

SUBDIVISION OF LAND
Form 1
Application for Endorsement of Plan Believed not to Require Approval

JANUARY 27, 2023

To the Planning Board of the Town of Medfield:

The undersigned wishes to record the accompanying plan and requests a determination by said Board that approval by it under the Subdivision Control Law is not required. The undersigned believes that such approval is not required for the following reasons:

1. The division of land shown on the accompanying plan is not a subdivision because every lot shown thereon has the amount of frontage, area and depth required by the Medfield Zoning Bylaw and is on a public way, namely, Elm Street, or a private way, namely, _____.

2. The division of land shown on the accompanying plan is not a subdivision for the following reason(s):

Lot 1A & Lot 1B already exist on ANR endorsed plan Recorded in Book 708 page 27. This ANR plan creates NO NEW LOT and each existing lot being reshaped has greater than 80,000sf and the required 180' minimum frontage on ELM STREET my 81L complaint as both Lot 1A & Lot 1B contain structures prior to subdivision control

3. The owner's title to the land is derived under deed from Book 9747 Page 716 dated 8/20/20 and recorded in Norfolk County Registry of Deeds, Book _____, Page _____ and Medfield Assessors' Map _____, Lot _____

Received by Town Clerk:

Date 1/27/2023

Time 11:30 AM

Signature Matthew Smith

Applicant's printed name:

Matthew Smith

Owner's printed name:

DOVER MILL LLC
MATTHEW SMITH MANAGER

Applicant's signature

Matthew Smith

Applicant's address

49 Elm Street
Medfield, MA 02052

Owner's signature, if not the applicant

Matthew Smith

Owner's address, if not the applicant

2 Mill Street
DOVER, MA 02030



Sarah Raposa <sraposa@medfield.net>

49 Elm St ANR plan PDF

1 message

Matthew Smith <serenitybuildersllc@gmail.com>
To: Sarah Raposa <sraposa@medfield.net>

Tue, Jan 31, 2023 at 12:53 PM

Good Afternoon Sarah,

I have attached a PDF of the ANR plan dated 1/27/2023, for which I submitted an ANR application for the reshaping of existing recorded lots 1A and 1B located at 49 Elm Street.

Lot 1A and Lot 1B are previously existing Planning Board Endorsed lots recorded in Plan Book 708 Page 27 and were ANR endorsed on 11/10/2021.

Lot 1A currently has 180' of Frontage on Elm Street and 111,089sf
Lot 1B currently has 242.49' of Frontage on Elm Street and 55,641sf

The applicant believes this is "NOT a Subdivision" because no new lots are being created by this ANR plan. The 2 existing lots, 1A and 1B, are only being changed in shape to create lots with conforming zoning area of greater than 80,000sf as required in RE zoning for Medfield. This revised plan eliminates zoning nonconformity for area.

Reshaped lot A retains 180' of conforming frontage on Elm Street and has a new conforming area of 86,695sf

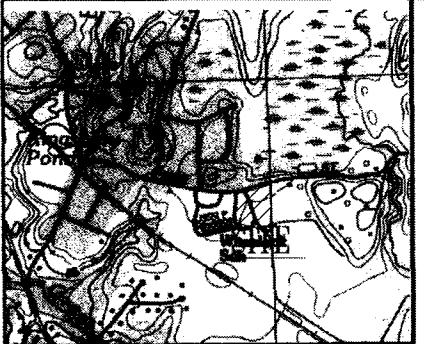
Reshaped lot B retains 242.49' of conforming frontage on Elm Street and has a revised conforming area of 80,141sf.

Elm street is a public way and thus both lots retain the minimum conforming frontage of 180' in RE zoning. Thus this plan is not a Subdivision and qualifies for ANR endorsement.

Let me know if you have any further questions.

Matthew Smith

 **6308-ANR 1-27-2023.pdf**
3825K



LOCUS MAP

SCALE: 1"=1,000'

PROPOSED
LOT #1A
AREA=80,141± S.F.
1.84 ACRES

115 ELM STREET
NAT DANIEL & TRACY

1-27-2023

FOR REGISTRY USE ONLY:

I CERTIFY THAT THIS PLAN COMPLIES
WITH THE RULES AND REGULATIONS
OF THE REGISTRY OF DEEDS.

Act V Math
JAMES W. NIEVA, P.L.S. #39396

APPROVAL NOT REQUIRED UNDER
THE SUBDIVISION CONTROL LAWS.
MEDFIELD PLANNING BOARD

DATE : _____

PROPOSED
LOT #1B
AREA=86,605± S.I.
1.99 ACRES

ZONING REGULATIONS

ZONE DISTRICT:	RE
AREA REQUIRED:	80,000 S.F.
FRONTAGE	180'
PERFECT SQUARE:	180'x180'
LOT WIDTH:	225'
FRONT SETBACK:	40'
SIDE SETBACK:	25'
REAR SETBACK:	50'

DEED REFERENCE:
BOOK 9747 PAGE 716
PLAN REFERENCE:
PLAN NO: 795 OF 1954 IN PLAN BOOK 188
PLAN NO: 277 OF 1969 IN PLAN BOOK 225
PLAN NO: 610 OF 1945 IN PLAN BOOK 136
PLAN NO: 84 OF 2020 IN PLAN BOOK 694
PLAN NO: 23 OF 2021 IN PLAN BOOK 708

SITE LOCATION:
49 ELM STREET
MEDFIELD, MA 02052

ELM STREET
(1969 COUNTY LAYOUT)
60' WIDE

ASSESSORS REFERENCE
PARCEL 33-091
ZONING REFERENCE
RESIDENCE F (RF)

(IN FEET)
1 inch = 30 ft.

RESEARCH BY:
FIELD SURVEY
COMPUTED BY:
DRAFTED BY:
DESIGNED BY:
CHECKED BY:



Dunn · McKenzie, Inc.
LAND SURVEYING AND CIVIL ENGINEERING
206 DEDHAM STREET, Rt. 1A at Rt. 1
NORFOLK, MASSACHUSETTS 02056
(508) 384-3990 - FAX (508) 384-
lmmv@junnmckenzie.com

PREPARED FOR:
MATTHEW SMITH, MGR, DOVER MILL LLC
2 MILL STREET
DOVER, MASSACHUSETTS 02030
OWN BY:
DOVER MILL, LLC.
2 MILL STREET
DOVER, MASSACHUSETTS 02030

PLAN OF LAND
 For land in
MEDFIELD, MASSACHUSETTS