

TOWN OF MEDFIELD

Office of the

Board of Appeals on Zoning

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

No. 1457

January 11, 2023

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 Hennery 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

Lot: 019

A public meeting was held on Wednesday, January 11, 2023 to hear the request of Paul McGovern of Medfield Meadows LLC regarding a modification of ZBA Decision Nos. 1362, 1366, 1407, 1412, 1417 and 1434 to approve the following modification:

- To provide the town with a contribution of \$10,000 in lieu of Condition F.4.
For the purposes of improving Main Street, North Meadows Road and Spring Street the Applicant shall facilitate the completion of a RSA prior to the issuance of the first Building Permit for the Project to be conducted in accordance with MassDOT standards.

DECISION:

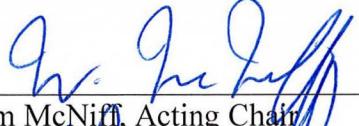
The Medfield Zoning Board of Appeals hereby determines the requests to be insubstantial in accordance with the factors set forth in 760 CMR 56.07(4) and amends its approval to allow the modifications consisting of:

- In lieu of a Road Safety Audit at the Main Street / North Meadows Road / Spring Street intersection, the Applicant shall make a contribution of \$10,000 to the Affordable Housing Trust Gift Account for general purposes

All other conditions from previous Decision Nos. 1362, 1366, 1407, 1412, 1417 and 1434 remain in full effect.

THIS DECISION WAS UNANIMOUS.

MEDFIELD ZONING BOARD OF APPEALS


William McNiff, Acting Chair


Michael Whitcher, Member


Kristine Barton, Associate Member

JOHN J. McNICHOLAS, CHAIR, JARED GUSTAFSON, ASSOCIATE MEMBER, AND JARED SPINELLI, 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.