

TOWN OF MEDFIELD

Office of the

Board of Appeals on Zoning

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

No. 1417

August 13, 2021

Decision of the Board of Appeals on the petition of: Medfield Meadows, LLC

Property owned by: Medfield Meadows, LLC

Location of Property: 41 Dale Street aka Hennerly Way

Norfolk County Land Court Certificate of Title No: 138147 and plan reference Lot 7 on Land Court Plan 383K.

Medfield Assessors' Record: Map: 42

Lot: 019

A public meeting was held on Friday, August 13, 2021 to hear the request of Paul McGovern of Medfield Meadows LLC to modify ZBA Decision Nos. 1362, 1366, 1407, and 1412 to alter the fence configuration and gate at the emergency access running from Joseph Pace Road to the property. Pursuant to numerous discussions with interested parties, most recently on that held on July 26, 2021 among Maurice Goulet and Robert Kennedy, Jr. of the DPW, resident William Donovan, and project manager, Paul McGovern, Medfield Meadows LLC seeks to extend the recently installed white vinyl fence from its current end point to the property boundary with the DPW property. The new fence installation will include two vinyl gates, stepped back in to Medfield Meadows property to allow for snow storage at this location. This step in the fence will be created by installing 8' fence panels diagonally up to a 12' double gate opening. The area on the Joseph Pace side of this new fence and gate location will have concrete pavers installed by the Developer so that the surface is suitable for snow plowing.

All work to install the fence and concrete pavers will be the responsibility of Medfield Meadows, LLC and their contractors. The Medfield DPW has acknowledged that this entrance to Medfield Meadows is a town mandated emergency access to the property and that it will be cleared of snow, within a reasonable time after plowing has occurred on Joseph pace Road, in a manner sufficient to maintain emergency access. Responsibility for repairs to the gates and fence are to be agreed upon between the developer and the Town, subject to approval by Town Counsel as he deems necessary.

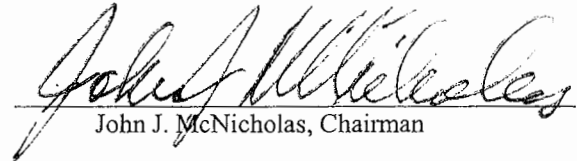
DECISION:

The Medfield Zoning Board of Appeals hereby determines the request to be insubstantial

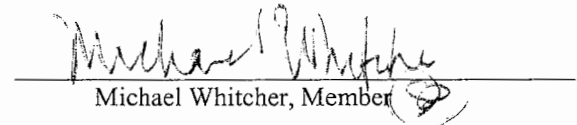

in accordance with the factors set forth in 760 CMR 56.07(4) and amends its approval to allow the modification to the emergency access subject to the conditions set forth above. All other conditions from previous Decision Nos. 1362, 1366, 1407, and 1412 remain in full force and effect.

THIS DECISION WAS UNANIMOUS.

MEDFIELD ZONING BOARD OF APPEALS


John J. McNicholas, Chairman


William McNiff, Member 


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.