



TOWN OF MEDFIELD

BOARD OF APPEALS ON ZONING

459 Main Street, Medfield, MA 02052

APPLICATION FOR HEARING

(TO BE FILLED OUT BY APPLICANT)

Phone: 508-906-3027

Fax: 508-359-6182

Date 9/22/20

RECEIVED
TOWN OF MEDFIELD, MASS
2020 SEP 22 P 3:03

Name of Applicant
or Appellant

Ghazi Elias

OFFICE OF THE
TOWN CLERK

Mailing Address
City, State, Zip

50 Park St, Medfield, MA 02052

Phone 508 242 9733 Email ghazielias@gmail.com

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

50 Park Street Medfield Realty Trust

Whose address is:
Applicant is

50 Park St Medfield, MA 02052

(owner, tenant, other):

owner

Location of Property

50-52 Park St. Medfield, MA 02052

Deed duly recorded in the Norfolk County Registry of Deeds:

Book 32704 Page 182 (or) Land Court Certificate # _____

Year lot created _____ Plan of Land recorded as Book _____ Page _____ Year _____

Medfield Assessors Map 37 Lot 075 + 082 Zoning District B1 Overlay? Secondary Ag Overlay

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

Special Permit Extension - Please see attached ZBA Decision

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 Ghazi Elias Printed Ghazi Elias

(Owner) Signed Ghazi Elias Printed Ghazi Elias

REQUIRED FINDINGS
to be filled out by applicant

UTILITIES:

Water: Town Well
Sewer: Town Septic System

Notes:

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:

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

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?)*

MR. Elias wants to extend his current business at 10 Park St to 50-52 Park St. (auto repair, auto sales, small engine repair). He is in the process of completing the work required by the Decision of the ZBA dated Feb 15, 2017 granting him a special permit and seeks an extension in order to complete the work. No change in property footprint.

(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.)*

There might be a slight increase in traffic to/from the property because it was a vacant former manufacturing building, but there is adequate parking for the proposed use and Mr. Elias has agreed to limit auto sales to 2 vehicles at a time.

Please see attached ZBA decision.

(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.)

The ZBA previously found drainage to be adequate. Mr. Elias is installing a new subsurface drainage system to collect and infiltrate stormwater on-site. Please see attached ZBA decision.

(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.)

The property is zoned for business and Mr. Elias is in the process of making improvements to the property - painting the building a dark color, replacing doors and windows, putting in new dark sky compliant lighting directed away from neighbors, replacing broken fence with a new fence, creating a small berm along Park St and planting shrubs along road and

(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.)

No impact to any environmentally significant resource.

(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.)

The footprint of the property will not change. Operation is limited to 8am-5pm M-F, closed on Sat. and Sun. Lighting fixtures to go off at 9pm. Equipment is quieter than it used to be and the front garage door will be closed during repairs. Car entrance is behind building. The Board previously found no excessive noise, etc., no nuisance, adequate drainage.

(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.)

The property is connected to Town water & sewer

(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.)

Please see answers to #4 and #6. All lighting will be directed away from neighboring properties and most of the work will take place inside the building with the doors facing Park St to remain closed during repairs. The Board previously found the proposed use would not create any hazard. Please

(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.)

Public sewerage is provided

See ZPA Decision attached

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

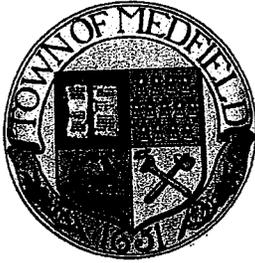
1. What circumstances exist relating to the shape, topography, or soil conditions of the subject property, which do not generally affect other land in the zoning district?

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

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

PARKING FOR MULTI-FAMILY AND COMMERCIAL PROPOSALS:
REFER TO 300-8.1, Table of Off-Street Parking Standards

<u>USE CATEGORY</u> (ACCESSORY DWELLING, RETAIL, OFFICE, SERVICE, ETC.)	<u>REQUIRED # OF SPACES</u> (UNIT, FLOOR AREA, EMPLOYEES, SEATS, CLASSROOM, BAYS, ETC.)	<u># OF SPACES PROVIDED ON PLAN</u>	<u>TOTAL SPACES AVAILABLE FOR USE:</u>
Auto Repair	3 per service Bay		20
	↓ 6	(2 service bays)	



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

TOWN OF MEDFIELD

Office of the

Board of Appeals on Zoning

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

No. 1298

RECEIVED AND RECORD
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

CERTIFY
William P. O'Donnell
WILLIAM P. O'DONNELL, REGISTRAR

February 15, 2017

Decision of the Board of Appeals on the petition of: Ghazi Elias

Property owned by: 50 Park Street Medfield Realty Trust

Location of Property: 50-52 Park Street, Medfield, MA

Norfolk County Registry of Deeds: Book: 32704 Page: 182

Medfield Assessors' Record: Map: 37 Lot: 075 & 082

Zoning District: Business Industrial (BI)

RECEIVED
TOWN OF MEDFIELD, MASS
2017 FEB 16 A 11:45
OFFICE OF THE
TOWN CLERK

By application dated July 29, 2016 (the "Application") filed with the Board of Appeals on the same date, Ghazi Elias (the "Applicant") of Medfield, Massachusetts seeks a special permit under MGL Chpt. 40A §9 and/or a determination under M.G.L. Chpt. 40A §6 and/or Medfield Zoning Bylaw Article 9, that proposed use of auto repair, auto sales, and small engine repair will not be more nonconforming than the existing nature of the property and/or a variance under MGL ch 40 §10; and/or the following special permits under MGL Chpt. 40A §9 and/or Medfield Zoning Bylaws: (1) Attachment 1 §4.15 (auto repair); (2) Attachment 1 §4.4 (auto sales); Attachment 1 §4.26 (small engine repair); and §300-16.8(2), Aquifer Protection District. The property is located at 50-52 Park Street; Assessors' Map 37 Lots 075 & 082; BI Zoning District with Secondary Aquifer Overlay (the "Property").

Notice of the Application was published in the Medfield Press on August 26, 2016 and September 2, 2016 and a public hearing was opened on Wednesday, September 14, 2016 and continued through Wednesday, December 14, 2016. Notice of the Application and hearing was provided to the Applicant, to abutters, to appropriate Town boards and officials and to the planning boards of abutting towns.

Ghazi Elias, 50-52 Park Street

At approximately 8:03 p.m. on September 14, Mr. Peck read the hearing notice into the record.

Mr. Elias explained he would like to sell and repair small engine machines in one area of the building, and to sell a few cars on the Property, and also to do car repairs in another area of the building. The building used to be a machine shop. He purchased the building 1-2 years ago.

Ms. Raposa stated that she had previously explained to Mr. Elias that the performance standards regarding the aquifer protection district were not well addressed in the Application. The building is in the secondary aquifer protection district.

Chairman Nolan explained to Mr. Elias that he could either address the existing building non-conformity or apply for a special permit. Chairman Nolan went on to explain that the Board needs to know what percent of the lot is impervious, if there will be recharge and catch basins, if there will be hazardous materials, etc. Chairman Nolan suggested that Mr. Elias hire an engineer to help him provide the needed information.

Mr. Beatrice, 49 Park Street, spoke in opposition to the request. He expressed concerns about hazardous fumes and the possible effects on the aquifer. Other concerns expressed by Mr. Beatrice include the hours of operation, additional traffic, the noise level and light pollution. He also stated that a parking lot full of vehicles would be detrimental to the value of the homes in the neighborhood. He submitted his written list to the Board.

Mr. Day, 37 Miller Street, also spoke in opposition to the request. Mr. Day cited that it would be a public hazard with additional traffic, particularly because there are a lot of children living nearby. Mr. Day stated that more specifics are needed, perhaps a traffic study. He also stated that the property values will be negatively affected by this proposal because a car repair shop is not in keeping with the neighborhood and there will be hazardous materials, noise, and odor. The shop will be open nights and weekends. According to Mr. Day, the project is in misalignment with the neighborhood.

Mr. Elias requested a continuance. At approximately 8:26 p.m., Mr. Peck made a motion to continue the hearing to November 9, 2016 pm at 7:30 p.m. Seconded by Mr. Boyer. The Vote: 3-0.

The Board convened again at 7:30 p.m. on Wednesday, November 9, 2016, and upon request of the Applicant, Mr. Peck made a motion to continue the public hearing to December

14, 2016 at 7:30 pm; Seconded by Mr. Boyer. The Vote: 3-0.

At 7:30 p.m., on Wednesday, December 14, 2016, Chairman Nolan reopened the continued public hearing. Attorney Geralyn Warren spoke on behalf of the Applicant. According to Ms. Warren, Mr. Elias wants to make sure the building at #50-52 Park Street enhances the neighborhood. He believes that extending his current business from #10 Park Street to #50-52 Park Street will alleviate some of the traffic congestion at the head of Park Street. Mr. Elias plans to:

1. paint the building one dark color, rather than the current multiple colors
2. replace doors and windows
3. put in new lighting that will be directed away from the neighbors
4. reseal and re-stripe the driveway
5. replace the broken down fence with a new fence
6. plant shrubs between the road and the parking lot and in front of the building under the windows

Richard Vulcan, engineer on the project, discussed the change of use, the stormwater condition, and the town's stormwater regulations. The system has been designed with oil/water separation coming out of the storm drains and collecting them into underground Storm-Tech units, which keep the storm water percolating, allowing rain water to enter the ground gradually through crushed stone. The system is designed to accommodate a 100-year storm for 24 hours, exceeding requirements. These so-called H-20 units can support the weight of a truck driving over the pavement above them. According to Mr. Vulcan, the parking lot has an existing grade directing the water to these units.

Mr. Nolan asked about the system's capacity and Mr. Vulcan replied that the units can actually handle a 500 year storm for 24 hours. Mr. Vulcan added there is a small vent piece that can be cleaned out from time to time. Mr. Vulcan answered a question from Mr. Nolan that the vent could be cleaned out each spring. The roof drains will direct run-off to the parking lot.

Ms. Warren added that Mr. Elias has a contract with CYN Environmental Waste Services to visit the site every two weeks to remove hazardous wastes.

Mr. Nolan inquired about the car sales on the Property. Ms. Warren explained that Mr. Elias would only sell a maximum of two cars at one time, but would drop this request if it is going to

hold up the Special Permit.

Ms. Raposa reminded the Board for the record, that there is also a small engine repair and sales business operating at the Property that is part of the Application.

Mr. Nolan opened up the hearing to the audience for questions.

Darren Beatrice, 49 Park Street, questioned the grading of the parking lot. Mr. Vulcan added that all points of the Property have been surveyed by Field Resources and all the data is based on this survey. Mr. Nolan noted that the slope is very small, and suggested that berms would be helpful to prevent the sheeting of water. Mr. Beatrice thought there were two storm drains on the outside of the parking lot which would still allow puddling in the middle of the parking lot. Mr. Vulcan does not believe the drains are functional, that they are sealed or plugged. Mr. Vulcan added that the proposed system will be much more effective than the current storm drains and will separate the oil and water and filter out the hazardous wastes. Mr. Elias pointed out that there is 6' between the parking lot and Park Street. William Mann, 40 Park Street, stated that he has never seen a problem with water at the Property, and does not have a problem with another company functioning in that building. Mr. Elias keeps a clean and neat property and is a credit to any business he runs. Mr. Mann asked why a special permit was even required. Mr. Nolan stated that a special permit is required not least because of an interruption of use and is specified in the Table of Use.

Mr. Nolan asked if anyone wanted to speak in favor or in opposition to the request.

Mr. Beatrice felt this project was more non-conforming than previous businesses. Mr. Beatrice would like to see conditions placed on this permit. Mr. Beatrice has concerns about the intensity of the lighting, and also about a noise factor and open garage doors. Mr. Beatrice would also like to see the car sales portion dropped from the request. Mr. Beatrice also requested sidewalks.

Mr. Elias said the lighting will be on timers and shut off at 9 p.m. The shop is open 8 a.m. to 5:00 p.m. Monday through Friday, and closed on Saturdays and Sundays. Mr. Elias also stated that because of technological advances, the equipment is much quieter than it used to be. The car entrance is in the back of the building away from Park Street and the front garage door will never be open during repairs.

The Board will take individual site visits.

At Approximately Mr. Boyer made a motion to close the public hearing. Seconded by Mr. Peck. The Vote: 3-0.

FINDINGS OF FACT:

Based on the testimony and materials presented at the hearing, the Board makes the following Findings of Fact:

1. The Property is situated at 50-52 Park Street in the Business Industrial (BI) Zoning District and is shown on Assessors' Map 37 as lots 075 and 082. Park Street is located in Downtown Medfield and runs north-south from Oak Street to Main Street.
2. The Property is also located within an area overlaid by the Secondary Aquifer Protection District.
3. The Property is owned by 50 Park Street Medfield Realty Trust and the Applicant proposes auto repair and used auto sales under Sections 4.15 and 4.4 of the Table of Uses. The Applicant also proposes small engine repair for his tenant in the same building.
4. No changes to the footprint of the building at the Property are planned at this time.
5. The Property is connected to the Medfield Town water system and sewer system.

OPINION:

According to the Zoning Bylaw, Attachment 1, Table of Use Sections 4.4 (auto sales), 4.15 (auto repair), and 4.26 (small engine repair) are permitted in the Business Industrial (BI) zoning district with a special permit from this Board. The requirements for a special permit under the Zoning Bylaw are found in Article 300-14.10.E (1-10). The Board reviewed Zoning Bylaw Section 16.8 for standards for industrial and commercial uses in the Secondary Aquifer Zone.

This Board's determinations as to each of those requirements are as follows:

Under § 300-14.10.E. of the Bylaw, "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":

§ 300-14.10.E (1): The proposed use will not result in a public hazard due to substantially increased vehicular traffic or parking in the neighborhood. The traffic to and from the Property will not be "substantially" increased such that it will cause a public hazard.

Currently the building is a vacant, former manufacturing building. The Town's interest in a vibrant business community is best served by promoting successful merchants utilizing existing spaces. It is to be expected that there will be some increase in traffic to and from the Property. The location has adequate parking for the proposed use. Any increases in traffic or parking are not of sufficient magnitude in the opinion of the Board to give rise to a public hazard.

§ 300-14.10.E (2): The proposed use will not have any adverse effect on property values in the neighborhood. The Board has received no verifiable evidence that the proposed use, if appropriately conditioned, would have any adverse effect upon property values in the neighborhood; therefore, the Board finds that the proposed use will not have any such adverse effect.

§ 300-14.10.E (3): The proposed use is architecturally and aesthetically consistent with other structures in the neighborhood. Taking into consideration the fact that the Applicant plans to fix up the exterior of the property by adding shrubs and repainting the exterior of the building in which the uses are proposed to be located, the Board so finds.

§ 300-14.10.E (4): The proposed use will not create any hazard to public safety or health in the neighborhood. Since the Applicant will be required to comply with the Medfield Board of Health regulations and since we have found that there will be little increase in traffic flow, the Board finds no hazards to public safety or health.

§ 300-14.10.E (5): The proposed use will not create any danger of pollution to public or private water facilities. As the Property is connected to the Town water and sewerage and there will be proper handling of hazardous materials in connection with the proposed use, the Board so finds.

§ 300-14.10.E (6): The methods of drainage at the proposed site are adequate. There is no evidence of existing drainage problems at the site and as noted above the Applicant plans to install a new subsurface drainage system to collect and infiltrate stormwater on-site. Accordingly, the Board so finds.

§ 300-14.10.E (7): If public sewerage is not provided, plans for on-site sewerage disposal systems are adequate and are pending approval by the Board of Health. The Property is connected to Town sewerage.

§ 300-14.10.E (8): That no excessive noise, light, or odor shall be emitted. There will be

no changes to the exterior of the building. All additional outdoor lighting proposed by the Applicant will be directed away from neighboring properties and the bulk of the Applicant's business is and will be conducted inside the building. Taking into consideration the conditions set forth in this decision, the Board expects that no excessive noise, light, or odor shall be emitted from the Property. Accordingly, the Board finds that no excessive noise, light or odor will be emitted.

§ 300-14.10.E (9): That no nuisance will be created. As we have indicated on numerous occasions, the term "nuisance" is a relative term requiring a balancing of the activity being proposed and the environs of the Property. The Property is zoned for business uses however it is also adjacent to several residential properties and as such, we will condition this decision to help protect the abutters from impact of the commercial uses. Based on our findings above, the Board does not believe that the proposed activity will pose a substantial nuisance.

§ 300-14.10.E (10): There is an adequate supply of potable water approved by the Board of Health or the Board of Water and Sewerage. As the Property is connected to the Town water system, the Board so finds.

Pursuant to Article 300-16.8(2), the Board makes the following findings:

§ 300-16.8(2)(a): No more than 40% of the lot is rendered impervious and provided that if the use will render impervious more than 15% or 2,500 square feet of any lot, whichever is greater, then a system for groundwater recharge must be provided which does not degrade groundwater quality. The Applicant proposes to install a catch basin with sand and grease trap and sump and connect it to a Storm-Tech infiltration system that will collect roof and parking lot stormwater run-off.

§ 300-16.8(2)(b): Roof, parking and drive runoff is recharged on site to the maximum extent practicable as determined by the Board of Appeals. The Board so finds.

§ 300-16.8(2)(c): The runoff from the parking and drive areas shall be discharged to petroleum trap catch basins with appropriate sumps prior to recharge. The Board so finds.

§ 300-16.8(2)(d): There shall be no manufacturing, storage, handling, use or transportation of hazardous wastes as defined in MGL c. 21C, as amended. The Board so finds.

§ 300-16.8(2)(e): Hazardous material other than hazardous waste may be stored, handled, used or transported only upon conditions imposed by the Board of Appeals to safeguard the

underground water supply. The Board has so conditioned this decision.

Notwithstanding the foregoing findings, the Board is cognizant of the residential neighbors in the vicinity of the Property and the fact that adverse impacts on the neighborhood could occur if the proposed activities are not managed in a professional and responsible manner. Accordingly, the Board will time limit the grant of relief in order to have an opportunity to review the actual impacts of the proposed activities in the future.

DECISION:

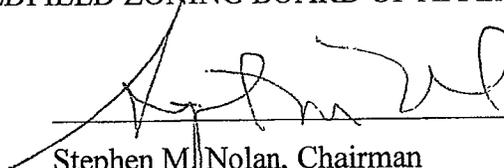
Based on the findings of fact and the opinions set forth above, the Board votes to grant the Application for a Special Permit for Table of Use Sections 4.4 (auto sales), 4.15 (auto repair), and 4.26 (small engine repair), with the following conditions:

1. That the Applicant shall paint the building one dark color, replace the doors and windows, put in new dark sky compliant lighting that will be directed away from the neighbors, replace the broken down fence with a new fence, create a small berm along Park Street and plant shrubs along the road (on the berm) and in front of the building under the windows.
2. The parking lot shall be resealed and striped for park spaces and access and egress lanes, and shall be maintained in good condition, with periodic resurfacing, seal coating and re-striping as needed to maintain its integrity and appearance.
3. That the hours of operation shall be between 8:00 am and 5:00 pm, Monday through Friday, with no weekend hours. Exterior lighting shall be turned off between the hours of 9:00 pm and 7:00 am.
4. Deliveries and trash removal shall occur within the operating hours noted above.
5. There shall be no more than two (2) used autos for sale at the Property at any one time.
6. There shall be no balloons, flags, or similar materials calling attention to the used auto sales.
7. The proposed use shall not emit any smoke, odors or fumes detectable beyond the Property boundaries; all hazardous substances shall be stored within the building on the Property in accordance with applicable laws and regulation; there shall be no excessive

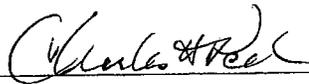
- vibration from the proposed facility; and there shall be no direct or reflected glare emitted from the facility.
8. The doors and windows facing Park Street shall remain closed during the times that vehicles are being worked on to mitigate noise impacts to the nearby residential abutters.
 9. The Applicant shall obtain the approval of the Board of Health for the proposed storm water runoff system.
 10. The Applicant shall meet the requirements of all other Federal, State, and Town regulations, boards and commissions, including, but not limited to, approval of its sign by the Sign Advisory Board, if required, in accordance with Section 13 of the Zoning Bylaw.
 11. No hazardous materials shall be used, handled or stored at the Property in quantities greater than those associated with normal operations of the business(es) and normal cleaning and maintenance, and any such materials shall be stored in the interior of the building and shall be used, stored and handled strictly in accordance with all applicable laws and regulations. A maximum of 25 gallons of fuel storage may occur on site.
 12. All work shall be completed essentially as set forth in the materials submitted with the Application and the representations of the Applicant at the hearing.
 13. The paved areas at the Property shall be limited to the area shown on the above-referenced plans in order to limit the impervious areas on which vehicles will be driven and parked.
 14. The Applicant shall ensure that employees, customers, and visitors park wholly off of Park Street.
 15. The Special Permit granted herein shall expire two years after the date this decision becomes final, whereupon the Applicant must seek an extension of the Special Permit in order to continue his operations at the Property.

THIS DECISION WAS UNANIMOUS.

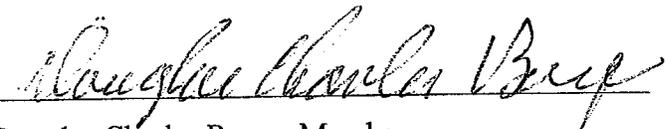
MEDFIELD ZONING BOARD OF APPEALS



Stephen M. Nolan, Chairman



Charles H. Peck, Member

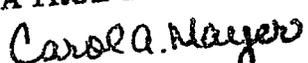


Douglas Charles Boyer, Member

REBECCA ERLICHMAN, JOHN J. MCNICHOLAS AND NEAL J. O'CONNOR, ASSOCIATE MEMBERS, 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

A TRUE COPY ATTEST:


TOWN CLERK OF MEDFIELD, MA



Shahzad Alias, 50-52 Park Street



TOWN OF MEDFIELD

Office of
TOWN CLERK
Carol A. Mayer, CMMC
459 Main St
Medfield, Massachusetts 02052

(508)-906-3024
Fax: (508) 359-6182
Email: cmayer@medfield.net

March 8, 2017

To whom it may concern:

I hereby certify that the decision of the Zoning Board of Appeals of the Town of Medfield on the petition of Ghazi Elias, Decision No.1298 of said Board of Appeals was filed in the office of the Town Clerk February 16, 2017, and that 20 days have elapsed since such filing without any appeals therefore having been filed.

A true copy attest:

Carol Mayer

Carol A. Mayer, CMMC
Town Clerk

