASUREMENT	REQUIRED	EXISTING	PROPOSED
LOT AREA	40,000 S.F.	75,870 S.F.	75,870 S.F.
FRONTAGE	142.00'	175.00'	175.00'
LOT WIDTH	175.00'	175.00'	175.00'
LOT DEPTH	150.00'	402.00'	402.00'
PERFECT SQUARE	142' x 142'	142' x 142'	142' x 142'
FRONT YARD SETBACK	40.00'	58.3'	58.3'
SIDE YARD SETBACK	15.00'	40.0' HOUSE 24.7' POOL HOUSE 16.3' PATIO WALL	41.2' HOUSE 16.0' POOL HOUSE 16.0' PATIO WALL
REAR YARD SETBACK	50.00'	307.1' HOUSE 233.4' PATIO WALL	307.1' HOUSE 229.8' PATIO WALL
FLOOR AREA RATIO	ALLOWED 25 %	6.80 %	6.80 %
% LOT COVERAGE	ALLOWED 15 %	6.75 % WITHOUT POOL 9.48 % WITH POOL	6.75 % WITHOUT POOL 10.39 % WITH POOL
BUILDING HEIGHT	35.00'	22.2'	22.2'



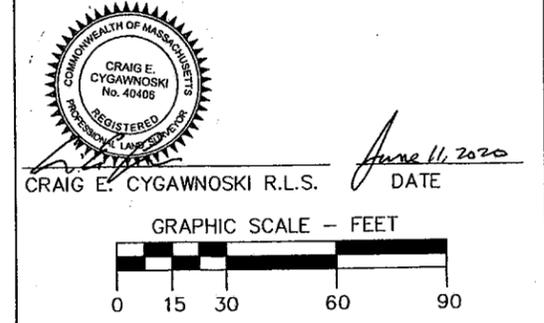
LOCUS MAP : 1"=500'

ASSESSORS MAP 1 PARCELS 6  
ZONING CLASSIFICATION : RESIDENTIAL TOWN RT  
SETBACKS : FRONT 40 FEET  
SIDE 15 FEET  
REAR 50 FEET



OWNER :  
ANDREW & LAURA GRIFFIN  
13 DELAWARE ROAD  
MEDFIELD, MA. 02052

ASSESSORS MAP 1 PARCEL 6  
DEP 214-0655  
FINAL AS-BUILT  
POOL LOCATION PLAN  
AT  
NO. 13 DELAWARE STREET  
IN  
MEDFIELD, MA.  
SCALE : 1"=30' NOVEMBER 13, 2019  
REVISED MAY 5, 2020 : ADD YARD COVERAGE  
REVISED MAY 11, 2020 : ADD BULK CHART



**RIM**  
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GRIFFIN 13 DEAWARE STREET MEDFIELD  
FINAL AS-BUILT PLAN NOVEMBER 13, 2019