



# TOWN OF MEDFIELD

## BOARD OF APPEALS ON ZONING

459 Main Street, Medfield, MA 02052

### APPLICATION FOR HEARING

(TO BE FILLED OUT BY APPLICANT)

Phone: 508-906-3027  
Fax: 508-359-6182

Date 2-27-2023

RECEIVED  
TOWN OF MEDFIELD, MASS  
2023 MAR -1 P 1:28  
OFFICE OF THE  
TOWN CLERK

Name of Applicant  
or Appellant  
Mailing Address  
City, State, Zip

Kingsbury Club Medfield, Inc.  
2 Ice House Road, Medfield, MA 02052

Phone 508-359-7800 Email kingsburyclub@gmail.com

The record title of said  
property stands in the name of: Town of Medfield

Whose address is: 459 Main Street, Medfield, MA 02052  
Applicant is  
(owner, tenant, other): Leesee

Location of Property 2 Ice House Road, Medfield, MA 02052

Deed duly recorded in the Norfolk County Registry of Deeds:

Book 11040 Page 253 (or) Land Court Certificate # \_\_\_\_\_

Year lot created 1986 Plan of Land recorded as Book 336 Page Plan 601 Year \_\_\_\_\_

Medfield Assessors Map 56 Lot 45 Zoning District IE Overlay? \_\_\_\_\_

Nature of application or appeal (Written summary of project; attach additional sheets if necessary):  
Modify special permit to allow an addition of paddle tennis courts and support facility.

Applicable section(s) of Zoning Bylaw or General Law (State which, or if both, so state):

Use this box for additions/alterations to pre-existing non-conforming lots or structures:  
A special permit under MGL Chpt. 40A §9 and/or Medfield Zoning Bylaw Section 300-9.1.C.2. &/or a  
determination under M.G.L. Chpt. 40A §6 and/or Medfield Zoning Bylaw, Article 9, that proposed  
work will not be more nonconforming and/or a variance from Chapter 300b of the Zoning Bylaw.  
14.10.1 16.6.2

Reviewed by Building Commissioner: Signed \_\_\_\_\_ Date: \_\_\_\_\_

I hereby request a hearing before the Board of Appeals with reference to the above application. In the event that a Variance or Special Permit or other form of decision required by law to be recorded is granted, I will record the same with the Norfolk Registry of Deeds or Land Court.

I have read and accept the rules and fees of the "Rules of the Medfield Board of Appeals."

(Applicant) Signed \_\_\_\_\_ Printed Jack Copeland

(Owner) Signed  Printed Robert Janjigian



## SECTION 6 FINDING WORKSHEET FOR ONE- & TWO- FAMILY RESIDENTIAL DWELLINGS

**For Single & Two-Family Dwellings (per Zoning Bylaw §300-9.1.C.1):** Please return this sheet with your building permit application to disclose if your lot or structure is nonconforming and to determine if your proposed plan requires a special permit by the ZBA. *[Note: changes to structures or demolition of structures over 50 years old may require Historic Commission review pursuant to the Demolition Delay Bylaw]*

Applicant's Name \_\_\_\_\_ Map \_\_\_\_\_ Lot \_\_\_\_\_

Locus Address \_\_\_\_\_ Zoning District \_\_\_\_\_

Is this a teardown?  Yes /  No *(teardowns may require ZBA review)*

Aquifer Protection District?  Yes /  No [ If Yes:  Primary /  Secondary /  Well ]

The Aquifer Protection District may affect lot coverage thresholds. Please refer to Zoning Bylaw Article 16, check with your surveyor/engineer, or refer to the "maps" tab in the Assessors GIS Database.

*A note regarding plot plans:* Plot plans should be current, show all dimensions for compliance with current zoning, and be stamped by a Registered Land Surveyor. Mortgage plans are not acceptable.

<b>MEASUREMENT</b> <small>(Refer to <u>Article 2</u>, Definitions, for various methodologies in calculating requirements)</small>	<b>REQUIRED</b> <small>(Refer to <u>Chapter 300b</u> and <u>Chapter 300c</u>)</small>	<b>EXISTING</b> <small>(Refer to your <u>existing</u> site plan)</small>	√ Or X	<b>PROPOSED</b> <small>(Refer to your <u>proposed</u> site plan)</small>	√ Or X
Lot area					
Frontage					
Lot Width					
Lot Depth					
Perfect Square					
Front Yard Setback					
Side Yard Setback					
Rear Yard Setback					
Floor Area Ratio	Allowed				
% Lot Coverage	Allowed				
Building Height					

√ indicates that the dimension complies with current zoning / X indicates that the dimension does not comply with current zoning

**THIS SECTION TO BE FILLED OUT BY THE BUILDING COMMISSIONER**

- The proposed alteration will not increase the existing non-conforming nature of the structure.
- The proposed alteration will either intensify any existing nonconformities or result in additional nonconformities and requires a special permit from the Zoning Board of Appeals.

\_\_\_\_\_  
Building Commissioner

\_\_\_\_\_  
Date

cc: ZBA

*Other notes:*

**REQUIRED FINDINGS**  
*to be filled out by applicant*

**UTILITIES:**

Water:  Town  Well  
Sewer:  Town  Septic System

Notes:

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**FAMILY APARTMENTS:**

The Applicant acknowledges the provisions of Medfield Zoning Bylaw Section 300-14.10.I.(3) & (4) that a family Apartment Special Permit is temporary and subject to conditions of approval, including but not limited to annual an affidavit under the pains and penalties of perjury that the person(s) listed continues to reside within the Family Apartment. Future use of the space is contemplated as:

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Name of person(s) to occupy the family apartment: \_\_\_\_\_

**ALL SPECIAL PERMITS:**

The Board of Appeals may grant a special permit if it concludes that a special permit is warranted by the application and the evidence produced at the public hearing and if it makes the following specific findings of fact, pursuant to Medfield Zoning Bylaw Section 14.10:

(1) Overall design is consistent and compatible with the neighborhood, including as to factors of building orientation, scale, and massing. *(Describe the proposed construction in the context of the existing surroundings. If an addition, will the siding, windows, shingles etc. match existing. Does the proposal fit into the streetscape and larger area?)*

The proposed addition is located on the rear of the building and has limited visibility. Materials will be similar to the existing structure with metal siding and aluminum windows.

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(2) Vehicular traffic flow, access and parking and pedestrian safety are properly addressed such that the proposed use will not result in a public hazard due to substantially increased vehicular traffic or parking in the neighborhood. *(Describe additional vehicles and parking spaces required by the proposal as well as road access on public or private ways and any other information. Commercial or multi-family residential projects may require a traffic study prepared by a registered engineer.)*

The existing parking, traffic and pedestrian flow will not be impacted by the work and no significant change is anticipated.

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(3) Drainage, utilities and other infrastructure are adequate or will be upgraded to accommodate development. *(Describe utility connections potential impacts to public wells, aquifers, municipal water mains, nearby private wells.)*

The existing drainage, utilities and other infrastructure are adequate to serve the proposed work.

(4) The proposed use will not have any significant adverse effect upon properties in the neighborhood, including property values. *(Describe any aspects of the project that could be unsafe to those in and around the property i.e. manufacturing, research and design. Commercial or multi-family residential projects may require an analysis prepared by a real estate appraiser.)*

The proposed paddle tennis addition will not impact the other properties in the neighborhood and there will be no detrimental effect.

(5) Project will not adversely affect or cause substantial damage to any environmentally significant natural resource, habitat, or feature or, if it will, proposed mitigation, remediation, replication, or compensatory measures are adequate. *(Describe potential impacts to natural resources (tree clearing, proximity to wetlands, etc. If Conservation Commission approval is necessary, please attach approval to application.)*

The proposed addition is in an area that has been previously developed and will not result in a negative environmental impact to existing natural resources, habitats or features.

(6) Number, height, bulk, location and siting of building(s) and structure(s) will not result in abutting properties being deprived of light or fresh air circulation or being exposed to flooding or subjected to excessive noise, odor, light, vibrations, or airborne particulates. *(Describe existing and proposed drainage systems and conditions. All stormwater should be collected/treated/infiltrated on-site. If Board of Health approval is necessary, please attach approval to application.)*

The addition is one-story high and will not result in abutting properties being adversely affected.

The addition is on the rear of the building and will not be visible from neighboring residential areas.

(7) Water consumption and sewer use, taking into consideration current and projected future local water supply and demand and wastewater treatment capacity, will not be excessive. *(Describe existing and proposed water and wastewater systems and conditions.)*

No measurable change in water consumption or sewer use is anticipated by this work.

(8) The Proposed use will not create any hazard to public safety or health in the neighborhood. *(Describe proposed use and ancillary specifications relating to any noise or vibration producing conditions or mechanical systems, describe site lighting (all new lighting should be "dark-sky compliant"), and describe potential odors to be produced on site. Nuisance can be subjective but describe potential factors and mitigation measures.)*

No hazard to public safety or health in the neighborhood will be created by this addition. No noise or vibration from mechanical equipment is expected. Lighting to be "dark sky compliant" type lighting.

(9) If public sewerage is not provided, plans for on-site sewage disposal systems are adequate and have been approved by the Board of Health. *(Describe existing and proposed wastewater systems and conditions.)*

Not applicable due to public sewer service.

**VARIANCES:** *(See MGL c. 40A Section 10)* Attach additional sheets if necessary.

1. What circumstances exist relating to the shape, topography, or soil conditions of the subject property, which do not generally affect other land in the zoning district?

2. What substantial hardship is caused by the circumstances listed above, when the Medfield Zoning Bylaw is applied?

3. State why you believe the grant of relief would not nullify or derogate from the intent of the Zoning Bylaw.

**PARKING FOR MULTI-FAMILY AND COMMERCIAL PROPOSALS:**  
**REFER TO 300-8.1, Table of Off-Street Parking Standards**

<u>USE CATEGORY</u> (ACCESSORY DWELLING, RETAIL, OFFICE, SERVICE, ETC.)	<u>REQUIRED # OF SPACES</u> (UNIT, FLOOR AREA, EMPLOYEES, SEATS, CLASSROOM, BAYS, ETC.)	<u># OF SPACES            PROVIDED ON PLAN</u>	<u>TOTAL SPACES            AVAILABLE FOR            USE:</u>
Health Club		230	230

