



# TOWN OF MEDFIELD

*Office of the*

## BOARD OF APPEALS

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

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

### **INSTRUCTIONS FOLLOWING THE RECEIPT OF A 40B MODIFICATION DECISION:**

- Your decision was filed with the Town Clerk on: Wednesday, April 27, 2022
- Contact the Town Clerk's Office for the certified decision.
  - Marion Bonoldi, Town Clerk (508) 906-3024 or [mbonoldi@medfield.net](mailto:mbonoldi@medfield.net)
  - *Town Hall Hours:*
    - Monday 8:30 AM- 4:30 PM
    - Tuesday 8:30 AM to 7:30 PM
    - Wednesday 8:30 AM to 4:30 PM
    - Thursday 8:30 AM to 4:30 PM
    - Friday 8:30 AM to 1:00 PM
- Take the decision to the Registry of Deeds in Dedham and record them. (There is a fee of around \$106 according to recent filings.)

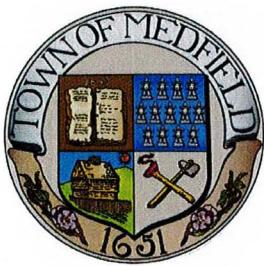
Norfolk County Registry of Deeds  
649 High St, Dedham, MA  
(781) 461-6101 [norfolkdeeds.org](http://norfolkdeeds.org)  
email: [registerodonnell@norfolkdeeds.org](mailto:registerodonnell@norfolkdeeds.org)

Directions from Town Hall, Medfield: - ***Call first, COVID procedures may be in place!***

- Take 109 East to Dedham
- Bear Right on High Street
- Destination will be on the left in approximate ½ mile
- Note: On street meter parking or parking in rear (w/ fee)

- **Save the numbers they will give you as proof of recording. Call or email my office with the Book and Page numbers. *This is a required part of the process!***

Sarah Raposa, Town Planner  
(508) 906-3027  
[sraposa@medfield.net](mailto:sraposa@medfield.net)



# TOWN OF MEDFIELD

*Office of the*

## Board of Appeals on Zoning

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

No. 1435

April 13, 2022

*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

RECEIVED  
TOWN OF MEDFIELD, MASS.  
APR 27 2022  
OFFICE OF THE  
TOWN CLERK

A public meeting was held on Wednesday April 13, 2022 to hear the request of David Doherty of Aura at Medfield / Laneco, LLC regarding a modification of ZBA Decision No. 1386 (and 1414 & 1431), to approve the following change:

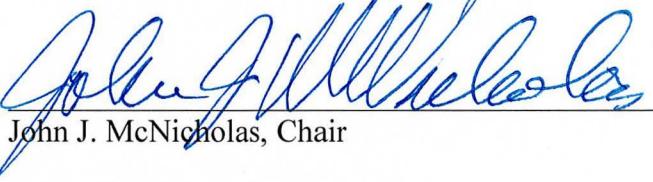
- the construction of a 16' L x 12' D x 12' H storage shed for landscaping tools and equipment, as well as winter conditions material. The structure will be placed on the property line, directly across from the Maintenance Room.

### **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 include construction of a 16' L x 12' D x 12' H storage shed for landscaping tools and equipment, as well as winter conditions material. All conditions from previous Decision No. 1386, 1414, and 1431 remain in full effect.

THIS DECISION WAS UNANIMOUS.

MEDFIELD ZONING BOARD OF APPEALS

  
John J. McNicholas, Chair

  
Michael Whitcher, Member 

  
Jared Spinelli, Associate Member 

WILLIAM MCNIFF, MEMBER, JARED GUSTAFSON, ASSOCIATE MEMBER, AND CHARLES PECK, 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.