

SUBDIVISION OF LAND

Form 1
Application for Endorsement of Plan Believed not to Require Approval

June 1, 20 21

To the Planning Board of the Town of Medfield:

The undersigned wishes to record the accompanying plan and requests a determination by said Board that approval by it under the Subdivision Control Law is not required. The undersigned believes that such approval is not required for the following reasons:

- 1. The division of land shown on the accompanying plan is not a subdivision because every lot shown thereon has the amount of frontage, area and depth required by the Medfield Zoning Bylaw and is on a public way, namely, or a private way, namely.
2. The division of land shown on the accompanying plan is not a subdivision for the following reason(s):

This plan creates two unbuildable parcels of Town-owned land shown as "Parcel 1-B" (20,818 +/- sf) and "Lot 3-2" (20,818 +/- sf) to be combined with the 5.48 acres currently known as "Hinkley South" to be disposed by the Town for the purpose of a senior affordable housing development as authorized by the votes at ATM 2019 (Art 26) and ATM 2021 (Art 20).

- 3. The owner's title to the land is derived under deed from Benjamin Savings Bank dated 9/14/1995 and recorded in Norfolk County Registry of Deeds, Book 1100, Page 253 and Medfield Assessors' Map 56, Lot 043 (Parcel 1-B) AND Map 56 Lot 044 (Lot 3-2)

Received by Town Clerk:
Date
Time
Signature
TOWN OF MEDFIELD, MASS
2021 JUN 16 P 1:13
OFFICE OF THE TOWN CLERK

Applicant's signature

Applicant's address
459 Main Street
Medfield, MA 02052

Applicant's printed name:
Michael T. Marcucci, Chair, Board of Selectmen

Owner's signature, if not the applicant
N/A

Owner's printed name:
Town of Medfield

Owner's address, if not the applicant
Same

ASSESSOR'S REFERENCE:  
 MAP 64 LOT 23 (THE HOUSE ROAD)  
 DEED REFERENCE:  
 86-11004, Pt. 253

OWNER OF RECORD:  
 TOWN OF MEDFIELD  
 MEDFIELD, MA 02055

ZONING CLASSIFICATION:  
 RESIDENTIAL (R) 20,000 SF.  
 MIN. FRONTAGE = 200' SF.  
 MIN. SETBACK REQUIREMENTS:  
 FRONT SETBACKS = 25'  
 SIDE SETBACKS = 15'  
 REAR SETBACKS = 15'

PLAN REFERENCE:  
 GENERAL COUNTY PLAN OF 1912  
 PLAN NO. 65-68 OF 2006, PLAN BOOK 558  
 PLAN NO. 75, PLAN BOOK 527

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APPROVAL UNDER THE SUBMISSION  
 CONTROL LAW NOT REQUIRED  
 SPECIAL VOTING SCHEME

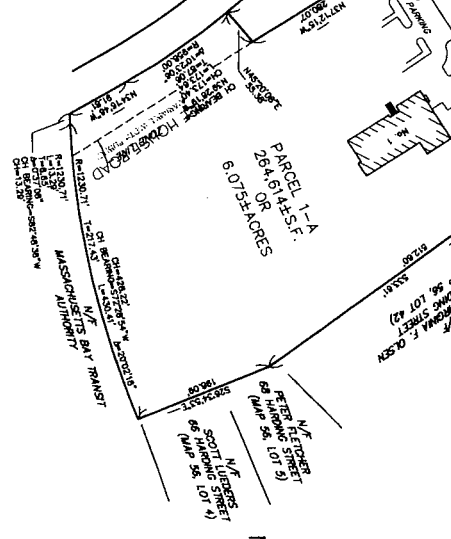
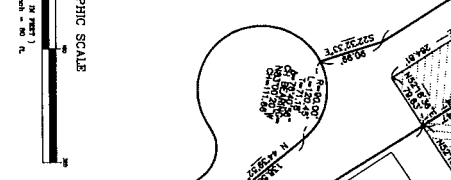
DATE: \_\_\_\_\_

THE ENGINEER OR THE PLANNING  
 BOARD SHALL BE RESPONSIBLE FOR  
 THE DETERMINATION OF CONFORMANCE  
 WITH ZONING REGULATIONS.

CERTIFY THAT THE PLAN CONFORMS TO THE RULES AND  
 REGULATIONS OF THE TOWN OF MEDFIELD.  
 THE PLAN WAS PREPARED IN ACCORDANCE WITH THE  
 PROCEDURAL AND TECHNICAL STANDARDS FOR THE  
 PREPARATION OF LAND SURVEYS IN THE COMMONWEALTH OF  
 MASSACHUSETTS.

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_



27.483