

TOWN OF MEDFIELD

Office of the

Board of Appeals on Zoning

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

No. 1444

September 14, 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

A public meeting was held on Wednesday, September 14, 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, 1435, 1440), to approve the following changes:

- To construct a Dog Park and Putting Green at the southeast elevation at the rear of the building
- To relocate the fence required as part of the Order of Conditions along the property line abutting the Town of Medfield capped Landfill
- To clarify that the unit (Apartment 110) previously approved for relocation in the building (in Decision #1431) is to be considered a Studio Apartment and not a one-bedroom based on the provisions in State Building Code.

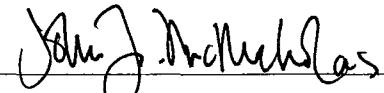
DECISION:

1. The Medfield Zoning Board of Appeals hereby determines each of the proposed changes to be insubstantial in accordance with the factors set forth in 760 CMR 56.07(4).
2. The Comprehensive Permit (ZBA Decision 1386 as modified) is further modified to allow for construction of a putting green and a dog park, relocation of the fence as requested and clarification that Unit 110 is a Studio Apartment.
3. Pursuant to their Order of Conditions, the Conservation Commission has retained jurisdiction over the actual construction of the dog park and putting green, and the relocation of the fence. This modification is subject to their final determination.
4. The original Comprehensive Permit, as previously modified, remains in full effect.

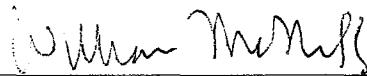


THIS DECISION WAS UNANIMOUS.

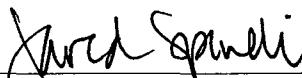
MEDFIELD ZONING BOARD OF APPEALS



John J. McNicholas, Chair 



William McNiff, Member 



Jared Spinelli, Associate Member 

MICHAEL W. WHITCHER, MEMBER, AND JARED GUSTAFSON, ASSOCIATE MEMBER, DID NOT SIT ON THE BOARD AT THE PUBLIC MEETING AT WHICH THIS MATTER WAS CONSIDERED 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.

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.