



TOWN OF MEDFIELD

Office of the

Board of Appeals on Zoning

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

No. 1414

July 15, 2021

Decision of the Board of Appeals on the petition of: Aura at Medfield, Laneco, LLC

Property owned by: Laneco, LLC

Location of Property: 50 Peter Kristoff Way

Norfolk County Registry of Deeds: Book 37989 Page 407

Medfield Assessors' Record: Map: 48 Lot: 029

A public meeting was held on Wednesday, July 14, 2021 to hear the request of David Doherty of Aura at Medfield / Laneco, LLC regarding a modification of ZBA Decision No. 1386, to approve the addition of roof access at Stair #1 which exceeds the existing building height by 3' 3". The requested transfer is being made to provide stair access to the roof/mechanical yard. The original plan was to have a roof hatch, but snow buildup and equipment sizes render this concept unsafe and impractical. The actual height increase will be less than 6.6% and will apply to an area of less than 175 square feet on a 20,000 square foot roof. The location of the stairwell is situated along the back of the building and is set back eighteen feet from the rear exterior wall and extends inward. For this increase, the applicant's request meets the requirements for an insubstantial modification as per 760 CMR 56.07(4)(d).

DECISION:

The Medfield Zoning Board of Appeals hereby determines the request to be insubstantial in accordance with the factors set forth in 760 CMR 56.07(4) and amends its approval to allow the addition of roof access at Stair #1 which exceeds the existing building height by 3' 3". All conditions from previous Decision No. 1386, remain in full effect.

THIS DECISION WAS UNANIMOUS.

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MEDFIELD ZONING BOARD OF APPEALS

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John J. McNicholas, Chair

William McNiff
William McNiff, Member

Michael Whitcher
Michael Whitcher, Member

JARED SPINELLI, ASSOCIATE MEMBER, CHARLES PECK, ASSOCIATE MEMBER, AND JARED GUSTAFSON, 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.

PLEASE NOTE: There is no 20-day appeal provision for board determinations of insubstantial changes under 760 CMR 56.07(4) and this decision should be recorded as is.