Year	Article #	Description / Summary of Zoning Changes
2016	41	Assisted living facilities and other uses prohibited in the RS Zoning District
2015	32	To allow the Building Commissioner to make certain findings under MGL Ch 40A, Section 6
	33	New definition of height
	35	New Special Permit process to allow recreational structures to exceed lot coverage maximums by Special Permit
2014	33	Codification and non-substantive ministerial changes and minor substantive changes to Zoning Bylaws
	34	New Section 19 large scale Solar Photovoltaic Overlay District

Year	Article #	Description / Summary of Zoning Changes
2013	22	Regulate locations for medicinal marijuana "5.4.4.10.a"
2012	20	Adding a new Sub-Subsection 5.3.11-Table of Use Regulations
	27	New definition to section 10.2 regarding Flood Plain District
2011	23	Section 6.2.10 increase to 25 foot landscaped buffer zone
	24	Permit Board to expend developer surety proceeds
2010	21	Revised Personal Wireless Communication Zoning bylaw
		- Bring town into compliance fed. reg. & tech. dev.
2009		Nothing to review
2008	33	Change in non-residential use requires Site Plan Approval – section14.13.1
	34	Amend section 2.1.22 floor area – add "including basement area"
	35	Amend section 5.4.4.12 Misc. business from "no" in I-E to PB
	36	Affirm Zoning Assessor's Map 37 is Business Industrial, BI
2007	36	Change Zoning District on Map 37, lot 82 to Business Industrial
2006		Nothing to review
2005	17	Amend 5.3.9.c to delete "yard" & replace with "lot lines"
	18	Amend 14.13.1 – no residential use shall be changed to non-residential use & clarification of expansion of less than 500 sq.ft.
	19	Amend section 13.3.7 regulating lightening of signs
2004	26	Amend section 13.3.12 regulating lightening of signs – illuminations- lamps/tubes may not be visible
	27	Amend section 13.3.13 'open" flags for retail business
	28	Amend section 14.13 single family construction or expansion in ground area
	29	M.G.L. chapter 40, section 15C to designate as "Scenic Roads"
2003	31	Adding a new section 5.6 Historic Properties
	32	Amend definition of Flood Plain District in section 10.2
	33	Amend section 14.10.7 permit for accessory unit in one-family
	34	Amend section 16 establishing a Secondary Aquifer Zone for protection of Town's water supply
	35	Adopt Zoning Map prepared 1/30/03 by Environmental Partners
	36	Adopt Watershed Protection District Overlay Map prepared 1/30/03 prepared by Environmental Partners section 10.0.11.0
	37	Change zoning district from "Industrial Extensive" to "Business Industrial" Assessor's map 48, lots 2,3,4,34,55,58,59
	38	Amend section 5.4.4.29
2002	24	Amend section 6.2.11 accessory structures dimensions
2001	18	ARTICLE DID NOT PASS – floor area ratio
	19	Amend section 5 sub-section 5.4.2.3 add facility such as YMCA
	20	Amend section 5 subsection 5.4.3.5 allowing animal shelter
	21	Amend section 5 subsection 5.4.4.8.a tattoo/piercing establishments to be located only in Industrial/Extensive zone
2000	23	WITHDRAWN – one off premise sign for business on Park St

Year	Article #	Description / Summary of Zoning Changes
1999	18	Section 6.2.1 req. not apply to Personal Wireless Facilities
	19	Delete section 14.10.6.i – is covered in section 18:adult uses
1998	35	NOT PASSED
	36	Amend section 8.3.2 strike "contained within structures, or"
	37	Article DISMISSED
	38	Amend section 5 – Table of Use Regulations subsection 5.4.4-20 by striking NO in I-E and substituting SP
	39	Article DISMISSED
	40	Delete sections 14.12 & 14.13 in their entireties & substitute new section 14.13 Site Plan Approval by Planning Board
	41	Amend section 8 add section 8.4 Downtown Parking District
	42	Amend section 17 Personal Wireless Communications Facilities & add new 17.3 Location
1997	25	Article DID NOT PASS – canopies gas stations
	26	Amend section 10 Flood Plain District & section 11 Watershed Protection District & add section 10.4.4, 10.5.1.9,11.4.4, 11.5.1.8
	27	Amend section 5-delete 5.4.4.33 Adult Bookstore & replace with new section 18 Adult Uses
	28	Amend section 5 Use Regulations, add section 17 Personal Wireless Communications Facilities, amend Location 17.3.1 & 17.3.2
1996	22	Article DISMISSED – section 6.2 Table of Area Regulations
	23	Add to section 2 definitions Recreational Structures, added 6.2.20
	24	Add new section 12.11 governing earth removal uses
1995	28	Change section 2.1.20 Frontage
	29	Change section 2.1.27 Lot Depth
	30	Change section 2.1.28 Lot Line, Front
	31	Change section 2.1.75 Use, Accessory
	32	Amend table 6.3 Table of Height & Bulk Regulations re Maximum Lot Coverage % & add 6.3.4
	33	Amend 6.2.11 & 6.2.16 set backs – accessory buildings
	34	Amend 6.2 minimum lot area include only contiguous land
	35	Amend section 6.2 Definitions
1994	21	Amend section 6.2 – minimum lot size must be 100% No Wetlands/Flood Plain & not have slope greater than 20%
	22	Amend 5.4.4.2 Establishments selling food & drink
	23	Amend 12.8.1.d "such that their tops are four feet below"
	24	Motion and Article FAILED – accessory building conforming
	25	Amend 6.3 Table of Height & Bulk Regulations change heights
1993	16	Amend section 6.2 Table of Area Regulations - % of contiguous land in Wetlands, Watershed and/or Flood Plain
	17	Amend 6.2.6 building in these areas subject to Zoning By Law
	18	Amend 7.1.1 Open Space Residential Zoning

Year	Article #	Description / Summary of Zoning Changes
1993	19	Amend 7.1.2.8 Open Space Residential Zoning
	20	Amend 16.5.1.f Uses in Well Protection Zone
	21	Article IV Police Regulations add section 33 Scenic Roads
	22	Amend 13.3.11 Signs conform to Dept. of Transp. Manual
	23	DISMISSED square footage limits individual residences
1992	18	Amend zoning map re Aquifer Protection District
	19	Amend 13.5.1 give businesses flexible temporary window signs
	20	Amend 14.10 exempt "Open Space Residential" special permits
	21	Amend 5.3.9 regulations governing Day Care Facilities
1991	34	Change name of Master Plan Implementation Committee to the Long Range Planning Committee & add to charter
	35	Amend section 5.3.3 vehicular access & parking Indus./Business
	36	Delete section 11.2.1 & expand the Definition Watershed Protection District
	37	Amend section 11.2.2 added "that are in Town of Medfield"
	38	Amend section 13.1.3 Sign Advisory Board appointments and composition
	39	Add section 2.1.16A definition of Family Apartment
	40	Amend section 6.2.11 Accessory Buildings provisions
	41	Amend 6.3 Table of Height & Bulk Regulations 35 max height
	42	Amend section 6.2.19 landscaped set back in Business district
	43	Amend 6.2 Table of Area Regulations change yards & sign
	44	Add section 5.4.5.10 re Recycling Facility
	45	Amend 14.10.5 R-E, R-T, R-S & R-U Districts
	46	Amend section 2 by adding 2.1.6.a Buffers
	47	Add to section 3 paragraph 3.1Establishment of Zoning Districts
	48	Amend section add 2.1.63A Temporary Sign
	49	Amend section 13 Sign bylaws/temporary signs
1990	33	Add 1.4 Planning Board & 2.1.4 Associate Member
	34	Amend Zoning map so that boundary of Aquifer: zone 2 corresponds to map of Zone 11
1989	28	Amend section 6.2.9 screening/buffers required Ind. Ext. district
	29	Add to section 6.2.10 "or use" to first sentence Attorney General DISAPPROVED
	30	Add to section 2 – 2.1.5 Bed and Breakfast
	31	Amend section 8.2.9 add "and drainage for same" after "bylaw"
	32	Amend section 5.4.4.1 store selling retail items
	33	Add to section 5-5.3.9 Day Care Center must be occupied by owner & add to Table of Use Regulations 5.4.2.12
	34	Amend section 14.13 add "and signed" in first paragraph
	35	Amend section 12.7.1 insert " for which restoration could be required" after "per acre"
	36	Amend section 12.8.1.b trees/bush to be chipped on site
	37	Amend section 12.8.1.c loam and subsoil bulldozing

Year	Article #	Description / Summary of Zoning Changes
	38	Delete section 14.10.6.a & add section 5.3.10 construction trailer
1989	39	Amend 14.6 to allow Special Permit time limit to two years
	40	Add new section 2.1.38 Table of Area Reg. – perfect square
1988	40	Amend section 11 Watershed Protection District add lots column
	41	Amend section 12 Rules & Regulations Governing Earth Removal Uses – no such permit except in specific instances
	42	Amend section 14.13 Special Permits for Site Plan Approval
	43	Amend Section 7 – change the words Cluster Residential Zoning to Open Space
	44	Amend 6.2 Table of Area Regulations – change wording for Multifamily Dwelling & Public Housing for the Elderly
	45	Amend section 8.1 Off Street Parking & Loading Regulations
	46	Amend section 13 regarding Sign Bylaw
	47	Add new section 16 Aquifer Protection District
1987	41	Amend section 8.3 add 8.3.1etc. Parking & Loading Space Standards
	42	Amend section 6.3 Table of Height & Bulk Reg. add district A/B
	43	Amend section 6.2 Table of Area Reg. Notes re planting dimensions
	44	Amend section 6.3 Table of Height & Bulk Reg. max. height
1986		Day care for 6 children or more allowed Special Permit Parking requirements for licensed Day Care Facilities Clarify definition of lot Allow unpermitted signs by Special Permit Permit more than one building per lot for multi-family residential developments in RU zone
1985	23	Amend Zoning Bylaw add Use, 2.1.15a Family Apartment, 14.10.8 necessity to allow single family for housing for another family member
	24	Change 14.9 to add three associate members Board of Appeals
1984	25	Amend 13.1.3 Sign Advisory Board
	26	Amend Official zoning map by changing from Business Industrial District to Residential Urban District
1983	47	Article DENIED – medical & dental offices
	48	Remove section 2.1.12 – row dwellings
	49	Add to section 5.4 Table of Use Regulations – 5.4.4.33 Adult Bookstore & add 14.10.6.1 Administration & Enforcement
1982	47	DISMISSED – Medical & Dental offices
	48	Remove section 2.1.12 & 5.4.1.4 re row dwelling
1981	37	Rezone from B to B-I a small portion of lot occupied by Medfield Industrial Park, to bring into conformity to rest of lot
	38	Amend Medfield Zoning Map add to section 5 Agricultural District Table of Use Regulations
	39	Amend boundaries of Agricultural District

Year	Article #	Description / Summary of Zoning Changes
	40	Delete section 13.7 & amend section 13.8.6 freestanding sign in Districts B, B-I & I-E
1981	41	Delete 8.3.6.g & 8.3.6.h & add new section 8.3.6.g Driveways; Elimination of the "separate entrance & exit" requirements
	42	Amend section 2.1.36 Parking space
1980	32	Amend Planning Zoning By Laws – see article
	33	Amend section 13 Sign By Law
	34	Amend section 12.7.1 required proper bond, money, securities
1979	28	Place lot 14, map 43 entirely within the B Zoning District
	29	Place lot 90, map 43 entirely within the B Zoning District
	30	Place lot 50, map 42 entirely within the B Zoning District
	31	Place lot 152, map 43, lots 81 & 83 of map 37, lots 80 & 100 of map 37 entirely within the B Zoning District
	32	Add to Table of Use Regulations 5.4.431 & 5.4.5.9 Parking of Commercial Vehicles
	33	Add 5.4.3.10 Construction Trailers
	34	Change section 5.4.1.9 Trailers
	35	Add 14.10.6.a.1 Construction trailers during construction
	36	Add 14.10.6.a.1 & 10.5.1.8 Vine Brook Zone A Flood area
	37	Amend section 8.3.2 construction of driveways
	39	Amend Planning Zoning By Laws – see article
1978	38	Accept Chapter 808 of the Acts of 1975 and to revise the Zoning By-Law to conform with the provisions of Chapter 40A, The Zoning Act, as inserted in the General Laws by said Chapter 808 in accordance with amendments proposed by the Planning Board
	39	Place in B District 1.79 acres on North Meadows Lot B
	9	Add to section 8.2.3 accessory uses in same district
	10	Add section 6.2.5 frontage for water wells/water storage standpipe shall be required
1977	29	Add to section 6.2 setback in Table of Area Regulations shall not apply to fences
1976	31	Delete section 7 of Zoning By Laws "Signs" & replace new code
1975	18	Add section 9.5.1 Any reconstruction of a nonconforming structure shall require a variance
	40	Approve Wight & Farm Streets as scenic roads
1974	40	Approve Wight Street as a scenic road DISMISS Farm Street
1973	36	DISMISSED # town will vote as a quorum
	37	Amend section 5.4.1.5 & 13.10.2.a. Open area residential dev.
	41	Approve Hill, Causeway & Foundry Streets as scenic roads
1972		Nothing to review
1971	50	$ for purpose of updating the Master Plan
	55	Describe new zoning by-laws except for signs
	56	Describe new zoning by-laws for signs
1970		Nothing to review

Year	Article #	Description / Summary of Zoning Changes
1969	18	Amend Zoning By-Law by adding "Section XI Flood Plain District"
	19	Amend Zoning By-Law by adding "Section XII Watershed District"
1968	12	Allot $ for survey of central business district
1967	16	Amend Zoning By-Law adopted in 1938 – "A" residence district shall apply to "AA" & "C"
1966		Nothing to review
1965		Nothing to review
1964		Nothing to review
1963		Nothing to review
1962	41	DISMISSED Earth Removal By-Law
	42	Adopt provisions of MA General Laws, Chapter 40 Section 8C, Conservation Commission, Establishment, Powers & Duties
1961	42	Amend Zoning By-Laws adopted 1938 by changing section VII Area Regulations, paragraph 5 – lot size
	43	Amend Zoning By-Laws adopted 1938 by changing Section VII Area Regulations, paragraph 5 Lot size, sub-paragraph (2)
1960	32	Establish Park Commission consisting of three members
1959		Nothing to review
1958	20	Add to Section II ""AA, A & C" Residence District Uses
	21	Appropriate $ to repair rail fence along Frairy St. by Baker Pond
	22	Appropriate $ to install drinking fountain on Adams Street
1957		Nothing to review
1956	50	Appropriate $ to clean out Baker Pond & repair retaining wall
	51	DISMISSED investigate cost of creating usable land at Pond
1955	43	Amend section II "AA & A" residence District Uses –auto trailer
	44	Appropriate $ for sidewalk on Spring St between Main & Curve
1954		Nothing to review
1953	16	Re-establish 'Establishment of Districts" under section 1 paragraph 1 recently amended June 1953
	15	Amend Zoning By-Law of 1938 section 7 paragraph 5 lot size
1952	3	Appointed an Inspector of Wires for one year
1951	4	Adopt By-Law known as Medfield Building Law as prepared by Park & Planning Board in accordance with Chapter 143
1950		Nothing to review
1949	28	Adopt Earth Removal By-Law
	27	Adopt By-Law must notify Board of Selectman for changes to be made in any single or multiple family dwelling
1948		Nothing to review
1947	38	Town to appoint Committee to study future projects
	39	DENIED propose regulations relative to construction etc.
	40	Appropriate $ to recondition Athletic Field at Metacomet Park
1946	38	DISMISSED town to appoint Committee to study future projects

Year	Article #	Description / Summary of Zoning Changes
	39	Propose regulations thru the Dept. of Public Works relative to construction, alterations & maintenance of buildings
1945		Nothing to review
1944	24	Adopt By-Law "Specifications for construction on new streets through private property
1943		Nothing to review
1942		Nothing to review
1941		Nothing to review
1940	32	Transfer land on Brook & Green Streets to Parks Department
	33	Appoint committee to investigate question of acquiring a Town Forest
1939		Nothing to review
1938	3	Proposed Zoning By-Law accepted
	4	Accepted proposed Zoning By-Law in accordance with Chapter 40 Section 25 of the General Laws



TOWN OF MEDFIELD

Annual Town Report

FOR THE YEAR ENDING DECEMBER 31, 2016

PLANNING BOARD

To the Honorable Board of Selectmen
and Residents of Medfield:

In 2016, the Planning Board reviewed and/or approved:

- No Site Plan Approvals for two-family or multi-family residential dwellings in the RU zoning district
- One Site Plan Approval for a Mixed-Use Building in the Business District
- One Site Plan Approval for an Assisted Living Facility in the RS Zoning District (public hearing continued into 2016)
- Two modifications for existing Site Plan Approvals
- One Change of Use Determinations not requiring Site Plan Approval
- One definitive subdivision plans pursuant to the Subdivision Control Law (public hearing continued into 2016)
- Five Approval Not Required (ANR) plans pursuant to the Subdivision Control Law redefining lot lines and creating five new buildable lots and three unbuildable lots.
- There were no Scenic Road-Shade Tree hearings held in 2016. When necessary, the Planning Board holds such hearings in conjunction with the Tree Warden.

TOWN MEETING ACTION

At the Annual Town Meeting, the Planning Board voted to recommend passage of a zoning amendment which clarifies the 2012 bylaw amendment where assisted living facilities are permitted.

The Board recommended acceptance of the following streets which were also accepted at Town Meeting: Rockwood Lane, Erik Road Extension, and Quarry Road Extension. The takings process was not fully executed for Erik Road Extension and Quarry Road Extension.

SIGN ADVISORY BOARD

Under Section 13 of the Town of Medfield Zoning Bylaw the Sign Advisory Board reviews sign applications for their compliance with the Bylaw. The Advisory Board also assists applicants in understanding the Sign Bylaw and works with them to obtain results in keeping with the character of the Town. In addition Sign Advisory Board members

make recommendations to the Planning Board for changes in the Bylaw. The Board is comprised of both local business people and residents. In 2016 the Sign Advisory Board acted on 10 sign applications with 10 new permanent sign approvals.

The Planning Board would like to thank the Sign Advisory Board for all its diligent work: Matt McCormick, Chair; Jeff Hyman, Thomas Erb, Howard Richman, and John Messina.

BOARD COMPOSITION

This year saw the departure of two longtime and valued members of the Planning Board. In March, Stephen J. Browne left the Board after 20 years and, in September, Keith Diggans retired after 10 years of dedicated service to the Town. We wish them both well.

In March, Sarah Lemke and Paul McKechnie were elected to the Planning Board and bring extensive experience to the Board. In October, Teresa James was appointed to fill the seat vacated by Mr. Diggans.

OTHER BUSINESS

The Planning Board and the Board of Selectmen jointly approved the Town's first Housing Production Plan. It is the product of an ambitious planning effort that the Town has been engaged in for approximately three years, involving representatives from many Town boards and committees, Town staff, as well as interested residents. Through the Housing Needs Assessment we were able to document the extent of the local need for affordable housing and through the Housing Strategy we have developed a comprehensive approach for promoting affordable housing throughout the community. These strategies and accompanying production goals represent a challenging housing agenda for Medfield.

After receiving input from residents, the Planning Board held 13 work sessions with members of the Historical Commission and Bylaw Review Committee for the purposes of possible solutions to mitigate the impact of large duplexes/two-family dwellings and multi-family dwellings in the RU district. The results of these conversations are proposed for the 2017 Annual Town Meeting.

The Planning Board has been supportive of the Medfield State Hospital Master Planning Committee and their ongoing efforts to create a plan for reuse of the recently acquired property, and thanks member Teresa James for her participation and keeping the Board apprised of MSH related updates.

After seeking Requests for Proposals for on-call engineering, the Board voted to engage the services of B.E.T.A. Group, Inc., Consulting Engineers, from Norwood, Massachusetts, for the purpose of providing it with technical assistance and plan review.

The Planning Board acknowledges with thanks the cooperation and assistance of the Town Boards and Departments with special thanks to: Sarah Raposa, AICP, Town Planner; Carol Bergenheim, Recording Secretary; Leslee Willitts, Conservation Agent; Superintendent of Public Works Maurice Goulet; Tree Warden Edward Hinkley; Town Counsel Mark G. Cerel; and Building Commissioner/Zoning Enforcement Officer John Naff, CBO.

Respectfully submitted,

Wright C. Dickinson, Chairman
Paul D. McKechnie, Vice-Chairman
Sarah T. Lemke, Clerk
George N. Lester, Member
Teresa James, Member
Gregory Sullivan, Associate Member

Article 38. To see if the Town will vote to authorize the Board of Selectmen to appoint a Senior Housing Study Committee to investigate ways to address the need for affordable housing for an aging population, or do or act anything in relation thereto.

(Council on Aging)

VOTED: To authorize the Board of Selectmen to appoint a Senior Housing Study Committee to investigate ways to address the need for affordable housing for an aging population. **MOTION CARRIES (4/25/2016)**

Article 39. To see if the Town will vote to accept as public ways all or a portion of the following streets:

Rockwood Road from Station 0+00 to Station 4+97.81
Quarry Road from Station 8+88.09 to Station 16+97.87
Erik Road from Station 0+00.00 to Station 9+00.00

As laid out by the Board of Selectmen and as shown on a plan referred to in the Order of Layout on file with the Town Clerk's office and to authorize the Board of Selectmen to acquire by eminent domain or otherwise, such rights, titles and easements, including drainage easements, as may be necessary to accomplish such purposes, or do or act anything in relation thereto.

(Board of Selectmen)

VOTED: To accept as public ways all or a portion of the following streets:

Rockwood Road from Station 0+00 to Station 4+97.81

Quarry Road from Station 8+88.09 to Station 16+97.87

Erik Road from Station 0+00.00 to Station 9+00.00

As laid out by the Board of Selectmen and as shown on a plan referred to in the Order of Layout on file with the Town Clerk's office and authorize the Board of Selectmen to acquire by eminent domain or otherwise, such

rights, titles and easements, including drainage easements, as may be necessary to accomplish such purposes.
PASSED BY 2/3 MAJORITY (4/26/2016)

Article 40. To see if the Town will vote to amend the Code of the Town of Medfield, Chapter 150 Historic Preservation, Article II Demolition Delay, §150-17, ¶ C by adding after the existing sentence:

Within thirty (30) days of its receipt of an applicant's appeal, the Board of Selectmen shall schedule a public hearing; the Board of Selectmen shall provide written notice thereof to the applicant, the Historic Commission, and to immediate abutters and the Board shall provide notice to the public by publication once in a newspaper of general circulation.

At that public meeting, the Board of Selectmen shall review the record of the Historic Commission's proceedings, including meeting minutes and any documents. Based upon its review, the Board of Selectmen shall determine if a reasonable factual basis exists to support Historic Commission's finding that the property or structure is "historically significant" and should be "preferably preserved". If the Board of Selectmen determines that a reasonable factual basis exists, it shall uphold the Historic Commission; if the Board of Selectmen determines there is not a reasonable factual basis, it shall direct that the demolition delay be lifted, or do or act anything in relation thereto.

(Board of Selectmen and Historic Commission)

VOTED: That Article 40 be approved as set out in the Warrant Report
PASSED BY MAJORITY (4/25/2016)

Article 41. To see if the Town will vote to amend the Code of the Town of Medfield, Part II: General Legislation, Chapter 300 ZONING, Article 5, §300-5.4. Table of Use Regulations, Attachment 1:

Section 2 Public, Semi-Public/Institution:

		A	RE	RT	RS	RU	B	BI	IE
2.8	Hospital, convalescent, nursing home, hospice, continuing care, or assisted-living facility	No	No	No	SP	SP	SP	SP	SP

by striking "SP" in the RS District and replacing it with "No" in the RS district, and

Section 4 Commercial/Business:

		A	RE	RT	RS	RU	B	BI	IE
4.10.	Hospice, or nursing homes, convalescent and assisted-living facilities and medical and dental offices	No	No	No	SP	SP	SP	SP	SP

by striking "SP" in the RS District and replacing it with "No" in the RS district, or do or act anything in relation thereto.

(Board of Selectmen)

MOTION: To table this article **MOTION DOES NOT CARRY 4/25/2016**

VOTED: To amend the Code of the Town of Medfield, Part II: General Legislation, Chapter 300 ZONING, Article 5, §300-5.4. Table of Use Regulations, Attachment 1:

Section 2 Public, Semi-Public/Institution:

		A	RE	RT	RS	RU	B	BI	IE
2.8	Hospital, convalescent, nursing home, hospice, continuing care, or assisted-living facility	No	No	No	SP	SP	SP	SP	SP

by striking "SP" in the RS District and replacing it with "No" in the RS district, and

Section 4 Commercial/Business:

		A	RE	RT	RS	RU	B	BI	IE
4.10.	Hospice, or nursing homes, convalescent and assisted-living facilities and medical and dental offices	No	No	No	SP	SP	SP	SP	SP

by striking "SP" in the RS District and replacing it with "No" in the RS district. **PASSED BY THE 2/3 REQUIRED (4/25/2016)**

Article 42. To see if the Town will vote to appropriate a sum of money and determine in what manner said sum shall be raised for the purpose of funding the FY15 and FY16 collective bargaining contract with the Medfield Permanent Firefighters Association, Local 4478, IAFF, AFL-CIO, or do or act anything in relation thereto.

(Board of Selectmen)

VOTED: To appropriate one-hundred ten-thousand eight-hundred thirty-six dollars ($110,836) said sum to be raised on the fy17 tax levy for the purpose of funding the fy15 and fy16 collective bargaining contract with the Medfield Permanent Firefighters Association, Local 4478, IAFF, AFL-CIO. **PASSED (4/25/2016)**

Article 43. To see if the Town will authorize the Board of Assessors to use a sum of money from free cash in the Treasury for the reduction of the tax rate for the fiscal year 2017, or do or act anything in relation thereto.

(Board of Assessors)

VOTED: To authorize the Board of Assessors to use $720,000 from free cash in the Treasury for the reduction of the tax rate for the fiscal year 2017. **CARRIES (4/26/2016)**

And you are directed to serve the Warrant by posting an attested copy thereof, in the usual place for posting warrants in said Medfield, seven days at least before the time of hold said Town Meeting.

Hereof fail not and make due return of this Warrant with your doings thereon, unto the Town Clerk at the time and place of the Town Meeting aforesaid. Given unto our hands this 22nd day of March, Two-Thousand and Sixteen.

Richard DeSorgher /s/
Osler Peterson /s/
Mark Fisher /s/

rights, titles and easements, including drainage easements, as may be necessary to accomplish such purposes.
PASSED BY 2/3 MAJORITY (4/26/2016)

Article 40. To see if the Town will vote to amend the Code of the Town of Medfield, Chapter 150 Historic Preservation, Article II Demolition Delay, §150-17, ¶ C by adding after the existing sentence:

Within thirty (30) days of its receipt of an applicant's appeal, the Board of Selectmen shall schedule a public hearing; the Board of Selectmen shall provide written notice thereof to the applicant, the Historic Commission, and to immediate abutters and the Board shall provide notice to the public by publication once in a newspaper of general circulation.

At that public meeting, the Board of Selectmen shall review the record of the Historic Commission's proceedings, including meeting minutes and any documents. Based upon its review, the Board of Selectmen shall determine if a reasonable factual basis exists to support Historic Commission's finding that the property or structure is "historically significant" and should be "preferably preserved". If the Board of Selectmen determines that a reasonable factual basis exists, it shall uphold the Historic Commission; if the Board of Selectmen determines there is not a reasonable factual basis, it shall direct that the demolition delay be lifted, or do or act anything in relation thereto.

(Board of Selectmen and Historic Commission)

VOTED: That Article 40 be approved as set out in the Warrant Report
PASSED BY MAJORITY (4/25/2016)

Article 41. To see if the Town will vote to amend the Code of the Town of Medfield, Part II: General Legislation, Chapter 300 ZONING, Article 5, §300-5.4. Table of Use Regulations, Attachment 1:

Section 2 Public, Semi-Public/Institution:

		A	RE	RT	RS	RU	B	BI	IE
2.8	Hospital, convalescent, nursing home, hospice, continuing care, or assisted-living facility	No	No	No	SP	SP	SP	SP	SP

by striking "SP" in the RS District and replacing it with "No" in the RS district, and

Section 4 Commercial/Business:

		A	RE	RT	RS	RU	B	BI	IE
4.10.	Hospice, or nursing homes, convalescent and assisted-living facilities and medical and dental offices	No	No	No	SP	SP	SP	SP	SP

by striking "SP" in the RS District and replacing it with "No" in the RS district, or do or act anything in relation thereto.

(Board of Selectmen)

MOTION: To table this article **MOTION DOES NOT CARRY 4/25/2016**

VOTED: To amend the Code of the Town of Medfield, Part II: General Legislation, Chapter 300 ZONING, Article 5, §300-5.4. Table of Use Regulations, Attachment 1:

Section 2 Public, Semi-Public/Institution:

		A	RE	RT	RS	RU	B	BI	IE
2.8	Hospital, convalescent, nursing home, hospice, continuing care, or assisted-living facility	No	No	No	SP	SP	SP	SP	SP

by striking "SP" in the RS District and replacing it with "No" in the RS district, and

Section 4 Commercial/Business:

		A	RE	RT	RS	RU	B	BI	IE
4.10.	Hospice, or nursing homes, convalescent and assisted-living facilities and medical and dental offices	No	No	No	SP	SP	SP	SP	SP

by striking "SP" in the RS District and replacing it with "No" in the RS district. **PASSED BY THE 2/3 REQUIRED (4/25/2016)**

Article 42. To see if the Town will vote to appropriate a sum of money and determine in what manner said sum shall be raised for the purpose of funding the FY15 and FY16 collective bargaining contract with the Medfield Permanent Firefighters Association, Local 4478, IAFF, AFL-CIO, or do or act anything in relation thereto.

(Board of Selectmen)

VOTED: To appropriate one-hundred ten-thousand eight-hundred thirty-six dollars ($110,836) said sum to be raised on the fy17 tax levy for the purpose of funding the fy15 and fy16 collective bargaining contract with the Medfield Permanent Firefighters Association, Local 4478, IAFF, AFL-CIO. **PASSED (4/25/2016)**

Article 43. To see if the Town will authorize the Board of Assessors to use a sum of money from free cash in the Treasury for the reduction of the tax rate for the fiscal year 2017, or do or act anything in relation thereto.

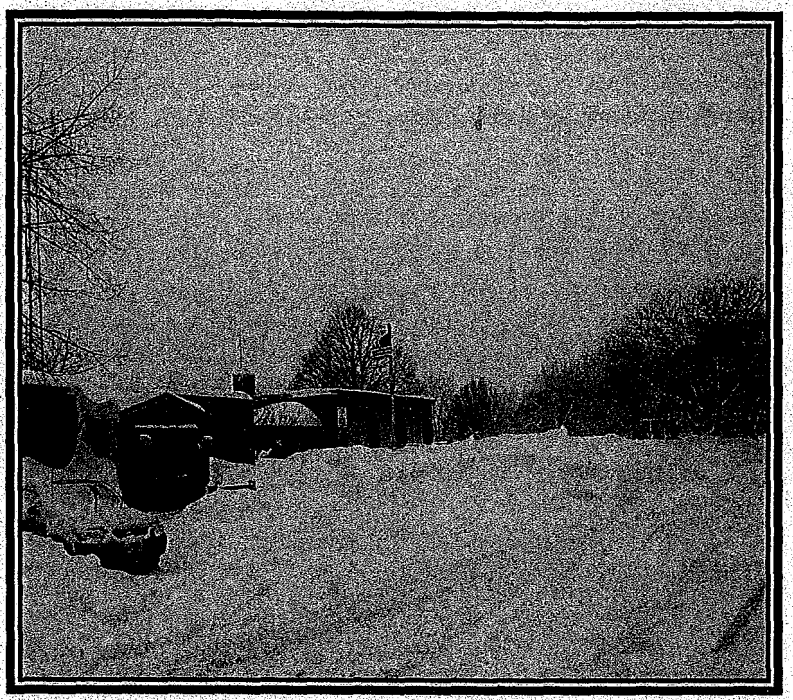
(Board of Assessors)

VOTED: To authorize the Board of Assessors to use $720,000 from free cash in the Treasury for the reduction of the tax rate for the fiscal year 2017. **CARRIES (4/26/2016)**

And you are directed to serve the Warrant by posting an attested copy thereof, in the usual place for posting warrants in said Medfield, seven days at least before the time of hold said Town Meeting.

Hereof fail not and make due return of this Warrant with your doings thereon, unto the Town Clerk at the time and place of the Town Meeting aforesaid. Given unto our hands this 22nd day of March, Two-Thousand and Sixteen.

Richard DeSorgher /s/
Osler Peterson /s/
Mark Fisher /s/



A view of the snow on North Street

TOWN OF MEDFIELD

Annual Town Report

FOR THE YEAR ENDING DECEMBER 31, 2015

BOARD OF APPEALS ON ZONING

To the Honorable Board of Selectmen
and Residents of Medfield:

During 2015 the Board of Appeals held 28 public hearings and acted on the following applications as follows (some applications had multiple requests for relief from the *Town of Medfield Zoning Bylaw*):

GRANTED:

- Two Special Permits to allow family apartments
- Three Special Permits for parking in the Downtown Business District
- One Special Permit to allow a swimming pool within the setback
- One Special Permit to allow a swimming pool to exceed lot coverage with a system for recharge
- Three Special Permits to allow work in the Flood Plain District, Aquifer Protection District, and/or Watershed Protection District
- Seven Findings that renovations/additions to houses or teardowns would not be detrimental to the neighborhood
- Three Modifications of previous decisions
- Five Special Permits for a restaurant and/or food preparation
- One Special Permit for Manufacturing
- One Waiver to signage regulations as part of a previously issued comprehensive permit for the Parc at Medfield
- Four Variances for dimensional relief

Four applications were denied.

Three joint work sessions were held with the Planning Board to discuss common issues and potential zoning bylaw amendments.

In April, Rebecca Erlichman was appointed by the Board of Selectmen as an associate member.

The Board would like to express its sincere thanks for all the support and consideration it has received this past year from the Town Boards and the residents of the Town of Medfield.

Respectfully submitted,

Stephen M. Nolan, Chairman
Charles H. Peck, Member
Douglas C. Boyer, Member
Rebecca Erlichman, Associate
John J. McNicholas, Associate
Neal J. O'Connor, Associate

PLANNING BOARD

To the Honorable Board of Selectmen
and Residents of Medfield:

In 2015, the Planning Board reviewed and/or approved:

- One Site Plan Approval for a two-family residential dwelling in the RU zoning district
- One Site Plan Approval for a Mixed-Use Building in the Business District
- Nine Change of Use Determinations not requiring Site Plan Approval
- One definitive subdivision plan pursuant to the Subdivision Control Law on Hospital Road proposing five lots
- Two Approval Not Required (ANR) plans pursuant to the Subdivision Control Law redefining lot lines and creating one new buildable lot
- There were no Scenic Road-Shade Tree hearings held in 2015. When necessary, the Planning Board holds such hearings in conjunction with the Tree Warde

TOWN MEETING ACTION

At the Annual Town Meeting, the Planning Board voted to recommend passage of a zoning amendment which grants the authority for the building commissioner to make certain findings under MGL Ch 40A §6 in an effort to streamline permitting of some residential improvement projects. Also passed were a standard methodology for calculating "height" and the ability for the Board of Appeals to review and approve, on a case-by-case basis, additional impervious surface for recreational structures with the requirement of on-site infiltration of any precipitation on the excess area.

SIGN ADVISORY BOARD

Under Section 13 of the Town of Medfield Zoning Bylaw the Sign Advisory Board reviews sign applications for their compliance with the Bylaw. The Advisory Board also assists applicants in understanding the Sign Bylaw and works with them to obtain results in keeping with the character of the Town. In addition Sign Advisory Board members make recommendations to the Planning Board for changes in the Bylaw. The Board is comprised of both local business people and

residents. In 2015 the Sign Advisory Board acted on 11 sign applications with 9 new permanent sign approvals.

The Planning Board would like to thank the Sign Advisory Board for all its diligent work: Matt McCormick, Chair; Jeff Hyman, Tom Erb, and John Messina.

BOARD COMPOSITION

In July, valued member Elissa Franco resigned from the Board after 15 years of dedicated service to the Town. The Board is grateful for her vast knowledge and leadership over the years.

In April the Board welcomed its first associate members, Paul McKechnie and Teresa James. Paul was appointed by the Board of Selectmen to fill Elissa's vacated seat in August. In October, Gregory Sullivan was appointed as an associate member.

OTHER BUSINESS

The Planning Board has been supportive of the Medfield State Hospital Master Planning Committee and their ongoing efforts to create a plan for reuse of the recently acquired property, and thanks member Stephen Browne for his participation and keeping the Board apprised of MSH related updates.

The Planning Board acknowledges with thanks the cooperation and assistance of the Town Boards and Departments with special thanks to: Sarah Raposa, AICP, Town Planner; Leslee Willitts, Conservation Agent; Superintendent of Public Works Kenneth P. Feeney; Tree Warden Edward Hinkley; Town Counsel Mark G. Cerel; and Building Commissioner/Zoning Enforcement Officer John Naff, CBO.

Respectfully submitted,

Keith R. Diggans, Chairman
Wright C. Dickinson, Vice-Chairman
George N. Lester, Clerk
Stephen J. Browne, Member
Paul D. McKechnie, Member

VOTED: That the Town amend the Code of the Town of Medfield, MA, Chapter 180 – Noise by striking the following sections: §180-3, §180-5 and §180-7, by renumbering section §180-4 to §180-3 and renumbering section §180-6 to §180-4 and by adding the proposed new ARTICLES IV and V, as set out in the Warrant, with the following addition, Add in Section 180-6 Exceptions

A. (iii) Commercial uses and activities in the B-I and I-E Zoning districts

PASSED BY MAJORITY REQUIRED (4/27/2015)

Article 32. To see if the Town will vote to amend the Town Code of Medfield, MA, Chapter 300, Zoning, Article 9 Nonconforming Uses, Structures and Lots, Paragraph 9.1 Application of Nonconformity by adding a new Section C:

C. Change, extension or alteration of nonconforming structures –

1. The Building Commissioner may permit a proposed extension, alteration, or change to a preexisting nonconforming single- or two-family dwelling, if he or she determines that there will be no increase to the nonconforming nature of said structure. A proposed extension, alteration, or change shall be deemed not to increase the nonconforming nature of said structure if:

(a) The structure is located on a lot with insufficient area, frontage, width, depth, or perfect square but the proposed extension, alteration, or change complies with all other current requirements of the Table of Area Regulations and the Table of Height and Bulk Regulations.

(b) The structure already encroaches upon one or more required yard or setback areas, but the proposed extension, alteration, or change will comply with the appropriate setbacks for the proposal and all other current setback, yard and building height requirements that the original lot complied with.

2. Any proposed extension, alteration, or change to a preexisting nonconforming single- or two-family dwelling that the Building

Commissioner determines will increase the nonconforming nature of such structure shall require the granting of a special permit from the Board of Appeals. The Board of Appeals may grant a special permit if it determines that such extension, alteration, or change will not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

3. Other preexisting nonconforming structures may be extended, altered or changed upon the granting of a special permit from the Board of Appeals if the Board of Appeals finds that such extension, alteration or change will not be substantially more detrimental to the neighborhood than the existing nonconforming building or structure.

(Planning Board)

VOTED: That the Town amend the Code of the Town of Medfield, MA, Chapter 300, Zoning, Article 9 Nonconforming Uses, Structures and Lots, Paragraph 9.1 Application of nonconformity, by adding a new Section C., to read as set out in the Warrant. **CARRIES BY 2/3 VOTE (4/27/2015)**

Article 33. To see if the Town will vote to amend the Town Code of Medfield, MA, Chapter 300, Zoning, Article 2, Definitions, to add the definition for "Height" in appropriate alphabetical order:

Height - The vertical distance, not to exceed the maximum identified in the Table of Height and Bulk Regulations, between the highest point of the roof and the average elevation of the naturally existing grade (the measurements to be taken around the structure, or at the four corners) prior to any excavation, leveling, grading, or filling at the building foundation. The maximum height is exclusive of chimneys, air shafts, ventilators, vents, lightning rods or similar items which may be of the height required for proper operation or use. Building height applies to all buildings and/or structures. The building shall remain in compliance with the height requirement after final grading.

(Planning Board)

VOTED: That the Town amend the Code of the Town of Medfield, MA, Chapter 300 Zoning, Article 2, Definitions, to add a definition for " Height" in appropriate alphabetical order, to read as set out in the Warrant. **PASSED BY REQUIRED 2/3 (4/27/2015)**

Article 34. To see if the Town will vote to amend the Town Code of Medfield, MA, Chapter 300, Zoning, Article 6, Paragraph 6.3 Height and Bulk Regulations, Attachment 3 to eliminate the column "Permitted Height (stories)":

300 Attachment 3

Town of Medfield

Table of Height and Bulk Regulations

District	Maximum Height (feet)	~~Permitted Height (stories)~~	Maximum Floor Area Ratio Including Accessory Buildings	Maximum Lot Coverage	Multifamily Dwelling Minimum Unit Floor Area (square feet)
A*		-			
RE	35	~~2 1/2~~	0.2	10%	Not permitted
RT	35	~~2 1/2~~	0.25	15%	Not permitted
RS	35	~~2 1/2~~	0.35	20%	Not permitted
RU	35	~~2 1/2~~	0.35	35%	500
		-			450**
B	35	~~3~~	0.75	90%	Not permitted
BI	30	~~2~~	0.75	90%	Not permitted
IE	35	~~2~~	0.5	90%	Not permitted

NOTES:

* See § 300-5.5.

** 450 square feet required for public housing for elderly.

(Planning Board)

VOTED: Article did not pass by 2/3 required. (4/27/2015)

Article 35. To see if the Town will vote to amend the Town Code of Medfield, MA, Chapter 300, Zoning, Article 6 Area, Height and Bulk Regulations, Paragraph 6.3 Height and Bulk Regulations: by adding a new Section E:

A. Recreational structures are subject to the requirements of the Table of Height and Bulk Regulations adopted in accordance with § 300-6.2 of the Medfield Zoning Bylaw, except that the Board of Appeals may in Districts RE, RT, RS and RU, by Special permit as specified in Section §14.10.E, allow a greater Maximum Lot Coverage not to exceed 5% beyond the Maximum Lot Coverage for the zoning district.

(Planning Board)

VOTED: That the Town amend the Code of the Town of Medfield, MA, Chapter 300, Zoning, Article 6, Area, Height and Bulk Regulations, Paragraph 6.3, Height and Bulk Regulations, by adding a new section E to read as set out in the Warrant. **CARRIES BY REQUIRED 2/3 VOTE (4/27/2015)**

Article 36. To see if the Town will vote to name the intersection of Emerson Road and Flint Locke Lane Paul F. Curran Civic Square in memory of Paul F. Curran and appropriate a sum of money and determine in what manner said sum shall be raised, for the installation of a sign, which includes the Town Seal and indicates this designation, and for appropriate dedicatory services, or do or take any other action relating thereto.

(Committee to Study Memorials)

VOTED: that the Town name the intersection of Emerson Road and Flintlocke Lane Paul F. Curran Civic Square in memory of Paul F. Curran and appropriate $500, said sum to be raised on the fy16 tax levy, for the installation of a sign, which includes the Town Seal and indicates this designation, and for appropriate dedicatory services. **CARRIES UNANIMOUS (4/27/2015)**

Article 37. To see if the Town will vote to appropriate a sum of money and determine in what manner said sum shall be raised for the purpose of

VOTED: That the Town amend the Code of the Town of Medfield, MA, Chapter 180 – Noise by striking the following sections: §180-3, §180-5 and §180-7, by renumbering section §180-4 to §180-3 and renumbering section §180-6 to §180-4 and by adding the proposed new ARTICLES IV and V, as set out in the Warrant, with the following addition, Add in Section 180-6 Exceptions

A. (iii) Commercial uses and activities in the B-I and I-E Zoning districts

PASSED BY MAJORITY REQUIRED (4/27/2015)

Article 32. To see if the Town will vote to amend the Town Code of Medfield, MA, Chapter 300, Zoning, Article 9 Nonconforming Uses, Structures and Lots, Paragraph 9.1 Application of Nonconformity by adding a new Section C:

C. Change, extension or alteration of nonconforming structures –

1. The Building Commissioner may permit a proposed extension, alteration, or change to a preexisting nonconforming single- or two-family dwelling, if he or she determines that there will be no increase to the nonconforming nature of said structure. A proposed extension, alteration, or change shall be deemed not to increase the nonconforming nature of said structure if:

(a) The structure is located on a lot with insufficient area, frontage, width, depth, or perfect square but the proposed extension, alteration, or change complies with all other current requirements of the Table of Area Regulations and the Table of Height and Bulk Regulations.

(b) The structure already encroaches upon one or more required yard or setback areas, but the proposed extension, alteration, or change will comply with the appropriate setbacks for the proposal and all other current setback, yard and building height requirements that the original lot complied with.

2. Any proposed extension, alteration, or change to a preexisting nonconforming single- or two-family dwelling that the Building

Commissioner determines will increase the nonconforming nature of such structure shall require the granting of a special permit from the Board of Appeals. The Board of Appeals may grant a special permit if it determines that such extension, alteration, or change will not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

3. Other preexisting nonconforming structures may be extended, altered or changed upon the granting of a special permit from the Board of Appeals if the Board of Appeals finds that such extension, alteration or change will not be substantially more detrimental to the neighborhood than the existing nonconforming building or structure.

(Planning Board)

VOTED: That the Town amend the Code of the Town of Medfield, MA, Chapter 300, Zoning, Article 9 Nonconforming Uses, Structures and Lots, Paragraph 9.1 Application of nonconformity, by adding a new Section C., to read as set out in the Warrant. **CARRIES BY 2/3 VOTE (4/27/2015)**

Article 33. To see if the Town will vote to amend the Town Code of Medfield, MA, Chapter 300, Zoning, Article 2, Definitions, to add the definition for "Height" in appropriate alphabetical order:

Height - The vertical distance, not to exceed the maximum identified in the Table of Height and Bulk Regulations, between the highest point of the roof and the average elevation of the naturally existing grade (the measurements to be taken around the structure, or at the four corners) prior to any excavation, leveling, grading, or filling at the building foundation. The maximum height is exclusive of chimneys, air shafts, ventilators, vents, lightning rods or similar items which may be of the height required for proper operation or use. Building height applies to all buildings and/or structures. The building shall remain in compliance with the height requirement after final grading.

(Planning Board)

VOTED: That the Town amend the Code of the Town of Medfield, MA, Chapter 300 Zoning, Article 2, Definitions, to add a definition for " Height" in appropriate alphabetical order, to read as set out in the Warrant. **PASSED BY REQUIRED 2/3 (4/27/2015)**

Article 34. To see if the Town will vote to amend the Town Code of Medfield, MA, Chapter 300, Zoning, Article 6, Paragraph 6.3 Height and Bulk Regulations, Attachment 3 to eliminate the column "Permitted Height (stories)":

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Town of Medfield

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RS	35	~~2 1/2~~	0.35	20%	Not permitted
RU	35	~~2 1/2~~	0.35	35%	500
		-			450**
B	35	~~3~~	0.75	90%	Not permitted
BI	30	~~2~~	0.75	90%	Not permitted
IE	35	~~2~~	0.5	90%	Not permitted

NOTES:

* See § 300-5.5.

** 450 square feet required for public housing for elderly.

(Planning Board)

VOTED: Article did not pass by 2/3 required. (4/27/2015)

Article 35. To see if the Town will vote to amend the Town Code of Medfield, MA, Chapter 300, Zoning, Article 6 Area, Height and Bulk Regulations, Paragraph 6.3 Height and Bulk Regulations: by adding a new Section E:

A. Recreational structures are subject to the requirements of the Table of Height and Bulk Regulations adopted in accordance with § 300-6.2 of the Medfield Zoning Bylaw, except that the Board of Appeals may in Districts RE, RT, RS and RU, by Special permit as specified in Section §14.10.E, allow a greater Maximum Lot Coverage not to exceed 5% beyond the Maximum Lot Coverage for the zoning district.

(Planning Board)

VOTED: That the Town amend the Code of the Town of Medfield, MA, Chapter 300, Zoning, Article 6, Area, Height and Bulk Regulations, Paragraph 6.3, Height and Bulk Regulations, by adding a new section E to read as set out in the Warrant. **CARRIES BY REQUIRED 2/3 VOTE (4/27/2015)**

Article 36. To see if the Town will vote to name the intersection of Emerson Road and Flint Locke Lane Paul F. Curran Civic Square in memory of Paul F. Curran and appropriate a sum of money and determine in what manner said sum shall be raised, for the installation of a sign, which includes the Town Seal and indicates this designation, and for appropriate dedicatory services, or do or take any other action relating thereto.

(Committee to Study Memorials)

VOTED: that the Town name the intersection of Emerson Road and Flintlocke Lane Paul F. Curran Civic Square in memory of Paul F. Curran and appropriate $500, said sum to be raised on the fy16 tax levy, for the installation of a sign, which includes the Town Seal and indicates this designation, and for appropriate dedicatory services. **CARRIES UNANIMOUS (4/27/2015)**

Article 37. To see if the Town will vote to appropriate a sum of money and determine in what manner said sum shall be raised for the purpose of



Medfield Town Garage

TOWN OF MEDFIELD

Annual Town Report

FOR THE YEAR ENDING DECEMBER 31, 2014

PLANNING BOARD

To the Honorable Board of Selectmen
and Residents of Medfield:

In 2014, the Planning Board reviewed and/or approved:

- One Site Plan Approval for two-family residential dwellings in the RU zoning district which was denied
- One Site Plan Approval for Municipal Use (for the proposed Public Safety Building)
- One Site Plan Approval for Commercial Use (for the Clark Tavern project; current status: decision appealed)
- Two Change of Use Determinations not requiring Site Plan Approval
- One preliminary and definitive subdivision plan pursuant to the Subdivision Control Law on Dale Street proposing four lots
- Seven Approval Not Required (ANR) plans pursuant to the Subdivision Control Law creating new two buildable lots and several unbuildable lots/redefining lot lines. Two such ANR plans were related to the legislation regarding the Medfield State Hospital water tower land and the purchase of two parcels of land at Medfield State Hospital.
- There were no Scenic Road-Shade Tree hearings held in 2014. When necessary, the Planning Board holds such hearings in conjunction with the Tree Warden.

Town Meeting Action

In Town Meeting action, the Board voted to recommend passage of several non-substantive ministerial changes, and minor substantive changes to the Zoning Bylaw for the purpose of codifying the Zoning Bylaw. The Planning Board also recommended approval of the article submitted by the Medfield Energy Committee which created a new Section 19, Solar Photovoltaic Overlay District (PVOD), for the purpose of regulating the siting and permitting of large-scale ground-mounted solar photovoltaic installations.

Sign Advisory Board

Under Section 13 of the Town of Medfield Zoning Bylaw the Sign Advisory Board reviews sign applications for their compliance with the Bylaw. The Advisory Board also assists applicants in understanding

the Sign Bylaw and works with them to obtain results in keeping with the character of the Town. In addition Sign Advisory Board members make recommendations to the Planning Board for changes in the Bylaw. The Board is comprised of both local business people and residents. In 2014 the Sign Advisory Board acted on 10 sign applications with 8 new permanent sign approvals.

The Planning Board would like to thank the Sign Advisory Board for all its diligent work: Matt McCormick, Chair; Jeff Hyman, Thomas Erb, and John Messina.

Downtown Sidewalk Design and Aesthetics Study Committee
The Downtown Sidewalk Design and Aesthetics Study Committee was created by the Planning Board in 2013 to study whether brick sidewalks are appropriate in the downtown and where and what types of trees should be planted in the downtown. In 2014, the Planning Board endorsed their recommended streetscape vision and thanks Matt McCormick, Michael Lueders, Michael Taylor, Rob Gregg (resigned in 2014), Chief Robert Meaney, DPW Foreman Robert Kennedy, Jr., and Town Planner Sarah Raposa for their work.

Other Business
The Planning Board acknowledges with thanks the cooperation and assistance of the Town Boards and Departments with special thanks to: Sarah Raposa, Town Planner; Leslee Willitts, Conservation Agent; Superintendent of Public Works Kenneth P. Feeney; Tree Warden Edward Hinkley; Town Counsel Mark G. Cerel; and Building Commissioner/Zoning Enforcement Officer John Naff, CBO.

Respectfully submitted,

Stephen J. Browne, Chairman
Keith R. Diggans, Vice-Chairman
Wright C. Dickinson, Clerk
Elissa G. Franco, Member
George N. Lester, Member

BOARD OF APPEALS ON ZONING

To the Honorable Board of Selectmen
and Residents of Medfield:

During 2014 the Board of Appeals held 44 public hearings and acted on thirty applications as follows (some applications had multiple requests for relief from the *Town of Medfield Zoning Bylaw*):

GRANTED:

- Two Special Permit to allow family apartments
- Two Special Permits for parking in the Downtown Business District
- Two Special Permits to allow a swimming pool within the setback
- Two Special Permits to allow work in the Flood Plain District, Aquifer Protection District, and/or Watershed Protection District
- Thirty-eight Findings that renovations/additions to houses would not be detrimental to the neighborhood
- Two Special Permits for municipal uses (for the new State Hospital water tower and the proposed Public Safety Building)
- Two Modifications of previous decisions
- Two Special Permits for home occupations
- Two Special Permits for a restaurant and/or food preparation
- Four Special Permits for Historic Properties
- One Approval Not Required (ANR) plan as part of a previously issued comprehensive permit for the Parc at Medfield
- Two Variances for dimensional relief

Two applications were denied.

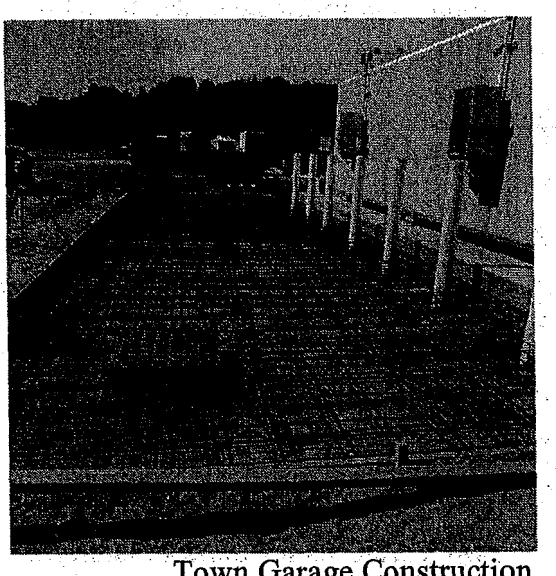
Three joint work sessions were held with the Planning Board to discuss common issues and potential zoning bylaw amendments.

In November, Member Russell J. Hallisey resigned from the Board after 14 years of service. Douglas C. Boyer was appointed as a full member of the Board (having previously been an associate member) and there is one vacancy for an associate member.

The Board would like to express its sincere thanks for all the support and consideration it has received this past year from the Town Boards and the residents of the Town of Medfield.

Respectfully submitted,

Stephen M. Nolan, Chairman
Charles H. Peck, Member
Douglas C. Boyer, Member
John J. McNicholas, Associate
Neal J. O'Connor, Associate



Town Garage Construction

Article 41. To see if the Town will vote to accept a gift from R Edward and Margaret D. Beard, Trustees of Good Earth Realty, of a parcel of land located between the currently constructed Pine Street and the accepted layout of Pine Street, said parcel located in the vicinity of 100 Pine Street and identified on the Medfield Assessor's maps as Map 66, Parcel 011 or do or act anything in relation thereto.

(Board of Selectmen)

VOTED: To accept a gift of land as set out in the Warrant. **PASSED UNANIMOUS 4/28/2014**

Article 42. To see if the Town will vote to authorize Board of Selectmen to accept a confirmatory instrument, make a confirmatory taking by eminent domain, or take any other action they deem necessary to confirm the Town's ownership of an unimproved 5.75 acre parcel of land on Harding Street originally acquired by deed dated July 25, 2005 and recorded at Norfolk County Registry of Deeds in Book 22738 at Page 16, which deed contained a legal description referencing a recorded plan which included an inaccurate boundary description, which inaccuracy has since been corrected by an amended plan entitled "Amended Plan of Land in Medfield, MA" dated June 1, 2013 and recorded on February 10, 2014 at said Registry of Deeds in Plan Book 628 at Page 87, or do or act anything in relation thereto.

(Town Counsel)

VOTED: To authorize Board of Selectmen to accept a confirmatory instrument, make a confirmatory taking by eminent domain, or take any other action they deem necessary to confirm the Town's ownership of an unimproved 5.75 acre parcel of land on Harding Street originally acquired by deed dated July 25, 2005 and recorded at Norfolk County Registry of Deeds in Book 22738 at Page 16, which deed contained a legal description referencing a recorded plan which included an inaccurate boundary description, which inaccuracy has since been corrected by an amended plan entitled "Amended Plan of Land in Medfield, MA" dated June 1, 2013 and recorded on February 10, 2014 at said Registry of Deeds in Plan Book 628 at Page 87. **PASSED UNANIMOUS 4/28/2014**

Article 43. To see if the Town will vote to amend the Zoning Bylaw, Section 5 Use Regulations, paragraph 5.4 Table of Use Regulations, 5.4.4.10a . to change the name "Medical marijuana treatment facility" to "Medical marijuana dispensary",and to authorize the Town Clerk to take

any action necessary to format this amended bylaw to fit within the new codification of the Town's existing bylaws if approved by this Town meeting, or do or act anything in relation thereto.

(Planning Board)

VOTED: To amend the Zoning Bylaw, Section 5 Use Regulations, paragraph 5.4 Table of Use Regulations, 5.4.4.10a . to change the name "Medical marijuana treatment facility" to "Medical marijuana dispensary",and to authorize the Town Clerk to take any action necessary to format this amended bylaw to fit within the new codification of the Town's existing bylaws if approved by this Town meeting. **PASSED UNANIMOUS 4/28/2014**

Article 44 To see if the Town will vote to accept the provisions of G.L., chapter 64L, Section 2(a) imposing a local sales tax on the sale of restaurant meals originating within the Town of Medfield at the rate of 0.75% on the gross receipts, or do or act anything in relation thereto.

(Board of Selectmen)

VOTED: to accept the provisions of G.L. Chapter 64L, Section 2(a). **PASSED BY MAJORITY 4/28/2014**

Article 45. To see of the Town will authorize the Board of Assessors to use a sum of money from free cash in the Treasury for the reduction of the tax rate for the fiscal year 2015, or do or act anything in relation thereto.

(Board of Assessors)

VOTED: To authorize the Board of Assessors to use $500,000 from free cash in the Treasury for the reduction of the tax rate for the fiscal year 2015. **PASSED UNANIMOUS 4/28/2014**

And you are directed to serve this Warrant by posting an attested copy thereof, in the usual place for posting warrants in said Medfield, seven days at lease before the time of holding said Town Meeting.

Hereof fail not and make due return of this Warrant with your doings thereon, unto the Town Clerk at the time and place of the Town Meeting aforesaid. Given unto our hands this 15th day of April Two-Thousand and Fourteen.

Osler Peterson /s/

a curb ramp designated for use by handicapped persons as a means of egress to a street or public way.

all as set forth in a document entitled "Medfield Recodification – Final Draft – February 2014," showing text to be inserted underlined and text to be deleted in the margins, on file in the office of the Town Clerk and available on the Town's website at http://www.town.medfield.net, or do or take any action in relation thereto.

(Charter and By-law Review Committee)

VOTED: To amend Town of Medfield Bylaws as described in the warrant and set out in a document entitled "Medfield Recodification-Final Draft-February 2014" on file in the office of the Town Clerk. **PASSED UNANIMOUS 4/28/2014**

Article 33. To see if the Town will vote to amend the Town of Medfield Zoning Bylaw by:

(1) Making nonsubstantive, ministerial amendments to the Zoning Bylaw providing for consistency with the General Laws and internally with regard to spelling, capitalization, citation of numbers and General Laws references, updating references to existing Town and state offices and bodies, and making the text gender-neutral; and

(2) Updating titles of boards and/or officers and/or departments as follows:

a. "Zoning Enforcing Officer" is changed to "Zoning Enforcement Officer."

b. "Massachusetts Department of Public Works" is changed to "Massachusetts Department of Transportation."

c. "United States Soil Conservation Service" is changed to "United States Natural Resources Conservation Service."

(3) Making certain minor substantive changes to help effectuate the goals of the Bylaw Recodification:

a. Section 300-2.1:

(1) The second lead-in paragraph (third sentence) is amended as follows to correct typographical errors:

Uses listed in the Table of Use Regulations under the classes ~~"Retail and Service Trades"~~ "Commercial/Business" and "Wholesale ~~Trade~~ and Manufacturing" shall be further defined by the Standard Industrial Classification Manual published by the U.S. Bureau of the Census.

(2) The definition of "driveway, legal service" is amended as follows to remove redundant dimensional provisions that are set forth in the parking section of the Bylaw:

DRIVEWAY, LEGAL SERVICE — An open space, located on a private lot, which is ~~not more than 24 feet in width~~ built for access to a private garage or off-street parking space.

(3) The definition of "Zoning Bylaw" is deleted because it is duplicative.

(4) The following definitions are deleted since the terms are not used in the Zoning Bylaw:

CLUSTER DEVELOPMENT

PERMIT GRANTING AUTHORITY

SIGN, APPLIED

SIGN SIZE

SIGN, SPECIAL

SIGN, STANDING

SIGN, SURFACE AREA OF

SUBSTANTIALLY GREATER EXTENT

ZONING ENABLING ACT

c. The area regulations in § 300-6.2 are amended by revising Subsections Q (first sentence) and R as follows for clarity:

Q. Side yards for other permitted business and residential uses in the B District shall be a minimum of 12 feet on one side and six feet on the opposite side, either or both of which may be reduced to zero side yard, provided that it is adequately demonstrated in site plan review that unobstructed emergency access to the rear of the lot can be gained, that appropriate fire-stop construction is provided for the sidewalls of the structure, and that light, air, and access is not unduly obstructed from openings in the side wall of any structure on the adjacent lot.

R. Lot frontage and width for other permitted business and residential uses in the B District shall be the width of the building plus 24 feet unless it is noted that access can be otherwise gained by means of a public way. ~~Frontage and width are the same.~~

d. The general parking and loading regulations in § 300-8.3A(4) is deleted and those in § 300-8.2 are amended by revising Subsection F as follows to consolidate these two redundant sections:

F. No accessory off-street parking shall be permitted within the required front yard or side yard in any R District; however, access driveways may be located within the required front yard area.

e. In Sections 300-8.2I, 300-9.8, "Building Inspector" is changed to "Zoning Enforcement Officer" to delineate the correct enforcing officer.

f. Section 300-9.4B is amended as follows to correct a typographical error:

B. A nonconforming lot, use or structure which has come into conformity shall not again be changed to a nonconforming lot, use or structure ~~facilities. (A "Lodging Unit" shall include a boarding unit, tourist house unit, or a rooming unit~~.

g. Section 300-10.4A (first sentence) is amended as follows to remove a redundancy:

A. Any person desiring a special permit for any use set out in § 300-10.3A above within the Floodplain District shall submit an application to the Board of Appeals, in accordance with the provisions of ~~Chapter 40A of the Massachusetts General Laws~~ MGL c. 40A, as amended, ~~and a copy thereof to the Building Inspector~~.

h. Section 300-11.4A (first sentence) is amended as follows to remove a redundancy:

A .Any person desiring a special permit for any use set out in § 300-11.3A above within the Watershed Protection District shall submit an application to the Board of Appeals, in accordance with the provisions of ~~Chapter 40A of the Massachusetts General Laws~~ MGL c. 40A, as amended ~~and a copy thereof to the Building Inspector~~.

i. Section 300-12.11B (first sentence) is amended as follows to eliminate an unnecessary reference to assistant building inspector:

B. The enforcement officer for this Earth Removal Bylaw shall be the Chief of Police and any police officer, and the Building Inspector ~~and Assistant Building Inspector~~.

j. The sign district provisions in § 300-13.2B are amended as follows for clarification:

B. Industrial-Extensive (IE): ~~The area outside the Central Business District~~ those areas of the Town zoned (IE) Industrial-Extensive.

k. Section 300-13.3E is amended to change "Christmas signs or lights" to "holiday signs or lights."

l. Section 300-13.4, Required signs, is amended as follows for clarity:

~~(Sign Permit~~ A sign permit is not required~~).~~ for the following types of signs: ~~A. The name, if any, and street number of any nonresidential building must be identified on or be legible from the exterior.~~

A. Building identification numbers conforming to the requirements of Chapter 110, Building Construction, Article II, of the Bylaws.

m. Section 300-13.8A is amended as follows to relocate operative provisions from the definitions:

A. The area of a sign is defined as the entire area within a single rectangle enclosing the extreme limits of lettering, decorative structures, logos, representations, emblems or other figures, together with any material or color forming an integral part of the sign or used to differentiate the sign from the building on which it is mounted. Structural members bearing no sign copy and outside of the area defined above are not included in calculating sign area. In applying the maximum height and width limitations prescribed in this Bylaw for signs, any intermediary removable surface to which a sign is affixed shall be deemed to be a part of the sign.

(1)For a sign, either freestanding or attached, the area shall be considered to include all lettering, wording, and the accompanying designs and symbols, together with the background, whether open or enclosed, on which they are displayed, but not including any supporting framework and bracing which are incidental to the display itself.

(2)For a sign painted upon or applied to a building, the area shall be considered to include all lettering, wording, and accompanying designs of symbols together with any backing of a different color from the finish material of the building face.

(3)Where the sign consists of individual letters or symbols attached to or painted on a surface, building, wall or window, the area shall be considered to be that of the smallest quadrangle which encompasses all of the letters and symbols.

n. Section 300-14.6 is amended to change "authorization by the Board" to "authorization by the special permit granting authority" for clarity and consistency.

o. Section 300-14.7B is amended as follows to bring the maximum fine for zoning violations to the maximum permitted by State law:

B. Except as set forth in § 300-13.1E for violations of the Sign Bylaw, violation of any of the provisions of this Bylaw shall be fined not more than ~~$100~~ $300 for each offense. Each day that such violation continues shall constitute a separate offense.

p. Former § 300-14.10A(2), regarding the special permit granting authority's adoption of rules relative to the issuance of special permits, is deleted to eliminate a redundant provision that also appears in § 300-14.10D.

q. Section 300-14.10H(2)(c) is amended as follows to relocate operative provisions from the definitions and to use cross-references rather than restating parking and sign requirements:

(c)For bed-and-breakfast use, there shall be no more than four rooms used as guest rooms for no more than six short-term paying guests; ~~one off-street parking~~

~~*space must be provided for each guest bedroom plus two spaces for the owner-occupant; a two square foot sign shall be allowed.*~~ *parking shall be provided as required by § 300-8.1; and signs shall conform to § 300-13.8G(3).*

r. Throughout the Zoning Bylaw, "one-family dwelling" is changed to "single-family dwelling"; and "single-family residence" is changed to "single-family dwelling."

s. The off-street parking requirements for accessory dwelling units in § 300-14.10I(2)(h) are amended as follows for clarity:

(h) ~~*One off-street parking space shall be provided for each bedroom in the accessory unit*~~ *Off-street parking shall be provided as required in § 300-8.1, in addition to spaces required for the existing dwelling.*

t. Section 300-14.13B is amended as follows consistent with State law because the Board of Selectmen are the permit granting authority for earth removal permits:

B.Any person aggrieved by a decision of the Board of Appeals or the Planning Board or the Board of Selectmen may petition the court within the period of time set forth in the Zoning Act.

all as set forth in a document entitled "Medfield Recodification – Final Draft – February 2014," showing text to be inserted underlined and text to be deleted in the margins, on file in the office of the Town Clerk and available on the Town's website at http://www.town.medfield.net, or do or take an action in relation thereto.

(Charter and By-law Review Committee)

VOTED: To amend Town of Medfield Zoning Bylaw as described in the warrant and set out in a document entitled "Medfield Recodification-Final Draft-February 2014" on file in the office of the Town Clerk. **PASSED UNANIMOUS 4/28/2014**

Article 34. To see if the Town will vote to amend the Zoning By-law of the Town of Medfield to add a new Section 19, Large-Scale Solar Photovoltaic Overlay District (PVOD), which would establish a by-right use for solar photo-voltaic generating facilities in the Industrial Extensive district, in accordance with a zoning amendment, copies of which are on file at the Town Clerk's office in the Medfield Town Hall, the Memorial Public Library, and at the Annual Town Meeting, and to authorize the Town Clerk to renumber or take any other action necessary to format this new bylaw to fit within the new codification of the Town's existing bylaws if approved by this Town meeting, or do or act anything in relation thereto.

(Medfield Energy Committee & Board of Selectmen)

VOTED: Article 34 be approved as summarized in the Warrant and as set out in full in a document of file at the Town Clerk's office and to authorize the Town Clerk to take action as printed in the warrant. **PASSED UNANIMOUS 4/28/2014**

Article 35. To see if the Town will vote to enact Article XX of the Town of Medfield Bylaws, entitled "Stretch Energy Code", for the purpose of regulating the design and construction of buildings for the effective use of energy, pursuant to Appendix 115.AA of the Massachusetts Building Code, 780 CMR , the Stretch Energy Code, including future editions, amendments or modifications thereto, with a concurrency start date of January 1, 2015 and a sole effective date of July 1, 2015; a copy of which is on file in the office of the Town Clerk, and to authorize the Town Clerk to renumber or take any other action necessary to format this new bylaw to fit within the new codification of the Town's existing bylaws if approved by this Town meeting, or do or act anything in relation thereto.

(Medfield Energy Committee & Board of Selectmen)

THIS ARTICLE FAILES TO PASS 4/28/2014

Article 36. To see if the Town will vote to amend the Town Bylaws Article IV Police Regulations by adding a new Section 35 as follows:

Section 35. PUBLIC CONSUMPTION OF MARIJUANA OR TETRAHYDROCANNABINOL PROHIBITED

No person shall smoke, ingest, or otherwise use or consume marijuana or tetrahydrocannabinol, as defined in G.L. c. 94C, Section 1, as amended, while in or upon any street, sidewalk, public way, footway, passageway, stairs, bridge, park, playground, beach, recreation area, boat landing, public building, schoolhouse, school grounds, cemetery, parking lot, or any area owned by or under the control of the Town; or in or upon any bus or other passenger conveyance operated by a common carrier; or in any place accessible to the public.

This bylaw may be enforced through any lawful means in law or in equity including, but not limited to, enforcement by criminal indictment or complaint pursuant to G.L. c. 40, Section 21, or by noncriminal disposition pursuant to G.L. c. 40, Section 21D, by the Board of

Article 41. To see if the Tow[illegible] and Margaret D. Beard, Truste[illegible] located between the currently [illegible] layout of Pine Street, said parcel [illegible] and identified on the Medfield Assessor's maps as Map 66, Parcel 011 or do or act anything in relation thereto.

(Board of Selectmen)

VOTED: To accept a gift of land as set out in the Warrant. **PASSED UNANIMOUS 4/28/2014**

Article 42. To see if the Town will vote to authorize Board of Selectmen to accept a confirmatory instrument, make a confirmatory taking by eminent domain, or take any other action they deem necessary to confirm the Town's ownership of an unimproved 5.75 acre parcel of land on Harding Street originally acquired by deed dated July 25, 2005 and recorded at Norfolk County Registry of Deeds in Book 22738 at Page 16, which deed contained a legal description referencing a recorded plan which included an inaccurate boundary description, which inaccuracy has since been corrected by an amended plan entitled "Amended Plan of Land in Medfield, MA" dated June 1, 2013 and recorded on February 10, 2014 at said Registry of Deeds in Plan Book 628 at Page 87, or do or act anything in relation thereto.

(Town Counsel)

VOTED: To authorize Board of Selectmen to accept a confirmatory instrument, make a confirmatory taking by eminent domain, or take any other action they deem necessary to confirm the Town's ownership of an unimproved 5.75 acre parcel of land on Harding Street originally acquired by deed dated July 25, 2005 and recorded at Norfolk County Registry of Deeds in Book 22738 at Page 16, which deed contained a legal description referencing a recorded plan which included an inaccurate boundary description, which inaccuracy has since been corrected by an amended plan entitled "Amended Plan of Land in Medfield, MA" dated June 1, 2013 and recorded on February 10, 2014 at said Registry of Deeds in Plan Book 628 at Page 87. **PASSED UNANIMOUS 4/28/2014**

Article 43. To see if the Town will vote to amend the Zoning Bylaw, Section 5 Use Regulations, paragraph 5.4 Table of Use Regulations, 5.4.4.10a . to change the name "Medical marijuana treatment facility" to "Medical marijuana dispensary",and to authorize the Town Clerk to take

any action necessary to format this amended bylaw to fit within the new codification of the Town's existing bylaws if approved by this Town meeting, or do or act anything in relation thereto.

(Planning Board)

VOTED: To amend the Zoning Bylaw, Section 5 Use Regulations, paragraph 5.4 Table of Use Regulations, 5.4.4.10a . to change the name "Medical marijuana treatment facility" to "Medical marijuana dispensary",and to authorize the Town Clerk to take any action necessary to format this amended bylaw to fit within the new codification of the Town's existing bylaws if approved by this Town meeting. **PASSED UNANIMOUS 4/28/2014**

Article 44 To see if the Town will vote to accept the provisions of G.L., chapter 64L, Section 2(a) imposing a local sales tax on the sale of restaurant meals originating within the Town of Medfield at the rate of 0.75% on the gross receipts, or do or act anything in relation thereto.

(Board of Selectmen)

VOTED: to accept the provisions of G.L. Chapter 64L, Section 2(a). **PASSED BY MAJORITY 4/28/2014**

Article 45. To see of the Town will authorize the Board of Assessors to use a sum of money from free cash in the Treasury for the reduction of the tax rate for the fiscal year 2015, or do or act anything in relation thereto.

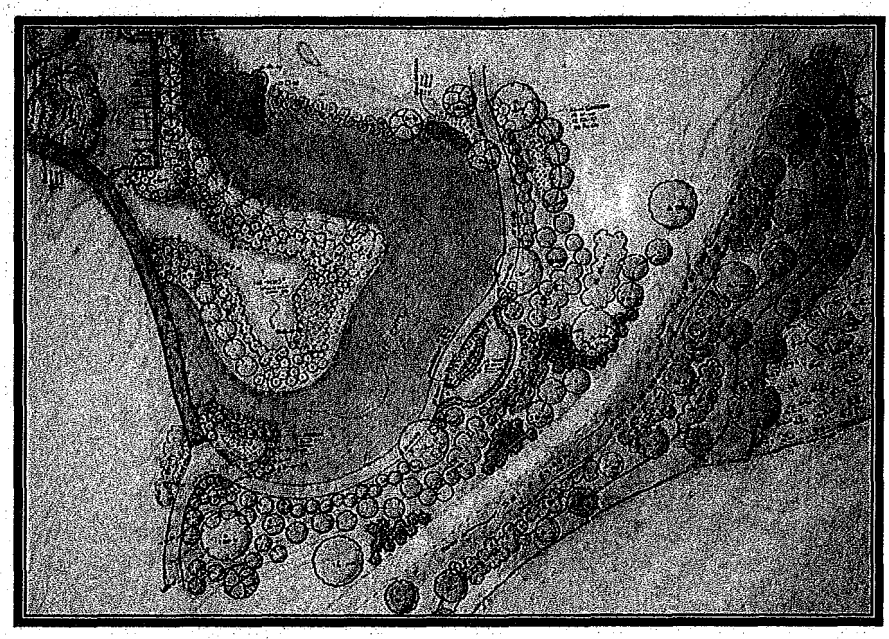
(Board of Assessors)

VOTED: To authorize the Board of Assessors to use $500,000 from free cash in the Treasury for the reduction of the tax rate for the fiscal year 2015. **PASSED UNANIMOUS 4/28/2014**

And you are directed to serve this Warrant by posting an attested copy thereof, in the usual place for posting warrants in said Medfield, seven days at lease before the time of holding said Town Meeting.

Hereof fail not and make due return of this Warrant with your doings thereon, unto the Town Clerk at the time and place of the Town Meeting aforesaid. Given unto our hands this 15th day of April Two-Thousand and Fourteen.

Osler Peterson /s/



Charles River Restoration Area at the Medfield State Hospital

TOWN OF MEDFIELD

Annual Town Report

FOR THE YEAR ENDING DECEMBER 31, 2013

PLANNING BOARD

To the Honorable Board of Selectmen
and Residents of Medfield:

In 2013, the Planning Board reviewed &/or approved:

- Two Site Plan Approvals for two-family residential dwellings in the RU zoning district
- One Site Plan Approval for Municipal Use (new DPW Building)
- Four Site Plan Approvals for Institutional or Commercial Uses (Montrose, Starbucks, 30 West Mill Street LLC, Brothers Marketplace)
- Five Change of Use Determinations not requiring Site Plan Approval
- One preliminary subdivision plan pursuant to the Subdivision Control Law on Hospital Road proposing six lots
- One definitive subdivision plan pursuant to the Subdivision Control Law on Philip Street creating five lots
- Four Approval Not Required (ANR) plans pursuant to the Subdivision Control Law creating new six buildable lots and four unbuildable lots and/or redefining lot lines.
- In June, the Downtown Sidewalk Design & Aesthetics Study Committee was created by the Planning Board to study whether brick sidewalks are appropriate in the downtown and where and what types of trees should be planted in the downtown.
- There were no Scenic Road-Shade Tree hearings held in 2013. When necessary, the Planning Board holds such hearings in conjunction with the Tree Warden.

TOWN MEETING ACTION
In Town Meeting action, the Board voted to recommend passage of one change to the Zoning Bylaw for the purpose of regulating the locations of medicinal marijuana facilities related to the passage of Question 3 on the November 6, 2012 State Referendum.

SIGN ADVISORY BOARD
Under Section 13 of the Town of Medfield Zoning Bylaw the Sign Advisory Board reviews sign applications for their compliance with the Bylaw. The Advisory Board also assists applicants in understanding the Sign Bylaw and works with them to obtain results in keeping with the character of the Town. In addition Sign Advisory Board members make recommendations to the Planning Board for changes in the Bylaw. The Board is comprised of both local business people and residents. In 2013 the Sign Advisory Board acted on 13 sign applications.

BOARD OF APPEALS ON ZONING

To the Honorable Board of Selectmen
and Residents of Medfield:

During 2013 the Board of Appeals held 36 public hearings and acted on thirty applications as follows (some applications had multiple requests for relief from the *Town of Medfield Zoning Bylaw*):

GRANTED:

- Three Special Permit to allow family apartments
- Four Special Permits for parking in the Downtown Business District
- Two Special Permits to allow a swimming pool within the setback
- Three Special Permits to allow work in the Flood Plain District, Aquifer Protection District, and/or Watershed Protection District
- Nine Findings that renovations/additions to houses would not be detrimental to the neighborhood
- One Special Permits for municipal uses
- Three Modifications of previous decisions
- One Special Permit for home occupations
- One variance for a sign
- Six Special Permits for a restaurant and/or food preparation
- Two Variances for access other than from the frontage

Two applications were denied and one application was dismissed.

In March, Associate Member Thomas M. Reis resigned from the Board after 16 years of service. Charles H. Peck was appointed as a full member of the Board (having previously been an associate member) and John J. McNicholas and Neal J. O'Connor were appointed as associate members of the Board.

Article 22. To see if the Town will vote to amend the Zoning Bylaw for the purpose of regulating the locations of medicinal marijuana facilities to create a new section "5.4.4.10.a" after section 5.4.4.10 so that it reads as follows:

Use		A	R-E	R-T	R-S	R-U	B	BI	I-E
5.4.4.10.a	Medical Marijuana Treatment Center (as defined by MGL)	NO	NO	NO	NO	NO	NO	NO	SP

or do or take any other action relating thereto.

(Planning Board)

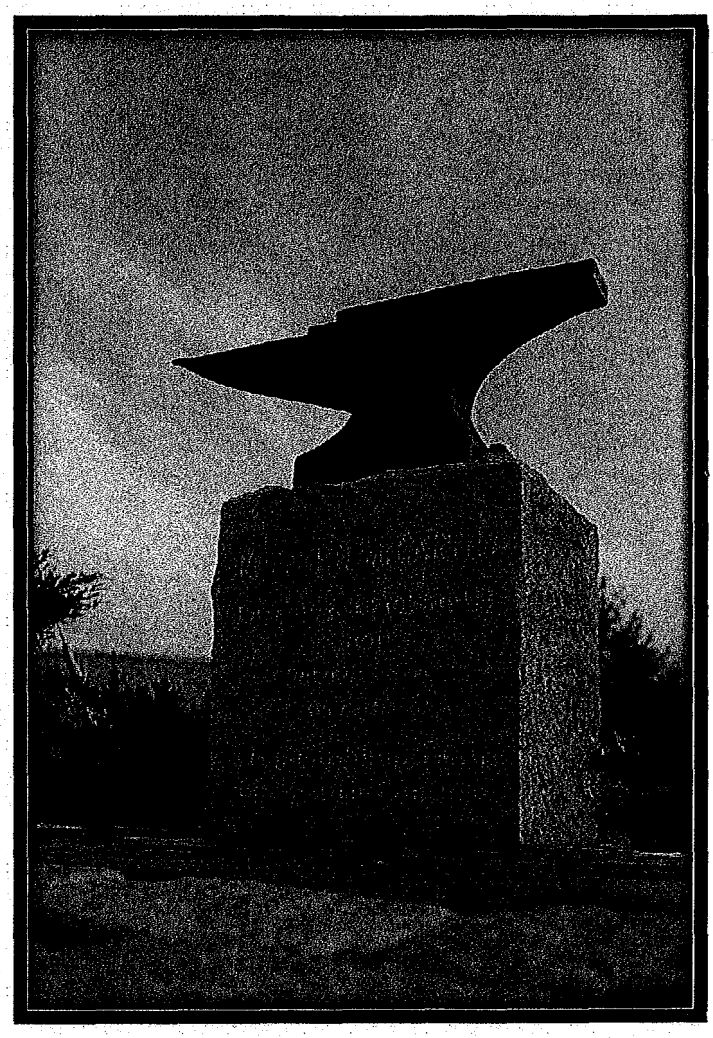
VOTED: Move that the Zoning Bylaw be amended for the purpose of regulating the locations of medicinal marijuana facilities to create a new section "5.4.4.10.a" after section 5.4.4.10 so that it reads as follows:

Use		A	R-E	R-T	R-S	R-U	B	BI	I-E
5.4.4.10.a	Medical Marijuana Treatment Center (as defined by MGL)	NO	NO	NO	NO	NO	NO	NO	SP

Passed by 2/3rds (4/29/13)

Planning & Zoning

Town Of Medfield



Annual Town Report

FOR THE YEAR ENDING DECEMBER 31, 2012

PLANNING BOARD

To the Honorable Board of Selectmen
and Residents of Medfield:

In 2012, the Planning Board reviewed and/or approved:

- Site Plan Approval for a two-unit condominium dwelling at 77 South Street
- Comments relating to the Parc at Medfield Comprehensive Permit application submitted to the ZBA for 92 rental apartments off West Street
- An updated fee schedule
- A preliminary subdivision for Trailside Hill
- Several informal discussions regarding uses at West Mill Street across from the end of Adams Street, the corner of Miller and Main Streets, and the change of use at 504 Main Street.
- Five (5) Approval Not Required (ANR) under Subdivision Control Law plans creating new buildable lots, unbuildable lots, and redefining lot lines.
- There were no Scenic Road-Shade Tree hearings held in 2012. The Planning Board holds such hearings in conjunction with the Tree Warden.

TOWN MEETING ACTION

In Town Meeting action, the Board voted to recommend passage of two changes to the Zoning Bylaw. The purpose of the change to Section 5 was to bring the Table of Use into compliance with updated terminology and State regulations. It was also intended to streamline permitting in the business and industrial districts. The change to Section 10 was necessary to satisfy the requirements of the Federal Emergency Management Agency (FEMA), that towns adopt the newly revised Flood Insurance Study (FIS) and Flood Insurance Rate Map (FIRM) effective July 17, 2012. Approval was necessary as a condition of the Town's continued eligibility in the National Flood Insurance Program.

There was no change from the previous map dated July, 1979. Town Meeting approved the revised Bylaw.

SIGN ADVISORY BOARD

Under Section 13 of the Town of Medfield Zoning Bylaw the Sign Advisory Board reviews sign applications for their compliance with the Bylaw. The Advisory Board also assists applicants in understanding the Sign Bylaw and works with them to obtain results in keeping with the character of the Town. In addition Sign Advisory Board members make recommendations to the Planning Board for changes in the Bylaw. The Board is comprised of both local business people and residents. In 2012 the Sign Advisory Board acted on 12 sign applications.

The Planning Board would like to thank the Sign Advisory Board for all its diligent work.

OTHER BUSINESS

The Planning Board acknowledges with thanks the cooperation and assistance of the Town Boards and Departments with special thanks to: Superintendent of Public Works Kenneth P. Feeney; Tree Warden Edward Hinkley; Town Counsel Mark G. Cerel; and Building Commissioner/Zoning Enforcement Officer John Naff.

Planning Board meetings are generally held on Monday evenings at 8:00 P.M. at the Town House. These meetings are open to the public. Appointments with the Board must be made by noon Thursday prior to the meeting. Requests for information or appointments should be directed to the Town Planner, Sarah Raposa, at the Town House, (508) 359-8505, ext. 3027 or the direct line: (508) 906-3027.

The Planning Board wishes to acknowledge and dedicate this year's Planning Board annual report to our Planning Board Administrator, Norma Cronin, who retired in December after 25+ years of service to the Town. Norma's unwavering professionalism, together with her comprehensive knowledge of the town's zoning regulations, not only

BOARD OF APPEALS ON ZONING

To the Honorable Board of Selectmen
and Residents of Medfield:

During 2012 the Board of Appeals acted on twenty-six applications as follows:

GRANTED:

- One Special Permit to allow family apartments
- One Special Permit for parking in the Downtown Business District
- One Special Permit to allow a swimming pool within the rear setback
- One Special Permit to allow work in the Flood Plain District, Aquifer Protection District, and Watershed Protection District
- Three Findings that the demolition of an existing house and the construction of a new one will not intensify the existing nonconformity, or, in the alternative, will not be detrimental to the neighborhood
- Five Special Permits for recreational uses
- One modification of a pervious decision for the square footage of a house
- Two Special Permits for home occupations
- One Special Permit for a Wireless Communication Facility
- One Special Permit for a sign
- One Special Permit for a restaurant
- One Comprehensive Permit for 92 rental apartments off West Street
- One Finding to allow three condos in the RT Zoning District
- Six Findings that additions to houses would not be detrimental to the neighborhood

Article 20. To see if the Town will vote to amend the Town of Medfield Zoning Bylaw Section 5 Use Regulations, Subsection 5.3 Uses Subject to Other Regulations by adding a new Sub-Subsection 5.3.11, as follows:

5.3.11 For use of a temporary storage container, such as a POD, a permit must be obtained from the Building Inspector, who may issue the permit for a period not to exceed six months.

and Subsection 5.4 Table of Use Regulations by striking the existing Table and replacing it with a new Table of Use Regulations, which is on file and available for public inspection at the Medfield Town House in the Town Clerk's office and copies of which are also available for public inspection in the Planning Board's office and at the Memorial Public Library, the deletions, additions, and revisions contained in said amendment being summarized as follows:

Delete the following sub-subsections, together with the use(s) and permitted location(s) designated therein:

5.4.2.4 Non-profit country, hunting, fishing, tennis or golf club without liquor license
5.4.2.9 Street, bridge, tunnel
5.4.2.10 Temporary (not over 30 days) amusement enterprise, not including any permanent structure
5.4.2.11 Temporary structures for storage of materials or equipment
5.4.3.3 Temporary (not exceeding a period of three consecutive months) greenhouse or stand for retail sale of agricultural or farm products raised primarily on the premises
5.4.4.26 Filling of land or watercourse, water body or wetlands (see Sections 10.4 and 11.4)
5.4.4.27 Construction of drainage facilities or damming or relocating any watercourse, water body or wetlands (see Sections 10.4 and 11.4)
5.4.5.3 Manufacturing:

a. Furniture, lumber and wood products
b. Primary metal industries
c. Fabricated metal industrial
d. Machinery, electrical machinery, equipment and supplies
e. Motor vehicle equipment
f. Transportation equipment
g. Other durable goods
h. Food and kindred products
i. Textile and mill products
j. Apparel and other fabricated textile products
k. Printing, publishing and allied industries, except paper manufacturing
l. Chemicals and allied products
m. Other nondurable goods

5.4.5.4 Railroads and railway express service
5.4.5.6 Taxicab stands and public transportation ticket sales

and renumber remaining sub-subsections, as necessary.

Add the following sub-subsections, together with the use(s) and permitted location(s) designated therein:

5.4.1.10 Temporary Storage Containers (See Section 5.3.11)
5.4.1.12 Travel trailers or mobile homes (See Section 14.10.6.a)
5.4.2.9 Library, museum or non-profit art gallery
5.4.2.10 Veterinary hospital in which all animals are in completely enclosed structures at least 200 feet from any property line
5.4.5.3 Manufacturing/fabrication
5.4.5.4 Research and development
5.4.5.6 Printing and publishing

Revise the use description(s) and/or location(s):

5.4.1.6 Add: (see Section 6.2.11)
5.4.1.8 Strike: "a building" and replace with: "the zoning district setbacks"
5.4.1.9 Strike reference to Section 14.10.6.a
5.4.2 Strike: "Community Facilities" and replace with: "Public, Semi-Public, Institutional"
5.4.2.1 Church or other religious use strike "Yes" in all Districts and replace with "PB" (site plan approval)
5.4.2.2 Education use which is religious, sectarian, denominational or public strike existing designated uses and replace with "Public or non-profit education uses" and strike "Yes" in all districts and replace with "PB" (site plan approval)
5.4.2.3 Non-profit facility, etc. strike "No" in A district and "Yes" in all other districts and replace with "PB site plan approval" in all districts
5.4.2.4 Strike existing description of uses and replace with: "Recreational activities"
5.4.2.5 Strike existing description of uses and replace with: "Camp" and expand to allow use by special permit ("SP") in all districts
5.4.2.8 Strike existing description of uses and replace with: "Hospital, convalescent, nursing home, hospice, continuing care, or assisted living facility"
5.4.3 Agricultural add following notation: The following regulations apply to parcels of less than five acres or parcels of less than

two acres, if annual sales of products is at least $1,000 per acre, as provided in G.L. Chapter 40A, Section 3

5.4.3.2 Strike "Year-round greenhouse or stand" and replace with "Greenhouse or farmstand"; strike existing district use designations and replace as noted

5.4.3.3 Strike existing description of uses and replace with "Raising livestock, including horses, and the keeping of poultry, cattle, or other domesticated animals used for food purposes and bees (excluding swine).

5.4.3.4 Strike existing description of uses and replace with "Commercial stables and/or boarding of animals" and strike "SP" and replace with "Yes" in A (Agricultural) District

5.4.4 Strike "Retail and Service" and replace with "Commercial/Business" (see Section 14)

5.4.4.1 Strike existing description of uses and replace with "Retail stores, including hardware, markets and similar stores, whose sale is not regulated elsewhere in this use table" and strike "No" and replace with "PB" in I-E District

5.4.4.2 Strike "No" and replace with "SP" in I-E District

5.4.4.4 Strike "PB" and "NO" and replace with "SP" in the B-I and I-E District

5.4.4.8 Add to existing description of uses: "Such as salons, grooming, personal care, and similar services" and strike "No" and replace with "PB" in I-E District

5.4.4.8.a Add to existing description of uses: fortuneteller establishments

5.4.4.9 Strike "No" and replace with "PB" in I-E District

5.4.4.10 Strike "Convalescent or nursing homes and" from existing description of uses and strike "No" and replace with "SP" in I-E District

5.4.4.12 Add to existing description of uses: "Excluding pawn brokering"

5.4.4.14 Strike existing description of uses and replace with "Motor vehicle filling station"

5.4.4.17 Add, after existing description of uses: "such as home electronics equipment, appliance and furniture repair"

5.4.4.21 Add "See Section17" and strike use designation in each zoning district

5.4.4.21.a Add "See Section 17" and strike use designation in each zoning district

5.4.4.23 Strike "not including gyrocopters" from description of uses

5.4.4.26 Strike existing description of uses and replace with "Small engine repair (lawnmowers, etc.)
5.4.4.27 Strike "PB" and replace with "SP" in B (Business) District
5.4.5.8 Add, after description of existing uses; "See Section 12"

or do or act anything in relation thereto.

(Planning Board)

VOTED: To amend the Town of Medfield Zoning Bylaw Subsection 5 Use Regulations, Subsection 5.3 Uses Subject to Other Regulations by adding a new Sub-Subsection 5.3.11, as set out in the warrant and, further, amend Subsection 5.4 Table of Use Regulations, which is on file and available for public inspection at the Medfield Town House in the Town Clerk's office and copies of which are also available for public inspection in the Planning Board's office and at the Memorial Public Library, with the deletions, additions, and revisions contained in said amendment and summarized in the warrant. **PASSED BY 2/3 VOTE (4/30/2012)**

Article 27. To see if the Town will vote to amend the Town of Medfield Zoning Bylaw Section 10.2 Definition by striking the existing Section 10.2 Definition and replacing the existing definition with the following:

10.2 DEFINITION

The Flood Plain District is superimposed over all Districts established by this Bylaw. The Flood Plain District is defined as all lands along or sloping to the Stop River and Charles River whose elevation is below 125 feet Mean Sea Level based on the Massachusetts Geodetic Datum of 1929 (Elevation 124 based on NAVD 1988) and as shown on the Zoning Map of the Town of Medfield and all the A Zone Flood areas as shown on the Department of Homeland Security Flood Insurance Rate Map (FIRM) dated July 17, 2012, Community #250242, panel numbers: 0153, 0154, 0158, 0159, 0162, 0164, 0166, 0167, 0168, and 0169, as amended,

or do or act anything in relation thereto.

(Planning Board)

VOTED: To amend the Town of Medfield Zoning Bylaw Section 10.2 Definition by striking the existing Section 10.2 Definition and replacing the existing definition with a new Section 10.2 as follows:

10.2 DEFINITION

The Flood Plain District is superimposed over all Districts established by this Bylaw. The Flood Plain District is defined as all lands along or sloping to the Stop River and Charles River whose elevation is below 125 feet Mean Sea Level based on the Massachusetts Geodetic Datum of 1929 (Elevation 124 based on NAVD 1988) and as shown on the Zoning Map of the Town of Medfield and all the A Zone Flood areas (Zone A and Zone AE) as shown on the Department of Homeland Security Flood Insurance Rate Map (FIRM) for Norfolk County, dated July 17, 2012, Community #250242, panel numbers: 25021C0153E, 25021C0154E, 25021C0158E,25021C0159E, 25021C0162E, 25021C0164E, 25021C0166E, 25021C0167E, 25021C0168E, and 25021C0169 as amended.

In Zones A and AE, along watercourses that have not had a regulatory floodway designated, the best available Federal, State, local, or other floodway data shall be used to prohibit encroachments in floodways which would result in any increase in flood levels within the community during the occurrence of the base flood discharge. **PASSED BY 2/3 VOTE (4/30/2012)**

Zoning

Planning & Zoning



TOWN OF MEDFIELD

Annual Town Report

FOR THE YEAR ENDING DECEMBER 31, 2011

PLANNING BOARD

To the Honorable Board of Selectmen
and Residents of Medfield:

In 2011, the Planning Board approved:

- Farmers' Market at First Parish Unitarian Universalist Church on North Street
- Change of use to allow a Holistic Wellness Center at 67 West Street
- Duplex development at 25 Adams Street
- CVS renovations and expansion to include a pharmacy drive thru
- New DPW Salt Shed
- Six Approval Not Required (ANR) under Subdivision Control Law plans creating two new buildable lots, one unbuildable lot, and redefining lot lines

The Planning Board, in conjunction with the Tree Warden, held one Scenic Road-Shade Tree hearing for property at the Walpole town line end of Foundry Street allowing a 30 foot wide curb cut along the stone wall for the purpose of a driveway entrance to service a single family home to be constructed at the site.

TOWN MEETING ACTION
In Town Meeting action, the Board voted to recommend passage of a change to Section 6.2.10 of the Zoning Bylaw to increase to 25 feet the landscaped buffer strip required along each boundary which adjoins a residential lot in the RU zoning district on which a multi-family dwelling is placed. Town Meeting approved the revised Bylaw.

SIGN ADVISORY BOARD
Under Section 13 of the Town of Medfield Zoning Bylaw the Sign Advisory Board reviews sign applications for their compliance with the Bylaw. The Advisory Board also assists applicants in understanding the Sign Bylaw and works with them to obtain results in keeping with the character of the Town. In addition Sign Advisory Board members make recommendations to the Planning Board for changes in the Bylaw. The Board is comprised of both local business people and

BOARD OF APPEALS ON ZONING

To the Honorable Board of Selectmen
and Residents of Medfield:

During 2011 the Board of Appeals acted on eighteen applications as follows:

GRANTED:

- Two Special Permits to allow family apartments
- One Special Permit to allow a family apartment on an Historic Property
- One Special Permit for a dental office
- Two Special Permits for parking in the Downtown Business District
- One Special Permit to allow a swimming pool within the rear setback
- One Special Permit to allow a boardwalk in the Flood Plain District
- Three Findings that the demolition of an existing house and the construction of a new one will not intensify the existing nonconformity or, in the alternative, will not be detrimental to the neighborhood
- Three Special Permits for recreational uses
- One modification of a pervious decision for the square footage of a house
- One Special Permit for Municipal Use – Park and Recreation Commission storage shed
- One Special Permit for a Wireless Communication Facility
- Two requests to withdraw applications

No applications were denied.

Article 23. To see if the Town will vote to amend the Zoning Bylaw, Section 6.2.10, by deleting the existing wording in its entirety and replacing it with the following:

In a Business District, a Business-Industrial District or a lot in a RU District on which a multi-family dwelling is placed, there shall be a landscaped buffer strip along each boundary, which adjoins a residential lot. The strip shall be at least 25 feet in width and shall contain a screen of planting in the strip not less than five feet in width and six feet in height at the time of the occupancy of any lot. Individual bushes or trees shall be planted not more than six feet on centers, and shall thereafter be maintained by the owner or occupants so as to maintain a dense screen year round. All of the plantings shall be evergreen. No building, structure, driveway, or other artificial improvements, except such fencing as the Planning Board may require, shall be placed within this buffer strip,

or do or act anything in relation thereto.

(Planning Board)

VOTED: To amend the Zoning Bylaw, Section 6.2.10, by deleting the existing wording in its entirety and replacing it with the following:

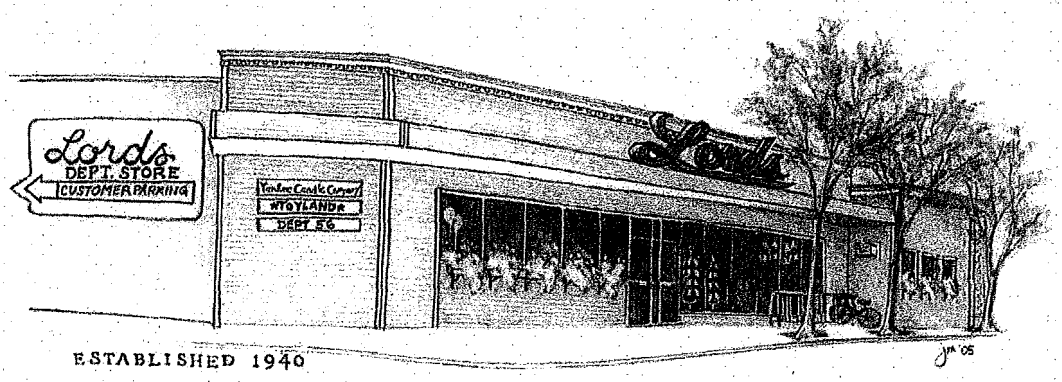
In a Business District, a Business-Industrial District or a lot in a RU District on which a multi-family dwelling is placed, there shall be a landscaped buffer strip along each boundary, which adjoins a residential lot. The strip shall be at least 25 feet in width and shall contain a screen of planting in the strip not less than five feet in width and six feet in height at the time of the occupancy of any lot. Individual bushes or trees shall be planted not more than six feet on centers, and shall thereafter be maintained by the owner or occupants so as to maintain a dense screen year round. All of the plantings shall be evergreen. No building, structure, driveway, or other artificial improvements, except such fencing as the Planning Board may require, shall be placed within this buffer strip. **PASSED BY 2/3 VOTE (4/25/2011)**

Article 24. To see if the Town will vote to accept G.L., Chapter 41, Section 81U, penultimate (next-to-the-last) paragraph, to permit the Planning Board to expend developer surety proceeds without Town Meeting appropriation to complete subdivision road work, or do or act anything in relation thereto.

(Planning Board)

VOTED: To accept G.L., Chapter 41, Section 81U, penultimate (next-to-the-last) paragraph, to permit the Planning Board to expend developer surety proceeds without Town Meeting appropriation to complete subdivision road work. **PASSED UNAMIOUSLY (4/25/2011)**

PLANNING & APPEALS



TOWN OF MEDFIELD
ANNUAL TOWN REPORT

For the year ending December 31, 2010

PLANNING BOARD

To the Honorable Board of Selectmen
and Residents of Medfield:

In 2010, the Planning Board approved:

- "North Street Pocket Neighborhood" Site Plan (a 2008 approval had lapsed)
- Minor modifications to the Quarry Road and Erik Road subdivisions
- Three Approval Not Required (ANR) under Subdivision Control Law plans creating three new lots and redefining lot lines

The Planning Board, in conjunction with the Tree Warden, held one Scenic Road-Shade Tree hearing for property along Philip Street, and voted to allow the removal of 4 live trees and 2 dead trees in front of 67 Philip Street for the purpose of constructing a new house.

TOWN MEETING ACTION

In Town Meeting action, the Board voted to recommend passage of a revised Personal Wireless Communication Zoning Bylaw. The purpose of the revision was to bring the Town into compliance with both changes in federal regulations regarding wireless communication as well as technological developments within the wireless communication industry that have occurred since the original Bylaw was passed in 1998. Town Meeting approved the revised Bylaw.

The Board recommended acceptance of streets within the North Meadows Estates subdivision. Baker Road and those portions of Richard Road and Brastow Drive located within the subdivision were accepted at Town Meeting.

SIGN ADVISORY BOARD

Under Section 13 of the Town of Medfield Zoning Bylaw the Sign Advisory Board reviews sign applications for their compliance with the Bylaw. The Advisory Board also assists applicants in understanding the Sign Bylaw and works with them to obtain results in keeping with

the character of the Town. In addition Sign Advisory Board members make recommendations to the Planning Board for changes in the Bylaw. The Board is comprised of both local business people and residents. In 2010 the Sign Advisory Board acted on 13 sign applications.

The Planning Board would like to thank the Sign Advisory Board for all its diligent work.

OTHER BUSINESS

After seeking Requests for Proposals for on-call engineering services in 2009, the Board, in 2010, interviewed four engineering firms. The Board voted to engage the services of B.E.T.A. Group, Inc., Consulting Engineers, from Norwood, Massachusetts, for the purpose of providing it with technical assistance and plan review.

With the help of the B.E.T.A. Group, the Board reviewed buffer zone requirements as they relate to Site Plan Review. As a result of that work the Board will propose zoning changes at the 2011 Town Meeting.

The Planning Board expresses its gratitude to the Radio Tower Study Committee for its endless hours of work in preparing the revised Personal Wireless Communication Bylaw for the Board.

The Planning Board also acknowledges with thanks the cooperation and assistance of the Town Boards and Departments with special thanks to: Superintendent of Public Works Kenneth P. Feeney; Tree Warden Edward Hinkley; Town Counsel Mark G. Cerel; and Building Inspector/Zoning Enforcement Officer Walter Tortoricci.

Planning Board meetings are generally held on Monday evenings at 8:00 P.M. at the Town House. These meetings are open to the public. Appointments with the Board must be made by noon Thursday prior to the meeting. Requests for information or appointments should be

BOARD OF APPEALS ON ZONING

To the Honorable Board of Selectmen
and Residents of Medfield:

During 2010 the Board of Appeals acted on fifteen applications as follows:

GRANTED:

- Three Findings that proposed additions will not intensify the existing nonconformity or, in the alternative, will not be detrimental to the neighborhood
- One Special Permit to allow a family apartment
- One Special Permit for a restaurant
- One Special Permit to allow a dog rescue facility
- One Special Permit for children's fitness center
- One Special Permit for parking in the Downtown Business District
- One extension of a Special Permit and Variance for a single family home
- One Variance for the height of a church steeple
- Two requests to withdraw applications

DENIED:

- One request for a Special Permit and/or Variance for a sign
- One request for a variance for a Personal Wireless Facility

The Board upheld the decision of the Zoning Enforcement Officer to deny a permit for a sign.

The Board would also like to express its sincere thanks for all the

VOTED: That the Town transfer $100,000 from the Retiree Health Insurance Stabilization Fund, established under Article 26 of the 2006 ATM for the purpose of setting aside monies to cover the unfunded retiree health insurance costs in accordance with the provisions of G.L., Chapter 40 Section 5B as amended by Chapter 46 of the Acts of 2003. **PASSED BY 2/3 MAJORITY (4/26/2010)**

Article 20. To see if the Town will vote to appropriate a sum of money and determine in what manner said sum shall be raised for the purpose of hiring consultants to advise the Town on matters concerning the disposition and reuse of the former Medfield State Hospital property, said funds to be expended under the direction of the Board of Selectmen, with the understanding that the Board of Selectmen may authorize any other Town board, commission, committee or department to expend a portion of said funds for such purposes, or do or act anything in relation thereto.

(Board of Selectmen)

VOTED: To appropriate $75,000, said sum to be raised on the fy11 tax levy, for the purpose of hiring consultants to advise the Town on matters concerning the disposition and reuse of the former Medfield State Hospital property, said funds to be expended under the direction of the Board of Selectmen, with the understanding that the Board of Selectmen may authorize any other Town board, commission, committee or department to expend a portion of said funds for such purposes. **MOTION CARRIES (4/26/2010)**

Article 21. To see if the Town will vote to amend the Town of Medfield Zoning By-Law, Section 17: Personal Wireless Communications Facilities, by striking the existing section and replacing it with a new section containing revisions summarized as follows:

17.1 Purpose: Expand purposes of By-Law to include aesthetic considerations.

17.2 Definitions: Clarify existing definitions and add new definitions including "Personal Wireless Equipment," "Application" and "Applicant."

17.3 Location: Revise permitted locations, types of facilities allowed, and, consistent with federal law, authorize placement of facilities outside specified locations to avoid an effective prohibition of applicant's provision of wireless services.

17.4 General Requirements: Clarify requirements and provide new enforcement mechanisms.

17.5 Application Process: Clarify existing submittal requirements and add new requirements including provision for peer review at applicant's expense.

17.6 Design Guidelines: Clarify and tighten dimensional requirements and limitations including maximum height and minimum setbacks and distances.

17.7 Special Permit Review: Set out detailed criteria which applicant must address to Zoning Board of Appeal's satisfaction including need for service, facility, and location, type of facility, impact upon aesthetics and environment and minimization thereof, provision for future capacity, and compliance with federal and state statutes and regulations.

17.8 Invalidity: Add new section containing saving provision.

A copy of the complete text of the proposed amendment being on file and available for public inspection at the Medfield Town House in the Town Clerk's office and copies also being available for public inspection in the Planning Board's office and at the Memorial Public Library,

or do or act anything in relation thereto.

(Planning Board)

VOTED: To amend the Town of Medfield Zoning By-law, Section 17: Personal Wireless Communications Facilities, by striking the existing section and replacing it with a new section containing revisions summarized in the warrant, a copy of the complete text of the proposed amendment being on file and available for public inspection at the Medfield Town House in the Town Clerk's office and copies also being available for public inspection in the Planning Board's office and at the Memorial Public Library, as well as at tonight's meeting, with the following change in Sections 17.3.7, 17.3.8, and 17.7.1: strike "Sections 17.3.1 and 17.3.2" wherever they appear in those sections and replace with "Sections 17.3.1, 17.3.2 and 17.3.6". **PASSED BY 2/3 MAJORITY (4/26/2010)**

Article 22. To see if the Town will vote to accept as public ways the following named streets, or parts thereof:

Baker Road from Station 0+0 to Station 7+0
Richard Road from Station 0+0 to Station 2+18
Brastow Drive from Station 0+0 to Station 2+32

As laid out by the Board of Selectmen and as shown on a plan referred to in the Order of Layout on file with the Town Clerk's office and to authorize the Board of Selectmen to acquire by eminent domain or otherwise, such rights, titles and easements, including drainage easements, as may be necessary to accomplish such purposes, or do or act anything in relation thereto.

(Board of Selectmen)

It Was So VOTED: PASSED BY 2/3 VOTE (4/26/2010)

Article 23. To see if the Town will authorize the Board of Assessors to use a sum of money from free cash in the Treasury for the reduction of the tax rate for the fiscal year 2011, or do or act anything in relation thereto.

(Board of Assessors)

VOTED: That the Town Authorize the Board of Assessors to use $500,000 from free cash in the Treasury for the reduction of the tax rate for the fiscal year 2011. **MOTION CARRIED (4/26/2010)**

And you are directed to serve this Warrant by posting an attested copy thereof, in the usual place for posting warrants in said Medfield, seven days at least before the time of holding said Town Meeting.

Hereof fail not and make due return of this Warrant with your doings thereon, unto the Town Clerk at the time and place of the Town Meeting aforesaid. Given unto our hands this 16th day of March Two-Thousand and Ten.

Ann B. Thompson, Chairman S/

Mark L. Fisher S/

Osler L. Peterson S/

BOARD OF SELECTMEN

By virtue of this Warrant, I have notified and warned the Inhabitants of the Town of Medfield, qualified to vote in elections and at town meetings, by posting attested copies of the same at five public places seven days before the date of the elections as within directed.

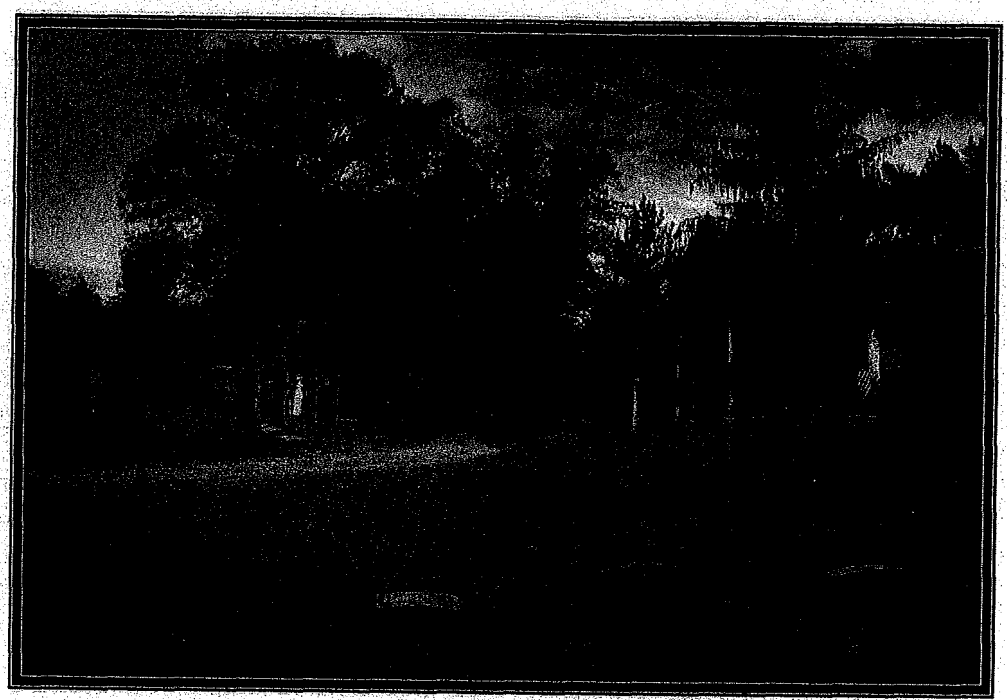
Constable: Wayne Sallale S/

Date: March 17, 2010

A TRUE COPY ATTEST:

Carol Mayer, CMC, CMMC S/

Planning & Appeals



Historic Vine Lake Cemetery

TOWN OF MEDFIELD

Annual Town Report

FOR THE YEAR ENDING DECEMBER 31, 2009

PLANNING BOARD

To the Honorable Board of Selectmen
and Residents of Medfield:

The Medfield Planning Board came into existence in 1924 and was established under Chapter 41 of the Massachusetts General Laws in 1951.

Subdivision control and Site Plan Review are functions of the Planning Board. Landowners wishing to subdivide a parcel or develop a specific site must submit detailed plans for the proposed streets, storm drains, sidewalks, and water and sewer facilities. After the final plans for a subdivision or site plan have been submitted to the Planning Board for approval, public hearings are held. Prior to the public hearings, notices of the hearings are mailed to the abutters.

The Planning Board is also responsible for holding a public hearing and making a report to the Town Meeting on any proposed changes to the Medfield Zoning Bylaws. At Town Meeting, voters must accept, amend, or reject Planning Board proposals. Acceptance of Zoning Bylaw changes requires a super-majority (two-thirds) vote in order to pass.

While the Board has the responsibility for making zoning recommendations to the town, the enforcement of zoning is assigned by state statute to the Board of Selectmen, the Zoning Enforcement Officer, and the Building Inspector. Any variances from zoning or subdivision regulations are to be considered by the Board of Appeals on Zoning.

With the downturn in the economy, the Planning Board saw no new subdivisions or site plans for review in 2009. However, the Planning Board continued to work with the Board of Selectmen and the Commonwealth's Division of Capital Asset Management regarding the disposition of the Medfield State Hospital.

"Approval-not-required" plans are those plans necessary to create new lots along existing ways, or change lot lines on existing lots, but the plans do not rise to the level of a full subdivision approval process. In 2009, the Board endorsed three such plans, all redefining two-lot lines.

The Board released seven of nine lots in the Erik Road Subdivision from covenant.

In the last quarter of the year, the Planning Board solicited proposals for consultant review services and interviewed prospective firms. The Board was in the final stages of making a selection as the year ended.

BOARD OF APPEALS ON ZONING

To the Honorable Board of Selectmen
and Residents of Medfield:

During 2009 the Board of Appeals acted on thirteen applications as follows:

GRANTED: Two Findings that proposed additions will not intensify the existing nonconformity or, in the alternative, will not be detrimental to the neighborhood

One Special Permit to allow construction of a single family house on a lot with a slope greater than 20%

One Special Permit to allow a family apartment

One Special Permit for a swimming pool

One Special Permit to allow the construction of a retaining wall in a Watershed Protection District

Two Special Permits for restaurants

One Special Permit to allow construction of a groundwater recharge system in the Aquifer Protection District

Two Special Permits to allow Personal Wireless Antenna

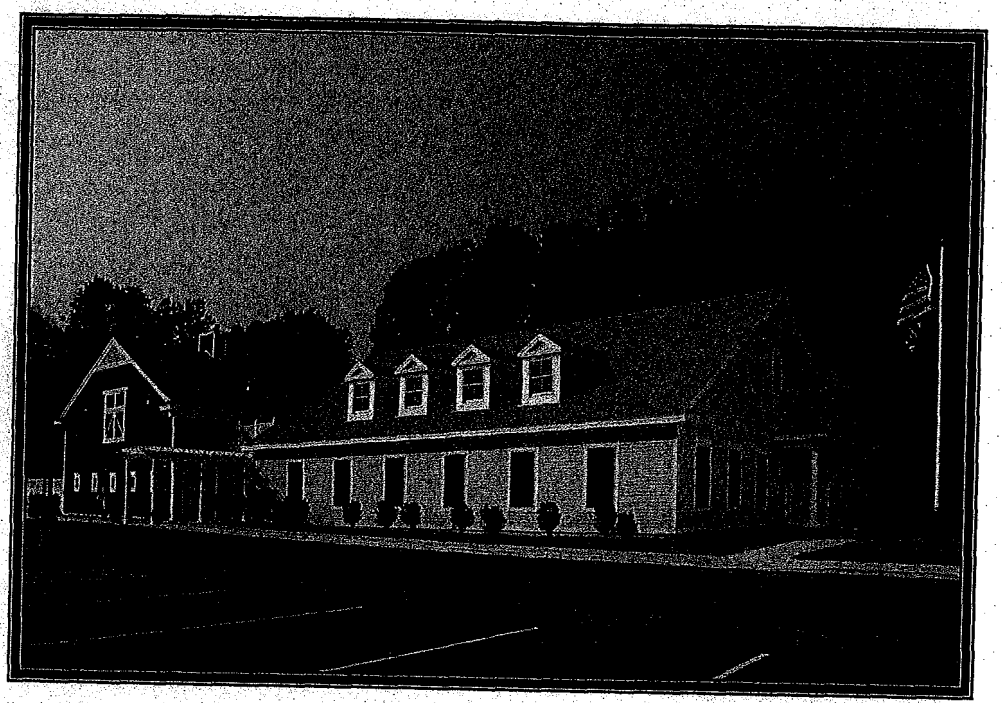
One Special Permit for a sign at a daycare facility

One Special Permit for a cabinet making business

One Variance to the contiguous upland requirement

One request to withdraw an application for a Comprehensive Permit for 118 units on West Street.

Planning/Appeals



The CENTER at Medfield

TOWN OF MEDFIELD

Annual Town Report

FOR THE YEAR ENDING DECEMBER 31, 2008

PLANNING BOARD

To the Honorable Board of Selectmen
and Residents of Medfield:

In 2008, the Planning Board approved four Site Plans:

- "50 Park Street" – expansion of a commercial use on Park Street
- "Goddard School" – daycare/school at the corner of West Street and North Meadows Road (Route 27)
- "North Street Pocket Neighborhood" – ten residential condominium units located between 90 and 96 North Street, five of which are pre-existing
- "Brook Village" – eleven residential condominium units located off Brook Street

"Approval-not-required" plans are those plans necessary to create new lots along existing ways, or change lot lines on existing lots, but the plans do not rise to the level of a full subdivision approval process. In 2008, the Board endorsed two such plans, creating two new lots and redefining two lot lines.

The Board released three lots on Cole Drive from covenant, and released eleven buildable and two non-buildable lots from the previously approved Quarry Road Subdivision from covenant.

The Planning Board held three Scenic Road hearings granting the removal and reconstruction of stone walls on Pine Street and North Street.

In conjunction with the Tree Warden, the Board held one Shade Tree hearing denying the removal of trees on Orchard Street.

TOWN MEETING ACTION

In Town Meeting action, the Town voted to amend the Zoning Bylaw:

- requiring change in nonresidential uses be reviewed by the Planning Board to determine if the intensity of the changes require a more in depth Site Plan Approval by the Board (Section 14.13.1)
- clarifying that basement areas are intended to be considered in calculating the Net Floor Area (Section 2.1.22)
- allowing Miscellaneous Business Offices and Services in the I-E zoning district following Site Plan Approval by the Planning Board (Section 5.4.4.12)
- ratifying and affirming the rezoning of the west side of Park Street from Main Street to the end of Lot 82 as shown on Board of Assessor's Map 37 (Zoning Map)

In addition, the Planning Board sponsored, along with the Water and Sewerage Commission, Board of Selectmen, and the Conservation Commission, the acquisition of approximately 36 acres of land off Wight Street for water supply protection.

SIGN ADVISORY BOARD

Under Section 13 of the Town of Medfield Zoning Bylaw the Sign Advisory Board reviews sign applications for their compliance with the Bylaw. The Advisory Board also assists applicants in understanding the Sign Bylaw and works with them to obtain results in keeping with the character of the Town. In addition Sign Advisory Board members make recommendations to the Planning Board for changes in the Bylaw. The Board is comprised of both local business people and residents.

The Planning Board would like to thank the Sign Advisory Board for all its diligent work.

OTHER BUSINESS

The Planning Board continued to work with the Board of Selectmen and the Division of Capital Asset Management regarding the disposition of the Medfield State Hospital.

Earth Tech, Inc. continued to provide the engineering services for subdivision review and street construction inspections.

The Planning Board acknowledges the cooperation and assistance of the Town Boards and Departments with special thanks to Superintendent of Public Works Kenneth P. Feeney, Tree Warden Edward Hinkley and Town Counsel Mark G. Cerel.

Planning Board meetings are generally held on Monday evenings at 8:00 P.M. at the Town House. These meetings are open to the public. Appointments with the Board must be made by the Thursday noon prior to the meeting. Requests for information or appointments should be directed to the Planning Board Administrator, Norma Cronin, at the Town House, 508-359-8505, ext. 645.

Respectfully submitted,

George N. Lester, Chairman
Stephen J. Browne, Vice-Chairman
Keith R. Diggans, Clerk
Elissa G. Franco, Member
Wright C. Dickinson, Member

BOARD OF APPEALS ON ZONING

To the Honorable Board of Selectmen
and Residents of Medfield:

During 2008 the Board of Appeals acted on fourteen applications as follows:

GRANTED: Four Findings that proposed additions will not intensify the existing nonconformity or, in the alternative, will not be detrimental to the neighborhood
Two Findings that the demolition of an existing house and the construction of a new one will not intensify the existing nonconformity or, in the alternative, will not be detrimental to the neighborhood
One Special Permit to allow a family apartment
One Special Permit for a family apartment on a Historic Property
One Special Permit for work in a Watershed Protection District
One Special Permit for a lunch counter
One Special Permit for work in the Aquifer Protection District
One Special Permit to allow a Personal Wireless Antenna
One Special Permit for a recreational use
One Special Permit for parking in the Downtown Parking District
One amendment to a decision to allow construction of a new house

The Board would also like to express its sincere thanks for all the support and consideration it has received this past year from the Town Boards and the residents of the Town of Medfield.

Respectfully submitted,

Robert F. Sylvia, Chairman
Stephen M. Nolan, Member
Russell J. Hallisey, Member
Charles H. Peck, Associate
Thomas M. Reis, Associate
Douglas C. Boyer, Associate

Article 33. To see if the Town will vote to amend the Town of Medfield Zoning Bylaw, Section 14.13 Site Plan Approval by Planning Board by striking Subsection 14.13.1 as presently written and replacing it as follows:

> 14.13.1 No Building, except a single-family residence, shall be constructed or expanded in ground area, no residential use shall be changed to a nonresidential use, and no nonresidential use shall be changed to another, substantially different, nonresidential use except in conformance with this Section 14.13. For purposes of the preceding sentence, it shall be the Planning Board which makes the determination whether a proposed nonresidential use is substantially different from the existing nonresidential use. A one-time only construction contained within a total ground floor area not exceeding 500 square feet is exempt from the provisions of this paragraph. The Planning Board shall adopt and from time to time shall amend rules and fee schedules relative to the issuance of Site Plan Approval and shall file a copy of said rules and fee schedules in the office of the Town Clerk, or do or act anything in relation thereto.
>
> (Planning Board)

VOTED: That the Town amend the Town of Medfield Zoning Bylaw, Section 14.13 Site Plan Approval by Planning Board by striking Subsection 14.13.1 as presently written and replacing it as follows:

> 14.13.1 No Building, except a single-family residence, shall be constructed or expanded in ground area, no residential use shall be changed to a non-residential use, and no non-residential use shall be changed to another, substantially different, non-residential use except in conformance with this Section 14.13. For purposes of the preceding sentence, it shall be the Planning Board which makes the determination whether a proposed non-residential use is substantially different from the existing non-residential use. A one-time only construction contained within a total ground floor area not exceeding 500 square feet is exempt from the provisions of this paragraph. The Planning Board shall adopt and from time to time shall amend rules and fee schedules relative to the issuance of Site

Plan Approval and shall file a copy of said rules and fee schedules in the office of the Town Clerk.

MOTION PASSES UNANIMOUS (4/28/2008)

Article 34. To see if the Town will vote to amend the Town of Medfield Zoning Bylaw, Section 2.1.22 Floor Area, Net by adding the word "including basement areas" to the end of the first sentence and by deleting the word "cellars" from the second sentence, or do or act anything in relation thereto.

(Planning Board)

VOTED: that the Town amend the Town of Medfield Zoning Bylaw, Section 2.1.22 Floor Area, Net by adding the word "including basement areas" to the end of the first sentence and by deleting the word "cellars" from the second sentence. **MOTION PASSED BY 2/3 VOTE (4/28/2008)**

Article 35. To see if the Town will vote to amend the Zoning Bylaw, Section 5.4.4.12 Miscellaneous Business Offices and Services by changing the "no" in the I-E column to "PB", or do or act anything in relation thereto.

(Planning Board)

VOTED: That the Town amend the Zoning Bylaw, Section 5.4.4.12 Miscellaneous Business Offices and Services by changing the "no" in the I-E column to "PB". **MOTION PASSED BY 2/3 VOTE (4/28/2008)**

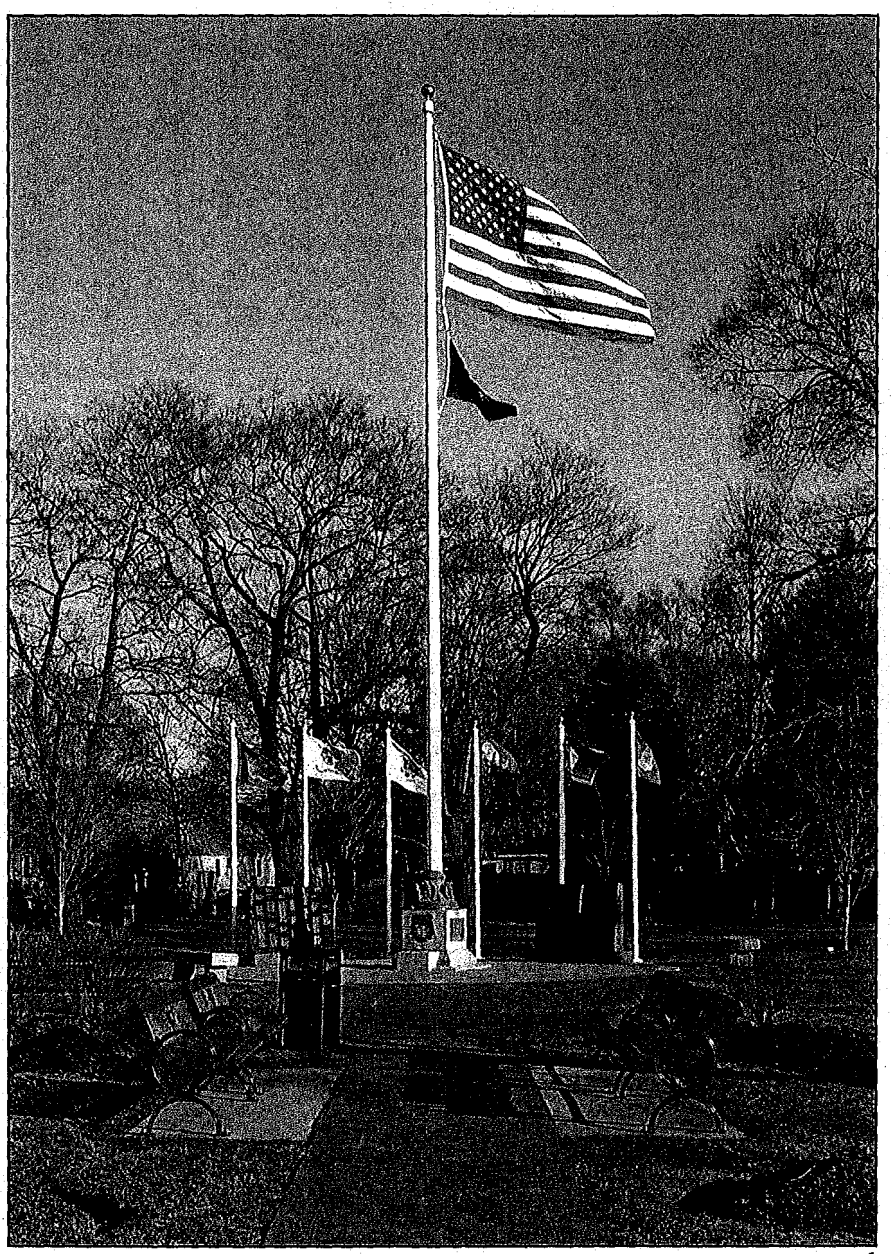
Article 36. To see if the Town will vote to ratify and affirm that the zoning on the west side of Park Street from Main Street to the end of Lot 82 as shown on Board of Assessor's Map 37 is "Business Industrial, "BI", or do or act anything in relation thereto.

(Planning Board)

VOTED: That the Town ratify and affirm that the zoning on the west side of Park Street from Main Street to the end of Lot 82 as shown on Board of Assessor's Map 37 is "Business Industrial, "BI". **PASSES UNANIMOUS (4/28/2008)**

Planning/Appeals

TOWN OF MEDFIELD



Baxter Park

2007

ANNUAL REPORT OF THE TOWN OFFICES

PLANNING BOARD

To the Honorable Board of Selectmen
and Residents of Medfield:

In 2007, the Planning Board approved the Woodcliff Hills Definitive Subdivision Plan of Quarry Road Extension creating ten buildable lots.

The Board approved one Site Plan for the Kingsbury Club on Ice House Road in the Town owned "30 Acre Subdivision."

"Approval-not-required" plans are those plans necessary to create new lots along existing ways, or change lot lines on existing lots, but the plans do not rise to the level of a full subdivision approval process. In 2007, the Board endorsed seven such plans, creating three new lots and redefining four lot lines.

In Town Meeting action, the Town voted to amend the Zoning Map to change the zoning district from "Business" to "Business – Industrial" for a parcel of land located at the southerly end of Park Street.

SIGN ADVISORY BOARD

Under Section 13 of the Town of Medfield Zoning Bylaw the Sign Advisory Board reviews sign applications for their compliance with the Bylaw. The Advisory Board also assists applicants in understanding the Sign Bylaw and works with them to obtain results in keeping with the character of the Town. In addition Sign Advisory Board members make recommendations to the Planning Board for changes in the Bylaw. The Board is comprised of both local business people and residents. The Planning Board would like to thank the Sign Advisory Board for all its diligent work.

OTHER BUSINESS

Earth Tech, Inc. continued to provide the engineering services for subdivision review and street construction inspections.

The Planning Board acknowledges with thanks the cooperation and assistance of the Town Boards and Departments with special thanks to: Superintendent of Public Works Kenneth P. Feeney, Tree Warden Edward Hinkley, and Town Counsel Mark G. Cerel.

BOARD OF APPEALS ON ZONING

To the Honorable Board of Selectmen
and Residents of Medfield:

During 2007 the Board of Appeals acted on twenty-five applications as follows:

GRANTED:
- Four Special Permits for food establishments and associated parking
- Two Special Permits to allow the expansion of existing automotive services
- Four Findings that proposed additions will not intensify the existing nonconformity or, in the alternative, will not be detrimental to the neighborhood
- One Special Permit to allow a family apartment
- Four Special Permits for recreational facilities
- One Variance for lot width
- One extension of a decision to allow a café/coffee shop
- One special permit to allow a service station upgrade with convenience store
- One Special Permit for parking in the Downtown Parking District
- Two Special Permits for home occupations
- One Special Permit to allow a nurse practitioner's office in CVS
- One amendment to a decision for a veterinary clinic

The Board also upheld the decision of the Building Inspector that basements are to be included when calculating the Floor Area defined in Section 2.1.22 of the Zoning Bylaw.

The Board would like to take this opportunity to thank Burgess P. Standley, who retired from the Board this year, for his thirty years of service from 1977 to 2007. Mr. Standley's expertise and dedication have been invaluable to the Board.

The Board would also like to express its sincere thanks for all the support and consideration it has received this past year from the Town Boards and the residents of the Town of Medfield.

Respectfully submitted,

Robert F. Sylvia, Chairman
Stephen M. Nolan, Member
Russell J. Hallisey, Member
Charles H. Peck, Associate
Thomas M. Reis, Associate
Douglas C. Boyer, Associate
Burgess P. Standley, retired

Article 36. To see if the Town will vote to Amend the Town of Medfield Zoning Map by changing the zoning district from "Business" to "Business Industrial" for the parcel shown on the Town of Medfield Assessor's Maps as Map 37, Lot 82, or do or act anything in relation thereto.

(Planning Board)

VOTED: That the Town amend the Town of Medfield Zoning Map by changing the zoning district from "Business" to "Business Industrial" for the parcel shown on the Town of Medfield Assessor's Maps as Map 37, Lot 82. **MOTION PASSES BY 2/3 VOTE (4/30/2007)**

Planning and Appeals

TOWN OF MEDFIELD



Seasons of Medfield

2006

ANNUAL REPORT OF THE TOWN OFFICES

PLANNING BOARD

To the Honorable Board of Selectmen
and Residents of Medfield:

In 2006, the Planning Board reviewed one new preliminary subdivision plan and approved two definitive subdivision plans, each with three lots.

The Board released five lots in the previously approved Shining Valley Farm Subdivision, two lots in the newly approved Hamant Farm Subdivision, and three lots in the also newly approved Cole Drive Extension Subdivision, thus, allowing them to be sold.

"Approval-not-required" plans are those plans necessary to create new lots along existing ways, or change lot lines on existing lots, but the plans do not rise to the level of a full subdivision approval process. In 2006, the Board endorsed eight such plans, creating four new lots and redefining five lot lines.

The Board approved one Site Plan for the Adult Community Center on Ice House Road in the Town owned "30 Acre Subdivision."

The Planning Board also held three Scenic Road hearings for stone walls along North Street, School Street, and Pine Street.

SIGN ADVISORY BOARD

Under Section 13 of the Town of Medfield Zoning Bylaw the Sign Advisory Board reviews sign applications for their compliance with the Bylaw. The Advisory Board also assists applicants in understanding the Sign Bylaw and works with them to obtain results in keeping with the character of the Town. In addition Sign Advisory Board members make recommendations to the Planning Board for changes in the Bylaw. The Board is comprised of both local business people and residents. The Planning Board would like to thank the Sign Advisory Board for all its diligent work.

OTHER BUSINESS

The Board continued to work with the Board of Selectmen, the State Department of Capital Asset Management, and the town's consultant regarding zoning opportunities as they may apply to the disposition of the former Medfield State Hospital site.

Earth Tech, Inc. continued to provide the engineering services for subdivision review and street construction inspections.

BOARD OF APPEALS ON ZONING

To the Honorable Board of Selectmen
and Residents of Medfield:

During 2006 the Board of Appeals acted on twenty-three applications as follows:

GRANTED:	One Special Permit for a food establishment and associated parking
	One Special Permit to allow the expansion of an existing restaurant
	Eleven findings that proposed additions will not intensify the existing nonconformity or, in the alternative, will not be detrimental to the neighborhood
	One Special Permit to allow a family apartment
	One Special Permit for the Medfield Adult Community Center
	One Special Permit to allow a swimming pool to be located within a lesser setback
	Two Variances for frontage
	One extension of a decision to allow a residential addition
	One special permit to allow a gas station with service station, car wash and convenience store
	One amendment to a Special Permit for an Industrial Site Plan
	One Comprehensive Permit (see below)
DENIED:	One request for a variance from Section 6.2 Table of Area Regulations

The Board also made one determination that a caretaker apartment within a horse barn is an agricultural use, and, as such, is permitted by right under M.G.L. Chapter 40A, Section 3.

A large portion of the Board's work this year centered on the Comprehensive Permit (Chapter 40B), Affordable Housing application submitted in October 2005. Following eleven continuances which included six sessions, the Board approved the project with conditions on December 13, 2006 for 36 townhouse condominium units, nine of which would be considered affordable, for property on West Street.

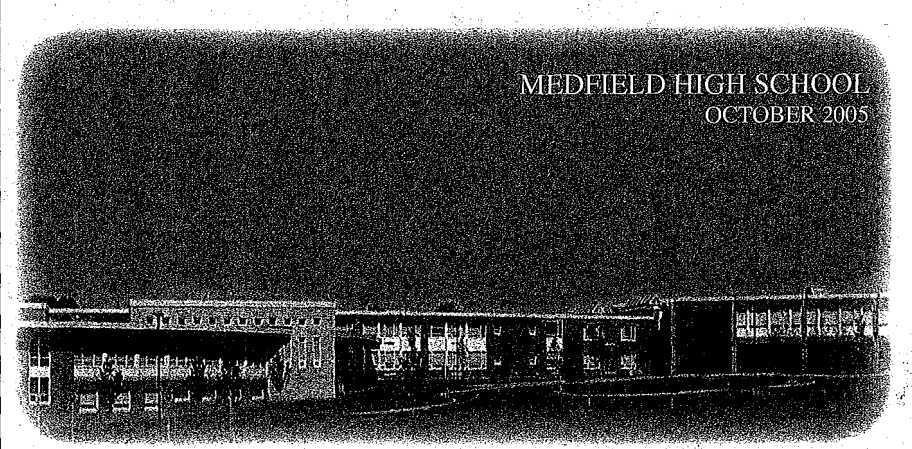
The Board would also like to express its sincere thanks for all the support and consideration it has received this past year from the Town Boards and the residents of the Town of Medfield.

Respectfully submitted,

Robert F. Sylvia, Chairman
Stephen M. Nolan, Member
Russell J. Hallisey, Member
Charles H. Peck, Associate
Thomas M. Reis, Associate
Burgess P. Standley, Clerk

Planning and Appeals

TOWN OF MEDFIELD



MEDFIELD HIGH SCHOOL
OCTOBER 2005

2005

ANNUAL REPORT OF THE TOWN OFFICES

PLANNING BOARD

To the Honorable Board of Selectmen
and Residents of Medfield:

In 2005, the Planning Board received two new preliminary subdivision plans and approved two definitive subdivision plans. The "30 Acres Subdivision," which was one of the two approved definitive plans, includes the lot on which the Town's Adult Community Center is to be built.

The Board released two lots in the previously approved Brookside Subdivision and another two lots in the newly approved Boiling Springs Avenue Subdivision, thus, allowing them to be sold.

"Approval-not-required" plans are those plans necessary to create new lots along existing ways, or change lot lines on existing lots, but the plans do not rise to the level of a full subdivision approval process. In 2005, the Board endorsed four such plans, creating six new lots and redefining one lot line.

The Board approved one Site Plan for a duplex dwelling at 109 Spring Street on the corner with Rhododendron Avenue.

The Board also approved "Olde Village Square," a Site Plan for 44 units of Townhouse style condominiums to be located along the east side of Spring Street.

Town Meeting Actions
The Planning Board placed three articles on the Warrant for 2005, all of which were approved by the voters and by the Attorney General for the Commonwealth. These articles included:

- An amendment to Section 13 regulating lightening of signs
- A change in wording to Section 5.3.9.c to clarify setbacks for day care centers
- An amendment to Section 14.13.1 that "no residential use shall be changed to a nonresidential use" and clarification that an expansion of less than 500 square feet would be allowed only once without Site Plan Review.

Sign Advisory Board
Under Section 13 of the Town of Medfield Zoning Bylaw the Sign Advisory Board reviews sign applications for their compliance with the Bylaw. The Advisory Board also assists applicants in understanding the Sign Bylaw and works with them to obtain results in keeping with the character of the Town. In addition Sign Advisory Board members make recommendations to the Planning Board for

BOARD OF APPEALS ON ZONING

To the Honorable Board of Selectmen
and Residents Medfield:

During 2005 the Board of Appeals acted on twenty applications as follows:

GRANTED: Two Special Permits for food establishments and associated parking
Nine findings that proposed additions will not intensify the existing nonconformity or, in the alternative, will not be detrimental to the neighborhood
Three Special Permits to allow family apartments
One Special Permit for a home occupation allowing classes and personal training
Five Special Permits to allow swimming pools to be located within a lesser setback
One Variance for frontage

No applications were denied.

The Board upheld the decision of the Zoning Enforcement Officer prohibiting the use of any portion of a detached garage as a dwelling unit. The Board further upheld the Officer's requirement that kitchen facilities be removed and ordered the capping of wiring and plumbing services to said kitchen.

The Board would also like to express its sincere thanks for all the support and consideration it has received this past year from the Town Boards and the residents of the Town of Medfield.

Respectfully submitted,

Robert F. Sylvia, Chairman
Stephen M. Nolan, Member
Russell J. Hallisey, Member
Charles H. Peck, Associate
Thomas M. Reis, Associate
Burgess P. Standley, Clerk

Article 17. To see if the Town will vote to amend the Town of Medfield Zoning Bylaw, Section 5.3.9.c by deleting the word "yards" at the end of the sentence and putting in its place "lot lines", or do or act anything in relation thereto.

(Planning Board)

VOTED: That the Town amend the Town of Medfield Zoning Bylaw, Section 5.3.9.c by deleting the word "yards" at the end of the sentence and putting in its place "lot lines".
MOTION CARRIES BY 2/3 VOTE (4/25/2005)

Article 18. To see if the Town will vote to amend the Town of Medfield Zoning Bylaw, Section 14.3.1 by adding the following after the works " ground area" in the first sentence:

"no residential use shall be changed to a nonresidential use,"

and by adding the following to the beginning of the second sentence:

"A one time only,

or do or act anything in relation thereto.

(Planning Board)

VOTED: That the Town amend the Town of Medfield Zoning Bylaw, Section 14.13.1 by adding the following after the words "ground area" in the first sentence: "and no residential use shall be changed to a nonresidential use," and by adding the following to the beginning of the second sentence: "A one time only".
MOTION CARRIES BY 2/3 VOTE (4/25/2005)

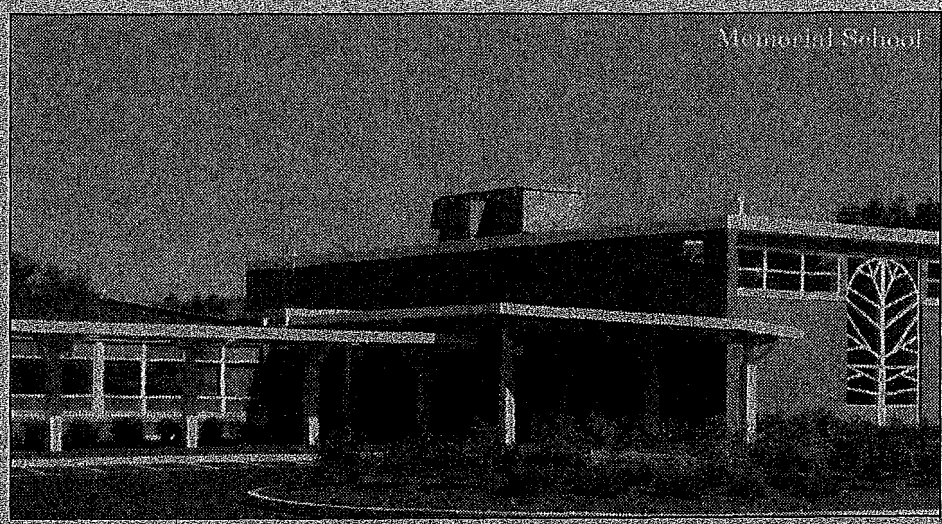
Article 19. To see if the Town will vote to amend the Town of Medfield Zoning Bylaw, Section 13.3.7, by deleting the words "and lighting either indirect or illuminated from within" at the end of the first sentence, or do or act anything in relation thereto.

(Planning Board)

VOTED: That the Town amend the Town of Medfield Zoning Bylaw, Section 13.3.7, by deleting the words "and lighting either indirect or illuminated from within" at the end of the first sentence. **MOTION CARRIES BY 2/3 VOTE** (4/25/2005)

Planning & Appeals

TOWN OF MEDFIELD



Dedication September 2004

354th Annual Report of the Town Offices

For The Year Ending December 31, 2004

PLANNING BOARD

To the Honorable Board of Selectmen
and Residents of Medfield:

In an unusual 2004, the Planning Board did not receive any new subdivision plans for review. However, the Board did release 4 lots on the previously approved Robinson Road Subdivision, thus, allowing them to be sold.

The Board endorsed five "approval-not-required" plans, creating five new buildable lots and redefining four lot lines. "Approval-not-required" plans are those plans necessary to create new lots along existing ways or change lot lines on existing lots but not rising to the level of a full subdivision approval process.

The Board also approved one Site Plan for a duplex dwelling at 49 Spring Street on the corner with Kingsbury Drive.

TOWN MEETING ACTIONS

The Planning Board placed four articles on the Warrant for 2004, all of which were approved by the voters and by the Attorney General for the Commonwealth. These articles included:

- An amendment to Section 13 regulating lightening of signs
- A second amendment to Section 13 governing "Open" flags
- Revision of Section 14.13 requiring Site Plan Review by the Planning Board for construction or expansion in excess of 500 square feet of any building other than a single-family residence
- Designation of the following streets as scenic roads under the provisions of M.G.L. Chapter 40, Section 15C:
  - Hartford Street in its entirety
  - North Street from Harding Street to the Dover town line
  - Philip Street in its entirety
  - School Street in its entirety

SIGN ADVISORY BOARD

Under Section 13 of the Town of Medfield Zoning Bylaw the Sign Advisory Board reviews sign applications for their compliance with the Bylaw. The Board also assists applicants in understanding the Sign Bylaw and works with them to obtain results in keeping with the character of the Town. In addition Sign Advisory Board members make recommendations to the Planning Board for changes in the Bylaw. The Board is comprised of both local business people and residents.

BOARD OF APPEALS ON ZONING

To the Honorable Board of Selectmen
and Residents of Medfield:

During 2004 the Board of Appeals acted on thirty-five applications as follows:

GRANTED: One Special Permit for a food establishment and parking
Twenty-two findings that proposed additions will not intensify the existing nonconformity
Two findings that the proposed demolition of homes and construction of new homes on the same site would not intensify the existing nonconformity
Two Special Permits to allow family apartments
One extension of an existing Special Permit to build a home
One determination that specific and material changes have occurred
One amendment to a Comprehensive Permit for additional parking
One Special Permit for work in the Aquifer Protection District to build a new home

DENIED: One Variance from front yard setback
One Special Permit for a food establishment

One application was withdrawn without prejudice.

One appeal of the decision of the Building Inspector to issue a building permit was remanded to the Building Inspector with conditions.

The Board of Appeals would like to express its sincere thanks to retiring Building Inspector/Zoning Enforcement Officer John P. O'Toole for his many years of dedicated service to the Town and especially this Board.

The Board would also like to express its sincere thanks for all the support and consideration it has received this past year from the Town Boards and the residents of the Town of Medfield.

Respectfully submitted,

Robert F. Sylvia, Chairman
Stephen M. Nolan, Member
Russell J. Hallisey, Member
Charles H. Peck, Associate
Thomas M. Reis, Associate
Burgess P. Standley, Clerk

Article 26. To see if the Town will vote to amend Section 13 of the Zoning Bylaw by adding:

Section 13.3.12 Back lighted (internally illuminated) informational signs or structures with translucent faces are not allowed. Signs may be illuminated by external light fixture (white in color) or halo-lighted (no "day-glo" colors). Lamps or tubes shall not be visible to the motoring public from a public way. Sign graphics may not be translucent.

or do or act anything in relation thereto.

(Planning Board)

VOTED: That the Town amend Section 13 of the Zoning Bylaw by adding:

Section 13.3.12 Back lighted (internally illuminated) informational signs or structures with translucent faces are not allowed. Signs may be illuminated by external light fixture (white in color) or halo-lighted (no "day-glo" colors). Lamps or tubes shall not be visible to the motoring public from a public way. Sign graphics may not be translucent. **PASSES BY 2/3 VOTE** (4/27/2004)

Article 27. To see if the Town will vote to amend Section 13 of the Zoning Bylaw by adding:

Section 13.3.13 One "OPEN" flag shall be permitted per retail business. Flag shall not exceed 3 feet by 5 feet. Flag is to fly from a pole mounted to the building. Flag must be removed when business is not open.

or do or act anything in relation thereto.

(Planning Board)

VOTED: That the Town amend Section 13 of the Zoning Bylaw by adding:

Section 13.3.13 One "OPEN" flag shall be permitted per retail business. Flag shall not exceed 3 feet by 5 feet. Flag is to fly from a pole mounted to the building. Flag must be removed when business is not open. **PASSED BY 2/3 VOTE** (4/27/2004)

Article 28. To see if the Town will vote to amend the Town of Medfield Zoning By-law, Section 14.13 SITE PLAN APPROVAL BY PLANNING BOARD, by striking the first sentence of subsection 14.13.1 and replacing it with: "No Building, except a single-family residence, shall be constructed or expanded in ground area except in conformance with this Section 14.13."

or do or act anything in relation thereto.

(Planning Board)

VOTED: That the Town amend the Town of Medfield Zoning By-law, Section 14.13 SITE PLAN APPROVAL BY PLANNING BOARD, by striking the first sentence of subsection 14.13.1 and replacing it with: "No Building, except a single-family residence, shall be constructed or expanded in ground area except in conformance with this Section 14.13." **PASSED BY 2/3 VOTE** (4/27/2004)

Article 29. To see if the Town will vote in accord with the provisions of M.G.L Chapter 40, Section 15C to designate the following roadways in the Town of Medfield as "Scenic Roads":

Hartford Street in its entirety
North Street from Harding Street to the Dover town line
Philip Street in its entirety
School Street in its entirety

or do or act anything in relation thereto.

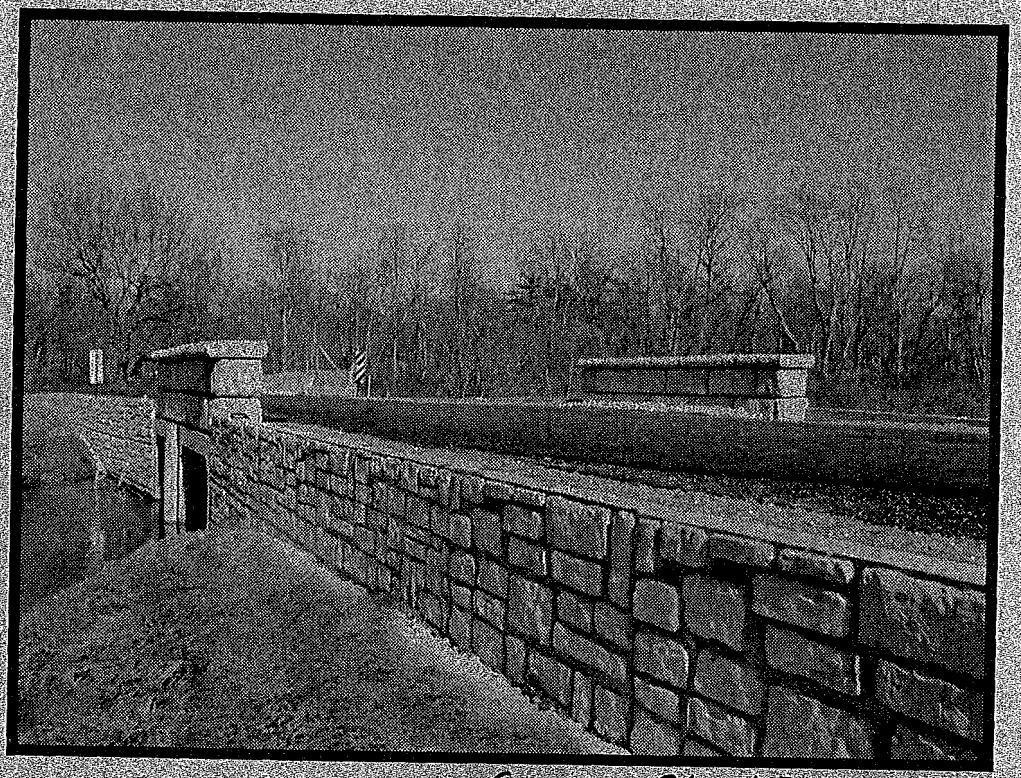
(Planning Board)

VOTED: That the Town, in accord with the provisions of M.G.L Chapter 40, Section 15C to designate the following roadways in the Town of Medfield as "Scenic Roads":

Hartford Street in its entirety
North Street from Harding Street to the Dover town line
Philip Street in its entirety
School Street in its entirety

MOTION CARRIES (4/27/2004)

Planning & Appeals



Causeway Street Bridge 2003

MEDFIELD

Annual Town Report of the Town Offices

2003

PLANNING BOARD

To the Honorable Board of Selectmen
and Residents of Medfield:

During 2003 the Planning Board approved two new definitive subdivision plans: Shining Valley Farm, a five lot subdivision off Pine Street, and Robinson Road, a four lot subdivision extending the existing way.

The Board endorsed five "approval-not-required" plans, creating three new buildable lots and redefining two lot lines. "Approval-not-required" plans are those plans necessary to create new lots along existing ways or change lot lines on existing lots but not rising to the level of a full subdivision approval process.

The Board also approved one Site Plan for a furniture storage business at Adams Street and West Mill Street.

Town Meeting Actions
The Planning Board placed eight articles on the Warrant for 2003, all of which were approved by the voters; however, the Attorney General for the Commonwealth disapproved one. Articles passed by Town Meeting and approved by the Attorney General include:

- Addition of an Historic Properties section to the *Zoning Bylaw* to preserve historic structures as defined therein by providing a regulatory process to enable a property owner to increase the productive use of the property
- Revised requirements for a special permit for an "accessory dwelling unit in a one-family dwelling."
- Establishing a Secondary Aquifer Zone for protection of the Town's water supply
- Upgraded Zoning Map to a GIS generated map
- Adopted a "Watershed Protection District Overlay Map" and a "Flood Plain District Overlay Map"
- Rezoned lots on the northwest corner of West Street and North Meadows Road to "Business-Industrial," thus allowing commercial uses on these lots
- Revised *Bylaw* to allow commercial or membership recreational facilities in the Industrial-Extensive and Business-Industrial zoning districts with a special permit from the Board of Appeals on Zoning

BOARD OF APPEALS ON ZONING

To the Honorable Board of Selectmen
and Residents of Medfield:

During 2003 the Board of Appeals acted on thirty-four applications as follows:

GRANTED: Three Special Permits for Recreational Structures i.e. swimming pools
One Special Permit for a restaurant and parking
One Special Permit for food establishments and parking
One Special Permit for a home occupation
One Special Permit for an orthodontic office
Seventeen findings that proposed additions will not intensify the existing nonconformity
One amendment to a Special Permit for a fitness center
One Variance from height of fence requirement
One Special Permit for work in the Flood Plain District to build a new home
One Special Permit for an auto repair business

DENIED: One Variance from frontage
One Special Permit for work in the Flood Plain District
One finding on nonconformity because the applicants failed to present their case
One Special Permit for an accessory dwelling unit

One application was withdrawn without prejudice

One determination that a Special Permit was not required to replace a swimming pool

Five applications were withdrawn without prejudice.

The Board of Appeals would like to express its sincere thanks for all the support and consideration it has received this past year from the Town Boards and the residents of Medfield.

Respectfully submitted,

Robert F. Sylvia, Chairman
Russell J. Hallisey, Member
Stephen M. Nolan, Member
Charles H. Peck, Associate
Thomas M. Reis, Associate
Burgess P. Standley, Clerk

Article 31. To see if the Town will vote to amend the Town of Medfield Zoning Bylaw by adding a new Section 5.6 Historic Properties as follows:

5.6 Historic Properties

Properties containing historic structures are an important resource to the Town of Medfield providing a direct connection with the Town's past and contributing to the town's character.

5.6.1 Purpose – The purpose of this Historic Properties section is to preserve historic structures as defined herein by providing a regulatory process to enable a property owner to increase the productive use of the property.

5.6.2 Definitions

(a) Historic property is any property which contains a still-existing principal or significant structure (constructed or erected upon it prior to 1900).

(b) Principal structure: the main or primary structure, in terms of the present purpose or use of the property.

(c) Significant structure: a structure the use or purpose of which is substantial, in terms of the present purpose or use of the property, such as a carriage house, caretaker's house, barn, or similar building.

5.6.3 Specially-Permitted Use or Uses. The Zoning Board of Appeals, upon application, may issue a special permit to the owner of an historic property for any use or combination of uses listed in Section 5.4 Table of Use Regulations; the decision whether or not to grant a special permit under this section is entirely within the Board's discretion; the Board shall not be required to issue a special permit, even if it is able to make the required findings to support granting a permit.

5.6.4 Procedure

(a) Generally, the requirements set out in Section 14.10 for Special Permits by the Board of Appeals shall apply to this section.

(b) In addition to the application requirements contained in Section 14.10.1, applicant shall submit the following:

1. Historic documentation including an historic survey prepared by a qualified professional.

2. Plans prepared by a licensed architect or other design professional showing all proposed exterior improvements and changes; these shall include both a concept rendering and a site plan meeting the requirements of Section 14.13.

(c) In addition to the notice requirements contained in Section 14.10.3, the Board of Appeals shall forthwith transmit copies of the application and supporting documents to the Medfield Historic Commission for their review and comment.

(d) In addition to the required findings contained in Section 14.10.5, the Board of Appeals shall make the following specific findings of fact:

1. The proposed use(s) represent a reasonable adaptive reuse of the historic property.

2. The proposed use(s) will preserve or substantially preserve the historic nature and character of the property and the historic structures thereon.

(e) In addition to the authorized conditions contained in 14.10.6, the Board of Appeals, if it decides to grant a special permit under this section, shall impose such conditions, limitations, and safeguards as it deems necessary to preserve the historic nature and character of the property and the historic structures thereon, including a requirement that the property serve as the applicant's primary residence, and/or a requirement that applicant place a permanent historic preservation restriction, as defined in G.L. Chapter 184, Section 31, upon the property.

or do or act anything thereto.

(Planning Board)

VOTED: To amend the Town of Medfield Zoning Bylaw by adding a new section 5.6 Historic Properties, as printed in the warrant. **PASSED BY 2/3 VOTE** (6/2/03)

Article 32. To see if the Town will vote to amend the definition of the Flood Plain District as set forth in Section 10.2 of the *Zoning Bylaw* by striking the existing definition as set forth in that Section and substituting therefore the following:

> The Flood Plain District is superimposed over all districts established by this *Bylaw*. The Flood Plain District is defined as all lands along or sloping to the Stop River and Charles River whose elevation is below 125 feet Mean Sea Level based on the Massachusetts Geodetic Datum of 1929. The Zoning Map of the Town of Medfield and the Vine Brook Zone A Flood Area as shown on the United States Department

of Housing and Urban Flood Insurance Rate Map, as amended, may be used as general guides to the location of the Flood Plain District, but lands show as being within the Flood Plain District on those documents are not to be treated as within the Flood Plain District for purposes of this *Bylaw* unless the land is below 125 feet Mean Sea Level as indicated in this definition.

or do or act anything in relation thereto.

(Planning Board)

VOTED: To amend the definition of the Flood Plain District as set forth in Section 10.2 of the Zoning Bylaw by striking the existing definition as set forth in that Section and substituting therefore the following:

The Flood Plain District is superimposed over all districts established by this *Bylaw*. The Flood Plain District is defined as all lands along or sloping to the Stop River and Charles River whose elevation is below 125 feet Mean Sea Level based on the Massachusetts Geodetic Datum of 1929.
The Zoning Map of the Town of Medfield and the Vine Brook Zone A Flood Area as shown on the United States Department of Housing and Urban Flood Insurance Rate Map, as amended, may be used as general guides to the location of the Flood Plain District, but lands show as being within the Flood Plain District on those documents are not to be treated as within the Flood Plain District for purposes of this *Bylaw* unless the land is below 125 feet Mean Sea Level as indicated in this definition.

PASSED BY 2/3 VOTE (6/2/03)

Article 33. To see if the Town will vote to amend Section 14.10.7 of the *Zoning Bylaw* by deleting in its entirety the paragraph beginning "In lieu of the findings..." and ending with "...special conditions."

and substituting therefore the following:

If it makes the findings set out in Section 14.10.5 (a) through (j) and subject to such conditions as the Board shall elect to impose pursuant to Section 14.10.6 of the *Bylaw,* the Board shall issue a permit for an accessory dwelling unit in a one-family dwelling unit if it makes the following findings and subjects the permit to the conditions required by this section.

or do or act anything in relation thereto.

(Planning Board)

VOTED: To amend the Town of Medfield Zoning Bylaw, Section 14.10.7 by deleting in its entirety the paragraph beginning "in lieu of the findings..." and ending with "...special conditions" and substituting therefore the language printed in the warrant. **BY UNANIMOUS VOTE** (6/2/03)

Article 34. To see if the Town will vote to amend the Town of Medfield Zoning Bylaw, Section 16: Aquifer Protection District as set out in a document prepared by Environmental Partners Group, Inc., copies of which are on file and available for public inspection at the Medfield Town House in the Town Clerk's office and the Planning Board's office and at the Memorial Public Library, which amendment is summarized as follows: to add under 16.2 Definitions, a new definition: "Secondary Aquifer Zone" and to add sections specifying permitted and prohibited uses within said Secondary Aquifer Zone in compliance with regulations of the Massachusetts Department of Environmental Protection and to renumber the sections as required,

or do or act anything in relation thereto.

(Planning Board)

VOTED: To amend the Town of Medfield Zoning Bylaw, Section 16: Aquifer Protection District as set out in a document prepared by Environmental Partners Group, Inc., copies of which are on file and have been available for public inspection at the Medfield Town House in the Town Clerk's office and the Planning Board's office and at the Memorial Public Library, as well as at tonight's meeting, which amendment is summarized as follows: to add under 16.2 Definitions, a new definition "Secondary Aquifer Zone" and to add sections specifying permitted and prohibited uses within said secondary Aquifer Zone in compliance with regulations of the Massachusetts Department of Environmental Protection and to renumber the sections as required. **BY UNANIMOUS VOTE** (6/2/03)

Article 35. To see if the Town will vote to adopt the attached "Zoning Map of the Town of Medfield, Massachusetts" prepared by Environmental Partners Group, Inc. of Hingham, Massachusetts, dated January 30th, 2003, and to revise the Zoning Bylaw, Section 3.0, as follows:

SECTION 3

ESTABLISHMENT OF ZONING DISTRICTS

3.2 ZONING MAP

The location and boundaries of the Zoning Districts are established and shown on a map titled "Zoning Map, Medfield, Massachusetts" dated January 30, 2003, which is a part of this Bylaw. The authenticity of the zoning Map shall be identified by the signature of the Town Clerk and the imprinted seal of the Town under the words: "This is to certify that this is the Zoning Map of the Town of Medfield, Massachusetts, referred to in the Zoning Bylaw of the Town of Medfield, Massachusetts, which was adopted by the Town Meeting commencing April 28, 2003." Any change in the location of boundaries of a Zoning District by amendment of the Bylaw shall be authenticated in the same manner. The Zoning Map shall be kept on file in the Office of the Planning Board. Photographic reductions of this zoning map may serve as copies of the zoning map.

3.3.3 Where a boundary is indicated as a specific elevation, it shall be construed as the distance above Mean Sea Level based on the North American Vertical Datum (NAVD) OF 1988.

or do or act anything in relation thereto.

(Planning Board)

VOTED: To adopt the "Zoning Map of the Town of Medfield, Massachusetts" prepared by Environmental Partners Group, Inc. of Hingham, Massachusetts, dated January 30, 2003, attached to the warrant and posted at tonight's meeting and to revise the Zoning Bylaw, Section 3.0, as printed in the warrant. **BY UNANIMOUS VOTE** (6/2/03)

Article 36. To see if the Town will vote to adopt the attached "Watershed Protection District Overlay map of the town of Medfield, Massachusetts," prepared by Environmental Partners Group, Inc. of Hingham, Massachusetts, dated January 30th, 2003; to adopt the attached "Flood Plain District Overlay Map of the Town of Medfield, Massachusetts", prepared by Environmental Partners Group, Inc. of Hingham, Massachusetts, dated January 30th, 2003; and to revise the Zoning Bylaw, Section 10.0 (Flood Plain District) and Section 11.0 (Watershed Protection District)' as follows"

SECTION 10

FLOOD PLAIN DISTRICT

10.2 DEFINITION

The Flood Plain District is superimposed over all Districts established by this Bylaw. The Flood Plain District is defined as all lands along or sloping to the Stop River and Charles river whose elevation is below 125 feet Mean Sea Level based on the Massachusetts Geodetic Datum of 1929 (Elevation 1244 based on NAVD 1988)

and as shown on the Zoning Map of the Town of Medfield, Massachusetts and the vine Brook Zone A Flood area as shown on the United States Department of Housing and Urban Development Flood Insurance rate map, as amended.

10.5 The Board of Appeals, after holding a public hearing, shall issue a permit under this section if it finds that the use of the premises will not endanger the health or safety of the occupants thereof or of other land in the Flood Plain District. In deciding application for a Special Permit under this section, but without limiting the generality of the foregoing., the Board of Appeals shall find affirmatively:

10.5.1.1 That the basement floor elevation for any structure having sustained living occupancy shall be at least 125 feet above the Mean Sea Level (NGVD 1929), and the top of the foundation wall shall be at least 132 feet above Mean Sea Level (NGVD).

10.5.1.2 That safe vehicular and pedestrian access to, over and from the premises is provided on ways having all elevations no less than 125 feet above Mean Sea Level (NGVD 1929), unless data indicate a higher ground.

SECTION 11

WATERSHED PROTECTION DISTRICT

NO PROPOSED CHANGES IN TEXT.

or do or act anything in relation thereto.

(Planning Board)

VOTED: To adopt the "Watershed Protection District Overlay Map of the Town of Medfield, Massachusetts", prepared by Environmental Partners Group, Inc. of Hingham, Massachusetts, dated January 30, 2003, attached to the warrant, and posted at tonight's meeting to adopt the Flood Plain District Overlay District Map of the Town of Medfield, Massachusetts", prepared by Environmental Partners Group, Inc. of Hingham Massachusetts, dated January 30, 2003, attached to the warrant and posted at tonight's meeting and to revise the Zoning Bylaw, Section 10.0 (Flood Plain District) and Section 11.0 (Watershed Protection District) as printed in the warrant, except that 10.2 Definition of the Flood Plain District shall be that approved by vote on Article 32 of this 2003 Annual Town Meeting, with the following language added following "Massachusetts Geodetic Datum of 1929": (Elevation 124 based on NAVD 1988). **BY UNANIMOUS VOTE** (6/2/03)

Article 37. To see if the Town will vote to amend the Town of Medfield Zoning Map by changing the zoning district from "Industrial Extensive" to "Business Industrial" for the parcels shown on the Town of Medfield Assessor's Map as Map 48, lots 2, 3, 4, 34, 55, 58, 59, or do or act anything in relation thereto.

(Planning Board)

VOTED: To amend further the Town of Medfield Zoning Map as amended by vote on Article 35 of this 2003 Annual Town Meeting by changing the zoning district from "Industrial Extensive" to "Business Industrial" for the parcel shown on the Town of Medfield Assessor's Map as Map 48, Lots 2, 3, 4, 34, 55, 58, 59. **BY UNANIMOUS VOTE** (6/2/03)

Article 38. To see if the Town will vote to amend the Town of Medfield Zoning bylaw by substituting for the present language in Section 5.4.4.29 the following:
5.4.4.29 commercial or membership recreational (athletic, health, tennis, and/or swimming) facility, or do or act anything in relation thereto.

(Planning Board)

VOTED: To amend the Town of Medfield Zoning bylaw by substituting for the present language in Section 5.4.4.29 the following:

> 5.4.4.29 commercial or membership recreational (athletic, health, tennis, and/or swimming) facility.

BY UNANIMOUS VOTE (6/2/03)

Planning & Appeals

TOWN OF MEDFIELD



ANNUAL TOWN REPORT
OF THE
TOWN OFFICES

FOR THE YEAR ENDING DECEMBER 31, 2002

PLANNING BOARD

To the Honorable Board of Selectmen
and Residents of Medfield:

During 2002 the Planning Board did not approve any new definitive subdivision plans.

A total of three lots were released for building from one previously approved subdivision: Bunker Estates at Southern Acres.

The Board endorsed three "approval-not-required" plans, creating two new buildable lots and one non-buildable lot along an existing street.

The Board also approved one Site Plan for improvements at Shaw's.

TOWN MEETING ACTIONS
The Planning Board placed one article on the Warrant for 2002 which was approved and will allow an accessory structure that would not exceed 15 feet by 10 feet, and not exceed 12 feet in height, to be located in the rear yard with a setback to the rear lot line of no less than 20 feet and side lot line of no less than 12 feet.

SIGN ADVISORY BOARD
During 2002 the Sign Advisory Board continued to review applications for sign permits and to advise and assist sign applicants.

LONG RANGE PLANNING COMMITTEE
The Planning Board continued to work with the LRPC toward the improvement of managed growth within the Town, in part, through reviewing the *Zoning By-Law*. The Board is grateful for the LRPC's diligent research and efforts in these matters.

OTHER BUSINESS
Board members served on the Trails Study Committee and Capital Budget Committee.

The Board continued to use the engineering services of Earth Tech, Inc. for subdivision review and street construction inspections.

The Planning Board acknowledges with thanks the cooperation and assistance of the Town Boards and Departments with special thanks to Town Counsel Mark G. Cerel; Superintendent of Public Works Kenneth P. Feeney; and Tree Warden Edward Hinkley.

BOARD OF APPEALS ON ZONING

To the Honorable Board of Selectmen
and Residents of Medfield:

During 2002 the Board of Appeals acted on fifty-seven applications as follows:

GRANTED:
- Two Special Permits for Recreational Structures i.e. swimming pools
- Two Special Permits for a restaurant and parking
- Two Special Permits for food establishments and parking
- One Special Permit for a home occupation
- One Special Permit for a fitness center
- Thirty-five findings that proposed additions will not intensify the existing nonconformity
- One Special Permit for parking regulations
- One Special Permit and Variance for a veterinary hospital
- One extension for a previously granted permit
- One amendment to a Comprehensive Permit
- One Variance from front setback requirement
- One amendment to an Open Space Development Permit

DENIED:
- One Variance from Maximum Lot Coverage
- One Dunkin Donuts Restaurant
- One finding on nonconformity because the applicants failed to present their case

Five applications were withdrawn without prejudice.

The Board of Appeals would like to express its sincere thanks for all the support and consideration it has received this past year from the Town Boards and the residents of Medfield.

Respectfully submitted,

Robert F. Sylvia, Chairman
Russell J. Hallisey, Member
Stephen M. Nolan, Member
Charles H. Peck, Associate
Thomas M. Reis, Associate
Burgess P. Standley, Clerk

Article 24. To see if the town will vote to amend the Zoning Bylaw by adding to Section 6.2.11 following the last sentence the following:

> "provided that an accessory structure that will not exceed 15 feet by 10 feet, and not exceeding 12 feet in height, shall be allowed to be located in the rear yard with a setback to the rear lot line of no less than 20 feet and side lot line of no less than 12 feet."

or do or act anything in relation thereto.

(Planning Board)

VOTED: That the Town amend the Zoning Bylaw by adding to Section 6.2.11 following the last sentence the following:

> "provided that one accessory structure that will not exceed 15 feet by 10 feet, and not exceeding 12 feet in height, shall be allowed to be located in the rear yard with a setback to the rear lot line of no less than 20 feet and side lot line of no less than 12 feet."

PASSED BY MORE THAN 2/3 VOTE (6/10/02)

Planning & Appeals

TOWN OF MEDFIELD



ANNUAL TOWN REPORT
OF THE
TOWN OFFICES

FOR THE YEAR ENDING DECEMBER 31, 2001

PLANNING BOARD

To the Honorable Board of Selectmen
and Residents of Medfield:

During 2001 the Planning Board approved one definitive subdivision plan with three lots located adjacent to the Southern Acres Subdivision.

A total of seventeen lots were released for building from one previously approved subdivision: Bridlefield.

The Board endorsed six "approval-not-required" plans, creating one new lot along an existing street and redefining lot lines for five existing lots.

TOWN MEETING ACTIONS

The Planning Board placed four articles on the Warrant for 2001. Three articles were approved. One would allow a facility, such as a YMCA, by right in the Industrial-Extensive (I-E) Zoning District. A second would allow an animal shelter in the Business (B), Business-Industrial (B-I), and Industrial-Extensive (I-E) Zoning Districts by Special Permit from the Board of Appeals. The Third article requires that Tattoo parlors/body piercing establishments be located only in the Industrial-Extensive (I-E) Zoning District and only by Special Permit of the Board of Appeals. The fourth article, which was defeated, centered on changing the Floor Area Ratio.

SIGN ADVISORY BOARD

During 2001 the Sign Advisory Board continued to review applications for sign permits and to advise and assist sign applicants.

LONG RANGE PLANNING COMMITTEE

The Planning Board continued to work with the LRPC toward the improvement of managed growth within the Town, in part, through reviewing the *Zoning By-Law*. The Board is grateful for the LRPC's diligent research and efforts in these matters.

OTHER BUSINESS

Board members served on the Trails Study Committee and Capital Budget Committee.

The Board continued to use the engineering services of Earth Tech, Inc. for subdivision review and street construction inspections.

BOARD OF APPEALS ON ZONING

To the Honorable Board of Selectmen
and Residents of Medfield:

During 2001 the Board of Appeals acted on thirty-eight applications as follows:

GRANTED: Two Special Permits for Recreational Structures i.e. swimming pools
One Special Permit for a bakery
Two amendments to an existing special permit for a restaurant
One Special Permit for parking in the Downtown Parking District
Two Special Permits for construction of houses in the Aquifer Protection District
One Special Permit for a swimming pool in the Aquifer Protection District
One determination that specific and material changes in applications have occurred to allow a return to the Board with a new application in less than two years
Twenty-two findings that proposed additions will not intensify the existing nonconformity
One Variance from parking regulations
One Special Permit and Variance for an animal shelter
One extension for a previously granted permit

DENIED: One finding that the addition of a garage would not intensify the existing nonconformity

Upheld the decision of the Building Inspector on one appeal of his decision

Three applications were withdrawn without prejudice.

The Board of Appeals would like to express its sincere thanks for all the support and consideration it has received this past year from the Town Boards and the residents of Medfield.

Respectfully submitted,

Robert F. Sylvia, Chairman
Burgess P. Standley, Clerk
Stephen M. Nolan, Member
Charles H. Peck, Associate
Thomas M. Reis, Associate
Russell J. Hallisey, Associate

2001

Article 18. To see if the Town will vote to amend the Town of Medfield *Zoning By-Law* as follows:

by deleting existing section 2.1.22 in its entirety and substituting the following therefor:

2.1.22 Floor Area

The sum of the areas of the several floors located on a Story above grade, measured within the perimeter of the outside walls of a Building and any Accessory Buildings on a Lot, without deduction for hallways, stairs, closets, atria, thickness of walls, columns, and all other interior features, exclusive of Attics. Areas of Buildings not provided with surrounding walls shall be included in Floor Area if such areas are included within the horizontal projection of a roof or floor above. Words and terms used in the definition of Floor Area not specifically defined within the Medfield Bylaws conform to their meaning published in the Massachusetts State Building Code, 780 CMR. as may be amended from time to time.

And by deleting existing section 2.1.23 in its entirety and substituting the following therefor:

The ratio of the Floor Area to the total Lot area.

And by revising Section 6.3 TABLE OF HEIGHT AND BULK REGULATIONS by deleting the numbers in the "Maximum Floor Area Ratio Incl. Accessory Buildings" column for RS and substituting therefore 0.25 and adding under the RU district "One family dwelling" 0.30 and "Two family dwelling" 0.25

and by adding to end Section 7.1.2.8 the following sentence:

The Maximum Floor Area Ratio shall not exceed 0.30

or do or act anything thereto.

(Planning Board)

THIS ARTICLE DID NOT PASS – YES 109 NO 122 (4/30/2001)

Article 19. To see if the Town will vote to amend Section 5 of the Town of Medfield *Zoning By-Law,* Table of Use Regulations subsection 5.4.2.3 by adding the words "such as a YMCA," after the word "facility" and by striking the word "NO" in the I-E column and substituting therefore "YES" or do or act anything in relation thereto.

(Planning Board)

It was so **VOTED** (4/30/2001 **PASSED BY MORE THAN 2/3 VOTE)**

Article 20. To see if the Town will vote to amend Section 5 of the Town of Medfield *Zoning By-Law,* Table of Use Regulations subsection 5.4.3.5 by adding the words "animal shelter" after the words "commercial stables" and by striking the word "NO" in each of the B, B-I, and I-E columns and substituting therefore in each said column "SP" or do or act anything in relation thereto.

(Planning Board)

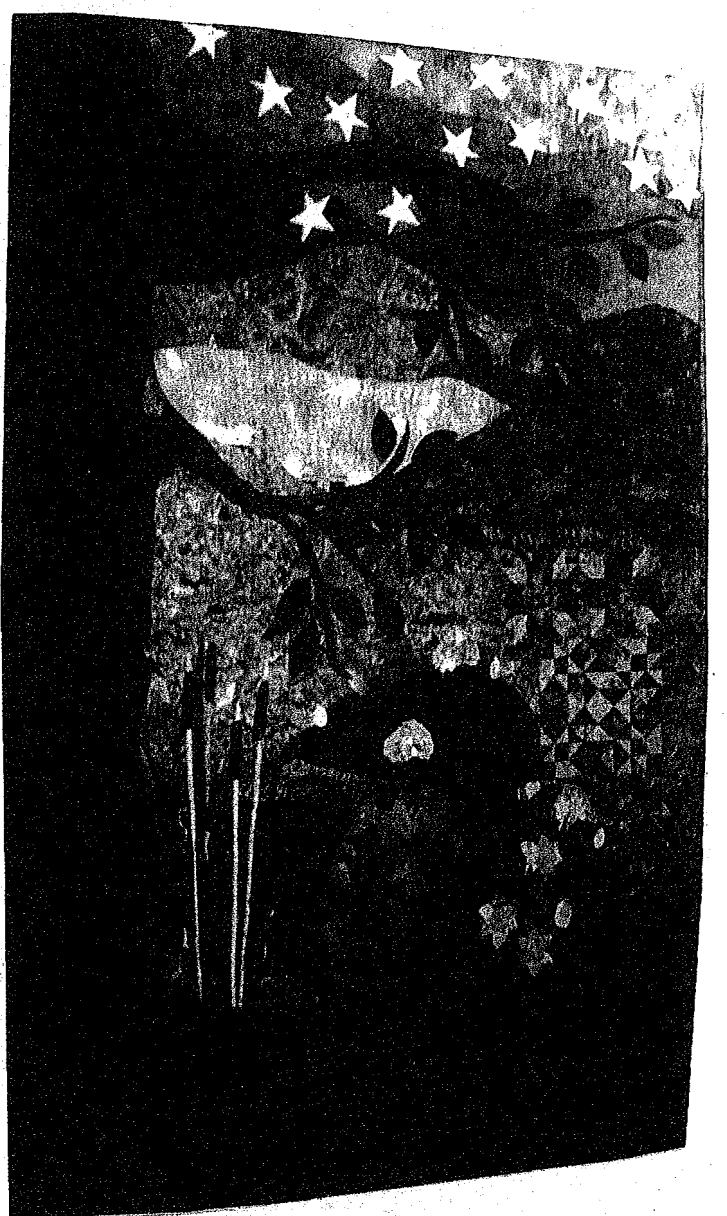
It was so **VOTED** (4/30/2001 **BY UNANIMOUS VOTE**)

Article 21. To see if the Town will vote to amend Section 5 of the Town of Medfield *Zoning By-Law,* Table of Use Regulations subsection 5.4.4.8 Personal Service Establishments by adding a subsection "5.4.4.8.a. Tattoo parlors/body piercing establishment" and by placing an SP in the IE column and "NO" in the remaining columns or do or act anything in relation thereto.

(Planning Board)

It was so **VOTED** (4/30/2001 **BY UNANIMOUS VOTE**)

Planning / Appeals



ANNUAL REPORT OF THE TOWN OFFICES

FOR THE YEAR ENDING DECEMBER 31, 2000

PLANNING BOARD

To the Honorable Board of Selectmen
and Residents of Medfield:

During 2000 the Planning Board approved one definitive Open Space Residential subdivision plan with seventeen lots located off Granite Street, Bridlefield.

A total of twenty-two lots were released for building from two previously approved subdivisions: Woodcliff Hills and Summer Meadows.

The Board endorsed six "approval-not-required" plans, creating two new lots along existing streets and redefining lot lines for four existing lots.

TOWN MEETING ACTIONS

The Planning Board placed one article on the Warrant for 2000. The article, which would have allowed one off premise sign for businesses on Park Street, was withdrawn at Town Meeting for further study.

SIGN ADVISORY BOARD

During 2000 the Sign Advisory Board continued to review applications for sign permits and to advise and assist sign applicants.

LONG RANGE PLANNING COMMITTEE

The Planning Board continued to work with the LRPC toward the improvement of managed growth within the Town, in part, through reviewing the *Zoning By-Law*.

OTHER BUSINESS

The Planning Board revised its rates as set forth in the Land Subdivision rules and Regulations of the Planning Board of the Town of Medfield this year.

Board members served on the Drainage Study Committee, Capital Budget Committee, and Metropolitan Area Planning Council.

The Board continued to use the engineering services of Earth Tech, Inc. for subdivision review and street construction inspections.

The Planning Board acknowledges with thanks the cooperation and assistance of the Town Boards and Departments with special thanks to Town Counsel Mark G. Cerel; Superintendent of Public Works Kenneth P. Feeney; and Tree Warden Edward Hinkley.

BOARD OF APPEALS ON ZONING

To the Honorable Board of Selectmen
and Residents of Medfield:

During 2000 the Board of Appeals acted on forty-nine applications as follows:

GRANTED: Four Special Permits for Recreational Structures i.e. swimming pools
One Special Permit for restaurants
Six Special Permits for parking in the Downtown Parking District
One Special Permit for a convenience store and parking
Two Special Permits for construction of houses in the Aquifer Protection District
Three Special Permits for personal wireless antenna and appurtenant facilities
One Special Permit for Open Space Development
One Special Permit for an addition to a building for light manufacturing
One Special Permit for work on a building parking lot in the Aquifer Protection District
Two determinations that specific and material changes in applications have occurred to allow a return to the Board with a new application in less than two years
Extension of a Comprehensive Permit for an over 55 housing development on Dale Street
Twenty-three findings that proposed additions will not intensify the existing nonconformity
One finding that the demolition of existing houses and the replacement with a new house would not intensify the existing nonconformity

DENIED: One Special Permit for construction of a house on a lot partially in the Watershed Protection District
One finding that additions to the house and the addition of a swimming pool would not intensify the existing nonconformity
Two Variances for decks
One finding that an addition to a daycare facility would not intensify the existing nonconformity

One application was withdrawn without prejudice.

ARTICLE 23.. To see if the Town will vote to amend SECTION 13, SIGN BYLAW, of the Town of Medfield, Massachusetts Zoning Bylaw, by deleting section 13.3.1 and substituting in place thereof a new subsection 13.3.1 to read as follows:

13.3.1 Off-premise signs are prohibited, except

a. temporary signs used to advertise special events whose proceeds are used for charity, schools or nonprofit organizations, provided an approved sign permit is obtained at least three (3) days before the posting of the sign. There shall be no fee for the permit and the Building Inspector is authorized to issue the permit without the Sign Advisory Board's approval.

b. businesses located on Park Street may erect and maintain one free standing sign which identifies all such businesses and otherwise meets the requirements of the Town's bylaw on private land at the intersection of Park Street and Main Street.

(Planning Board)

VOTED: That this Article be withdrawn without prejudice. **BY UNANIMOUS VOTE** (4/24/2000)

Planning/Appeals

TOWN OF MEDFIELD



MEDFIELD TOWN HOUSE

ANNUAL REPORT

OF THE

TOWN OFFICES

FOR THE YEAR ENDING DECEMBER 31, 1999

PLANNING BOARD

To the Honorable Board of Selectmen
and Residents of Medfield:

During 1999 the Planning Board approved one definitive subdivision plan with three lots, Summer Meadows.

A total of fourteen lots were released for building from two previously approved subdivisions: North Meadows Estates and Elizabeth Estates.

The Board endorsed eight "approval-not-required" plans, creating seven new lots along existing streets and redefining lot lines for six existing lots.

The Board approved a site plan for Camden Place with five units on North Street.

The Board, in conjunction with the Tree Warden, held one Scenic Road Hearing.

TOWN MEETING ACTIONS

The Planning Board placed two articles on the Warrant for 1999.

The first article clarified that the requirements of Section 6.2.1 did not apply to applications for Personal Wireless Facilities or Towers. These requirements are listed under Section 17.4.

The second article deleted Section 14.10.6.i. because the use is covered in Section 18: Adult Uses.

SIGN ADVISORY BOARD

During 1999 the Sign Advisory Board continued to review applications for sign permits and to advise and assist sign applicants.

LONG RANGE PLANNING COMMITTEE

The Planning Board continued to work with the LRPC toward the improvement of managed growth within the Town, in part, through updating the Town Master Plan.

BOARD OF APPEALS ON ZONING

To the Honorable Board of Selectmen
and Residents of Medfield:

During 1999 the Board of Appeals acted on an unprecedented fifty-five applications as follows:

GRANTED: Six Special Permits for Recreational Structures i.e. swimming pools
Two Special Permits for restaurants
Four Special Permits for parking in the Downtown Parking District
One Special Permit to allow a barn in the Watershed Protection District
One Special Permit for a convenience store and gasoline sales facility
Two Special Permits to amend decisions for construction of houses in the Aquifer Protection District
Four Special Permits for personal wireless antenna and appurtenant facilities
Two Special Permits for signs
Two Special Permits for home occupations
One Special Permit for a family apartment
One Special Permit for a convenience store and gasoline sales facility with a car wash
One Comprehensive Permit for an over 55 housing development on Dale Street
Twelve findings that proposed additions will not intensify the existing nonconformity
Two findings that the demolition of existing houses and the replacement with new houses would not intensify the existing nonconformity
One finding that the addition of a swimming pool would not intensify the existing nonconformity
One variance to allow an addition to a single family home
Two variances from the definition of frontage
One variance to allow a nonconforming lot to be changed

DENIED: One Special Permit for a dog sitting service
One Special Permit for construction of a house in an Aquifer Protection District
One finding that an addition to the house would not intensify the existing nonconformity
One Variance for a two car garage
One Variance for the addition of a deck or screened porch
One Variance for lot depth and rear lot setback

ARTICLE 18. To see if the Town will vote to amend the Town of Medfield Zoning Bylaw by adding to Section 17.4.1, at the beginning of the second sentence, "Section 6.2.1 and", or do or act anything in relation thereto.

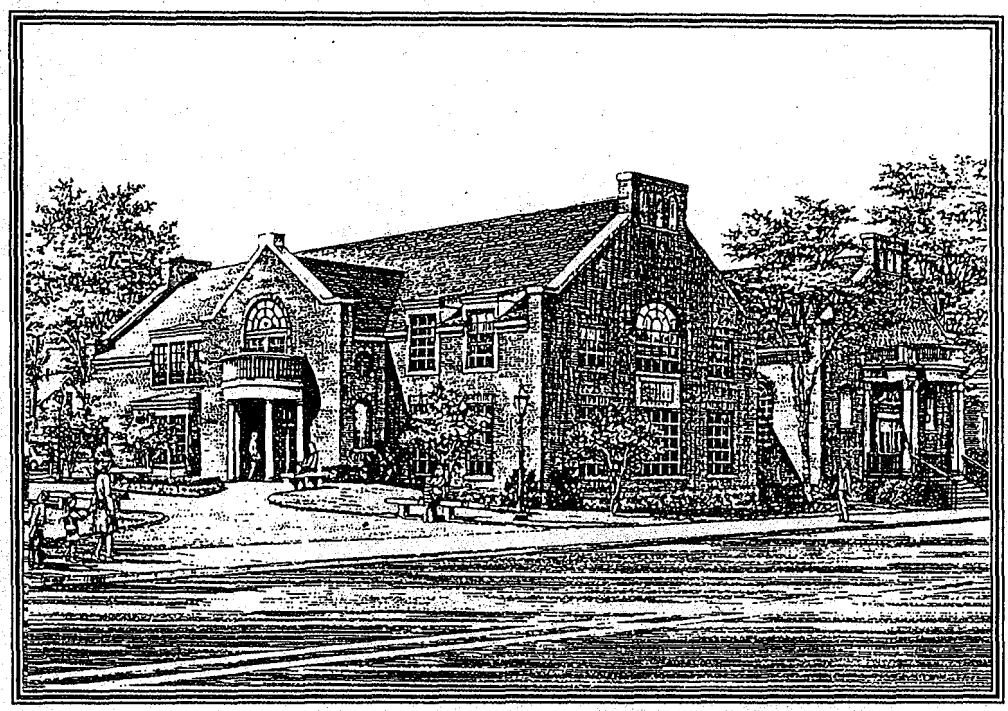
(Planning Board)

It was so **VOTED** (4/26/99) **BY UNANIMOUS VOTE**

ARTICLE 19. To see if the Town will vote to amend the Town of Medfield Zoning Bylaw by deleting Section 14.10.6.i, or do or act anything in relation thereto.

(Planning Board)

It was so **VOTED** (4/26/99) **BY UNANIMOUS VOTE**



MEMORIAL PUBLIC LIBRARY

MEDFIELD

348th Annual Report of the Town Offices

1998

PLANNING BOARD

To the Honorable Board of Selectmen and Residents of Medfield:

During 1998 the Planning Board approved one definitive subdivision plan with four lots.

A total of four lots were released for building from three previously approved subdivisions: Hinckley Estates and Woodcliff Hills Subdivision.

The Board endorsed eight "approval-not-required" plans, creating seven new lots along existing streets and redefining lot lines for three existing lots.

The Board approved a site plan for Benjamin Franklin Savings Bank at 76 North Street

TOWN MEETING ACTIONS

The Planning Board originally planned to enact a substantial revision of the existing Zoning Bylaw and as such placed six (6) articles on the Annual Town Meeting Warrant. Following the zoning hearings, the Board decided it needed more time to adequately inform the public about the proposed changes and seek public input. As a result of this two articles were dismissed, two were approved as printed and the remaining two were amended. Those articles/amendments that passed:

- Created a "Downtown Parking District
- Allowed "Amusement and recreation services" in the Industrial-Extensive (IE) district with a special permit from the Zoning Board of Appeals.
- "Site Plan Approval by the Planning Board" was revised to meet current state and case law.

SIGN ADVISORY BOARD

During 1998 the Sign Advisory Board continued to review applications for sign permits and to advise and assist sign applicants.

LONG RANGE PLANNING COMMITTEE

The Planning Board continued to work with the LRPC toward updating the Town Master Plan.

OTHER BUSINESS

Board members served on the Medfield State Hospital Reuse Committee, Capital Budget Committee, Tower Study Committed, and Metropolitan Area Planning Council.

BOARD OF APPEALS ON ZONING

To the honorable Board of Selectmen
And Residents of Medfield:

During 1998 the Board of Appeals acted on the following applications:

GRANTED:
- One Special Permit for light manufacturing and assembly
- Two Special Permits for food service establishments: a bakery and a restaurant
- One Special Permit for a medical office
- One Special Permit for work in the Watershed Protection District at Rocky Woods
- One Special Permit for a dance studio
- Three Special Permits for construction of a house in the Aquifer Protection District
- One Special Permit for a personal wireless tower and appurtenant facilities
- One modification of a comprehensive permit for additional parking at Tilden Village
- Two Variances for setback: one side yard and one rear yard
- Eight findings that proposed additions will not intensify the existing nonconformity

DENIED:
- One Special Permit for a wood workshop/home occupation
- One Special permit for a car wash
- One Special Permit for Gulf/Cumberland Farms expansion
- One Special Permit for auto service/repair
- One Variance for setback for a garage

Three applications were withdrawn without prejudice.

The Board of Appeals would to express its sincere thanks for all the support and consideration it has received this past year from the Town Boards and the residents of Medfield.

Respectfully submitted,

Robert F. Sylvia, Chairman
Burgess P. Standley, Clerk
Stephen M. Nolan, Member
Charles H. Peck, Associate
Osler L. Peterson, Associate
Thomas M. Reis, Associate

ARTICLE 35. That the zoning by-laws of the Town of Medfield be amended as follows:

(a) By adding a new section as follows:
5.4.2.14 Dance studios, whether for profit or non-profit
and to authorize said uses in the following districts: B,B-I, I-E.

(b) By amending 8.1 by adding the following:

Dance studio	One space for each full time employee Per class plus one space for each 500 Square feet of classroom space.

(Petition)

VOTED: Not to pass this article (4/28/98) **BY UNANIMOUS VOTE**

ARTICLE 36. To see if the Town will vote to amend the Town of Medfield Zoning Bylaw by deleting certain parts of Section 1 – Scope, Section 5 – Use Regulations, Section 6 – Area, Height and Bulk Regulations, and Section 8 – Off Street Parking and Loading Regulations and substituting therefor new parts and subparts, which substitutions provide a recodification consistent with current enabling legislation and interpretive case law and include Section 1.2: Authority, Section 5.1: Applicability of Use Regulations, 5.2: Permitted Uses, 5.3: Accessory Uses and Structures, 5.4: Accessory Dwelling Unit in One-Family Dwelling, 5.6: Child Care Facilities, Section 6: Table of Area Regulations Notes, 6.3: Table of Height and Bulk Regulations, Section 8.2: General Parking and Loading Regulations, 8.3: Parking and Loading Space Standards, and 8.4: Access Standards, all as set out in the full text, copies of which are available for public inspection at the Planning Board and Town Clerk's offices at the Temporary Town Hall at 93F West Street and the Temporary Memorial Public Library at 258 Main St.

or do or act anything in relation thereto.

(Planning Board)

The Planning Board originally planned to enact a substantial revision of the existing Zoning Bylaw; they now propose only to modify on section of the general parking requirements to create uniformity.

VOTED: Motion to amend the Town of Medfield Zoning By-law Section 8.3.2 as follows: by striking the words "contained within structures, or".

4/27/98) **BY UNANIMOUS VOTE**

ARTICLE 37. To see if the Town will vote to amend the Town of Medfield Zoning Bylaw by deleting certain of the definitions contained in Section 2 – Definitions and substituting therefor new definitions, said definitions to include: 2.1.10 Building, Accessory, 2.1.16 (a-c) Dwellings, 2.1.24 Frontage, 2.1.26a Kennel, 2.1.28 Lodging House, 2.1.44 Permit Granting Authority, 2.1.46a Personal Service Establishment, 2.1.77 Street, and 2.1.89 Wetlands, all as set out in the full text, copies of which are available for public inspection at the Planning Board and Town Clerk's office at the Temporary Town Hall at 93F West Street and the Temporary Memorial Public Library at 258 Main St.

or do or act anything in relation thereto.

(Planning Board)

VOTE: To dismiss this article (consent calendar 4/27/98)

ARTICLE 38. To see if the Town will vote to amend the Town of Medfield Zoning By-law by deleting existing Section 5-4 Table of Use Regulations, in its entirety and substituting therefor a new Section 5 Use Regulations, 5.2 Table of Use Regulations, and footnotes #1 through 12 thereto, said substituted section to include the following additional uses with corresponding zoning district designations:

Use

5.2.2.2 Use of land or structures for educational purposes on land owned or leased by the commonwealth or any of its agencies, subdivisions or bodies politic or by a religious sect or denomination, or by a nonprofit educational corporation:

A	RE	RT	RS	RU	B	BI	IE	Districts
	Y	Y	Y	Y	Y	Y	Y	Y

5.2.2.3 Non exempt educational use:

A	RE	RT	RS	RU	B	BI	IE	Districts
N	N	N	N	N	SP	SP	SP	

5.2.3.1 Use of land for the primary purpose of agriculture, horticulture, floriculture, or viticulture on a parcel of more than five acres in area:

A	RE	RT	RS	RU	B	BI	IE	Districts
Y	Y	Y	Y	Y	Y	Y	Y	

5.2.3.2 Facilities for the sale of produce, and wine and dairy products, provided that during the months of June, July, August, and September of every year, or during the harvest season of the primary crop, the majority of such products for sale, based on either gross sales dollars or volume, have been produced by the owner of the land containing more than five acres in area on which the facility is located:

A	RE	RT	RS	RU	B	BI	IE	Districts
Y	Y	Y	Y	Y	Y	Y	Y	

said substituted section also to include the following existing uses with changes in the corresponding zoning district designations:

Use:

5.2.2.13 Municipal Use

A	RE	RT	RS	RU	B	BI	IE	Districts
SP	SP	SP	SP	SP	Y	Y	Y	

5.2.4.1 Store selling retail items not otherwise regulated herein:

A	RE	RT	RS	RU	B	BI	IE	Districts
N	N	N	N	N	SP	SP	N	

5.2.4.4 Establishments selling new automobiles or new and used automobiles and trucks, new automobile tires and other accessories, aircraft, boats, motorcycles and household trailers:

A	RE	RT	RS	RU	B	BI	IE	Districts
N	N	N	N	N	SP	SP	N	

5.2.4.8 Personal service establishment:

A	RE	RT	RS	RU	B	BI	IE	Districts
N	N	N	N	N	SP	SP	N	

5.2.4.9 Funeral home or mortuary establishment:

A	RE	RT	RS	RU	B	BI	IE	Districts
N	N	N	N	SP	SP	SP	N	

5.2.4.11 Membership club:

A	RE	RT	RS	RU	B	BI	IE	Districts
N	SP	SP	SP	SP	SP	SP	N	

5.2.4.12 Miscellaneous business offices and services:

A	RE	RT	RS	RU	B	BI	IE	Districts
N	N	N	N	N	SP	SP	N	

5.2.4.17 Miscellaneous repair service:

A	RE	RT	RS	RU	B	BI	IE	Districts
N	N	N	N	N	SP	SP	SP	

5.2.4.20 Amusement and recreation services:

A	RE	RT	RS	RU	B	BI	IE	Districts
N	N	N	N	N	SP	SP	SP	

5.2.4.30 Commercial or membership tennis courts or clubs, including squash and paddle tennis:

A	RE	RT	RS	RU	B	BI	IE	Districts
N	N	N	N	N	SP	SP	SP	

5.2.5.3 Manufacturing of furniture, lumber and wood products; fabrication of metal products; printing, publishing and allied industries, except paper manufacturing:

A	RE	RT	RS	RU	B	BI	IE	Districts
N	N	N	N	N	N	SP	SP	

5.2.5.4 Manufacturing of machinery, electrical machinery, equipment and supplies; motor vehicle equipment; transportation equipment; food and kindred products; apparel and other fabricated textile products:

A	RE	RT	RS	RU	B	BI	IE	Districts
N	N	N	N	N	N	SP	SP	

5.2.5.8 Trucking service and warehousing:

A	RE	RT	RS	RU	B	BI	IE	Districts
N	N	N	N	N	N	SP	SP	

5.2.5.10 Wholesale trade:

A	RE	RT	RS	RU	B	BI	IE	Districts
N	N	N	N	N	N	SP	SP	

said substituted section also to include the addition of footnote notations to the following existing uses and the corresponding footnotes to further limit or regulate these uses:

5.2.1.5 Alteration of two or multifamily dwelling [1]
5.2.1.6 Multifamily dwelling[2]
5.2.1.12 One-family dwelling or two-family dwelling as a secondary use[3]
5.2.2.12 Child Care Facility[4]
5.2.3.4 Commercial kennel or veterinary hospital[5]
5.2.4.2 Establishments primarily selling food and drink for home preparation and consumption or for on premises consumption[6]
5.2.4.7 Lodging house[7]
5.2.4.14 Auto service station[8]
5.2.4.15 Automotive repair, automobile services and garages[9]
5.2.4.21 Commercial communications and television towers[10]
5.2.4.22 Personal Wireless Communications facilities[7]
5.2.4.33 Bed and breakfast[11]
5.2.5 WHOLESALE AND MANUFACTURING[12]

1. Subject to the following conditions: there will be no change in the existing district use and the approval shall automatically cease when the structure is removed; a minimum floor space of five hundred (500) square feet per family unit shall be provided; satisfactory off-street parking shall be provided; each family unit shall be a complete housekeeping unit; additions of appurtenances shall not be added without the prior approval of the Board of Appeals, except for openings for ingress and egress, for necessary stairs and steps including shelters therefor, and for the housing of one motor vehicle per family unit; other conditions may lawfully be required by the Board of Health, the Building, Plumbing and Wiring Inspectors, the Planning Board and the Board of Appeals, consistent with the foregoing.

2. All waste water shall be disposed of by means of adequate connection to the sewage system of the Town of Medfield. The connecting system shall be installed in accordance with the definitive plan and shall conform with the rules of the Water and Sewage Board and shall be installed under their direction.

3. In conjunction with a principal use in the B District not otherwise requiring a Special Permit, a one-family dwelling or two-family dwelling as a secondary use may be authorized by special permit subject to the following conditions: The principal use to which the residential use is "secondary" must occupy all of the street and ground floor (with exception of the area for stairs or elevator necessary to gain access to the upper floor residential use). This will not preclude that the business use may occupy all or part of any floor above the street or ground floor; Residential off-street parking must be provided (See Section 8.1); the residential use will be protected from offensive noise, vibration, electromagnetic interference, dust and other particulate matter, odorous matter, heat, glare, and other objectionable influences; The area of the lot will not be less than 10,000 square feet; a sign may be erected if the Board concludes that a Special Permit is warranted by the application and the evidence produced at the public hearing and if the Board makes the following specific findings of fact: (a) The proposed sign sill not have an adverse effect upon property values in the neighborhood; (b) The proposed sign is architecturally and aesthetically consistent with the other signs and structures in the area; (c) The proposed sign will not create any hazard to public safety or health in the neighborhood; (d) The proposed sign does not create a nuisance; (e) In no case shall a Special Permit be granted for a sign specifically prohibited in any subsection of Section 13.3.

4. See Section 5.6

5. All animals, fowl or other forms of livestock shall be kept in completely enclosed pens or other structures at least 200 feet from any lot line

6. Neither drive-throughs nor takeout windows are permitted in connection with this use.

7. A Lodging House shall be limited to not more than five persons and shall be located in the principal building on the lot. Official residence shall be maintained therein by the owner of the premises. A Lodging House shall be used for nontransients only.

8. Roofs, canopies, or similar coverings are not permitted in connection with the fuel dispensers.

9. Not including a junk yard or automotive graveyard.

10. See Section 17 for limitations and exceptions.

11. There shall be no more than four rooms used as guest-rooms. One off-street parking space must be provided for each guest bedroom plus two spaces for the owner-occupant. A two square foot sign shall be allowed.

12. Special permits for the uses in this Section 5.2.5 shall be issued subject to the following conditions, in addition to those set forth in Section 14.10: the proposed use shall not emit any smoke of a shade darker than No. 2 on the Ringlemann Smoke Chart as published by the U.S. Bureau of Mines; no air pollution particle concentrations shall exceed 0.3 grains per cubic foot; all inflammable or radioactive liquids shall be stored underground; the discharge of wastes shall be into public sewer or the system subject to written approval of the Massachusetts Department of Public Health; vibration shall not exceed the safe range of Table 7, U.S. Bureau of Mines, Bulletin No. 442; there shall be no unusual or objectionable odor; no direct or sky-reflected glare shall be permitted; and all materials shall be stored within a completely enclosed building.

Said substituted section also to include a renumbering and recodification of the prior section, all as set out in the full text, copies of which are available for public inspection at the Planning Board and Town Clerk's offices at the Temporary Town Hall, 93F West Street, and at the Temporary Memorial Public Library, 258 Main Street.

Or do or act anything in relation thereto.

(Planning Board)

VOTED: To amend Section 5 of Medfield Zoning By-law, Table of Use Regulations Subsection 5.4.4-20 by striking the work "NO" in the I-E column and substituting therefore "SP".

(4/28/98) **BY UNANIMOUS VOTE**

ARTICLE 39. To see if the town will vote to amend the Medfield Zoning By-Law by deleting existing Section 9 in its entirety and substituting the following therefor:

SECTION 9 NONCONFORMING USES AND STRUCTURES

9.1 APPLICABILITY

This zoning by-law shall not apply to structures or uses lawfully in existence or lawfully begun, or to a building or special permit issued before the first publication of notice of the public hearing required by G.L. c. 40A, s. 5 at which this zoning by-law, or any relevant part thereof, was adopted. Such prior, lawfully existing

nonconforming uses and structures may continue, provided that no modification of the use or structure is accomplished, unless authorized hereunder.

9.2 NONCONFORMING USES

The Board of Appeals may award a special permit to change a nonconforming use in accordance with this section only if it determines that such change or extension shall not be substantially more detrimental than the existing nonconforming use to the neighborhood. The following types of changes to nonconforming uses may be considered by the Board of Appeals:

9.2.1 Change or substantial extension of the use;

9.2.2 Change from one nonconforming use to another, less detrimental, nonconforming use.

9.3 NONCONFORMING STRUCTURES

The Board of Appeals may award a special permit to reconstruct, extend, alter, or change a nonconforming structure in accordance with this section only if it determines that such reconstruction, extension, alteration, or change shall not be substantially more detrimental than the existing nonconforming structure to the neighborhood. The following types of changes to nonconforming structures may be considered by the Board of Appeals:

9.3.1 Reconstructed, extended or structurally changed;

9.3.2 Altered to provide for a substantially different purpose or for the same purpose in a substantially different manner or to a substantially greater extent;

9.3.3 Reconstructed after a catastrophe, provided that the owner shall apply for a building permit and start operations for reconstruction on said premises within eighteen (18) months after such catastrophe, and provided that the building(s) as reconstructed shall be only as great in volume or area as the original nonconforming structure.

9.3.4 The reconstruction, extension or structural change of a nonconforming structure in such a manner as to increase an existing nonconformity, or create a new nonconformity, including the extension of an exterior wall at or along the same nonconforming distance within a required yard, shall require the issuance of a variance from the Board of Appeals.

9.4 NONCONFORMING SINGLE AND TWO FAMILY RESIDENTIAL STRUCTURES

Nonconforming single and two family residential structures may be reconstructed, extended, altered, or structurally changed upon a determination by the Building Inspector that such proposed reconstruction, extension, alteration, or change does not increase the nonconforming nature of said structure, and the issuance of a building permit, where applicable. In the event that the Building Inspector determines that the nonconforming nature of such structure would be increased by the proposed reconstruction, extension, alteration, or change, the Board of Appeals may, by special permit, allow such reconstruction, extension, alteration, or change where it determines that the proposed modification will not be substantially more detrimental than the existing nonconforming structure to the neighborhood.

9.5 ABANDONMENT OR NON-USE

A nonconforming use or structure which has been abandoned, or not used for a period of two years, shall lose its protected status and be subject to all of the provisions of this zoning by-law.

9.6 REVERSION TO NONCONFORMITY

No nonconforming use shall, if changed to a conforming use, revert back to a nonconforming use.

9.7 MOVING

A nonconforming structure shall not be moved to any other location on its lot or any other lot unless every portion of such structure and the use thereof shall become conforming and the change will be in accordance with the Area and Yard Regulations of this Bylaw.

9.8 UNSAFE STRUCTURE

Any nonconforming structure determined by the Building Inspector to be unsafe may be restored to a safe condition, provided that the restoration shall not place it in greater nonconformity. If the cost to restore any nonconformity exceeds 50% of its physical replacement value, it shall be reconstructed only as a conforming structure unless a new variance is secured.

Or do or act anything in relation thereto.

(Planning Board)

VOTE: To dismiss this article (consent calendar 4/27/98)

ARTICLE 40. To see if the town will vote to amend the Medfield Zoning By-Law by deleting existing sections 14.12 and 14.13 in their entireties, and substituting the following therefor:

14.12 [Reserved]

14.13 SITE PLAN APPROVAL BY PLANNING BOARD

The purpose of Site Plan Approval is to ensure that plans for the design and layout of certain permitted developments conform to all the Town's bylaws and regulations, by requiring that the plans be approved and signed by the Planning Board before a building permit may be issued by the Building Inspector.

14.13.1 No multifamily, business or industrial building requiring Site Plan Approval shall be established or expanded in ground area except in conformance with this Section 14.13. Construction contained within a total ground floor area not exceeding 500 square feet is exempt from the provisions of this paragraph. The Planning Board shall adopt and from time to time shall amend rules and fee schedules relative to the issuance of Site Plan Approval and shall file a copy of said rules and fee schedules in the office of the Town Clerk.

14.13.2 Hearing. The Planning Board shall, at the expense of the applicant, give notice of a public hearing as required by the Zoning Act of Massachusetts General Laws and shall after publication of said notice hold a public hearing on the application. The public hearing shall not be held until at least 21 days have elapsed and within 65 days from the date of the filing of the application. The public hearing shall be conducted in accordance with the rules and procedures prescribed by the Planning Board as required by the Zoning Act of Massachusetts General Laws.

14.13.3 Site Plan Approval shall be granted upon determination by the Planning Board that the plan conforms to the following standards. The Planning Board may impose reasonable conditions at the expense of the applicant, including performance guarantees, to ensure such conformance. To the extent feasible, new building construction or other site alteration shall be designed, after considering the qualities of the specific location, the proposed land use and buildings, grading, egress points, and other aspects of the development, so as to meet these objectives:

1. For multifamily site plans for which more than one structure is proposed, placement of structures on the site is appropriate to the site and compatible with its surroundings.

2. The proposed use will not result in a public hazard due to substantially increased vehicular traffic or due to inadequacy of the structure or configuration of the road(s) directly serving the site.

3. The proposed use will not create any danger of pollution to public or private water facilities.

4. The methods of drainage at the site are adequate and meet the standards of the Subdivision Rules & Regulations of the town of Medfield.

5. No excessive noise, light or odor shall be emitted.

6. The site plan and proposed use(s) conform to all requirements of the Zoning Bylaw of the town of Medfield.

14.13.5 No building permit shall be granted for construction authorized by Special Permit granted hereunder until plans have been submitted to the Building Inspector which specify in detail the manner of compliance with any conditions set by the Planning Board.

4.13.6. Lapse. Site Plan Approval shall lapse after one year from the grant thereof if a substantial use thereof has not sooner commenced except for good cause. Such approval may, for good cause, be extended in writing by the Planning Board upon the written request of the applicant.

14.13.7 Appeal Periods. Appeals shall be conducted in accordance with applicable law.

Or do or act anything in relation thereto.

(Planning Board)

VOTED: To amend Section 14.13 of the Medfield Zoning By-law Special Permits for site Plan Approval by Planning Board by striking the section in its entirety and substituting therefore a new section 14.13 Site Plan Approval by Planning Board as printed in the warrant except substitute the word "approval" for Special Permit" in paragraph 14.13.5. (4/28/98) **BY UNANIMOUS VOTE**

ARTICLE 41. To see if the Town will vote to amend the Town of Medfield Zoning Bylaw, SECTION 8 OFF-STREET PARKING AND LOADING REGULATIONS by adding a new Section 8.5 DOWNTOWN PARKING DISTRICT as follows:

8.5.1 There is hereby created a Downtown Parking district consisting of Main Street from South Street to Route 27 (Spring Street and North Meadows Road), North Street from Main Street to Green Street and Janes Avenue.

8.5.2 Uses established and existing within said district on January 1, 1998 shall maintain whatever off-street parking they had as of that date, but shall otherwise be exempt from the parking requirements of Section 8.

8.5.3 Changes of use, as long as they are permitted in the underlying district, shall be permitted without regard to said parking requirements upon issuance of a special permit by the Zoning Board of Appeals. In determining whether to issue the special permit, the Board of Appeals shall consider the impact of the proposed use, as contracted with prior uses, and if it determines that the proposed use will not significantly increase the demand for parking from that of prior uses, the Board of Appeals may issue the special permit.

8.5.4 Expansion of existing uses or changes which increase parking demand and which cannot meet said parking requirements may be permitted by the Zoning Board of Appeals if the Board issues a special permit therefor. In determining whether to issue a special permit, the Board shall consider the impact of the proposed new use and the increased parking on the area. If it determines that, despite the impact of the increased parking on the area, the new use is in the public interest, it may issue the special permit. The board may impose such conditions as it deems necessary to protect public safety and convenience.

or do or act anything in relation thereto.

(Planning Board)

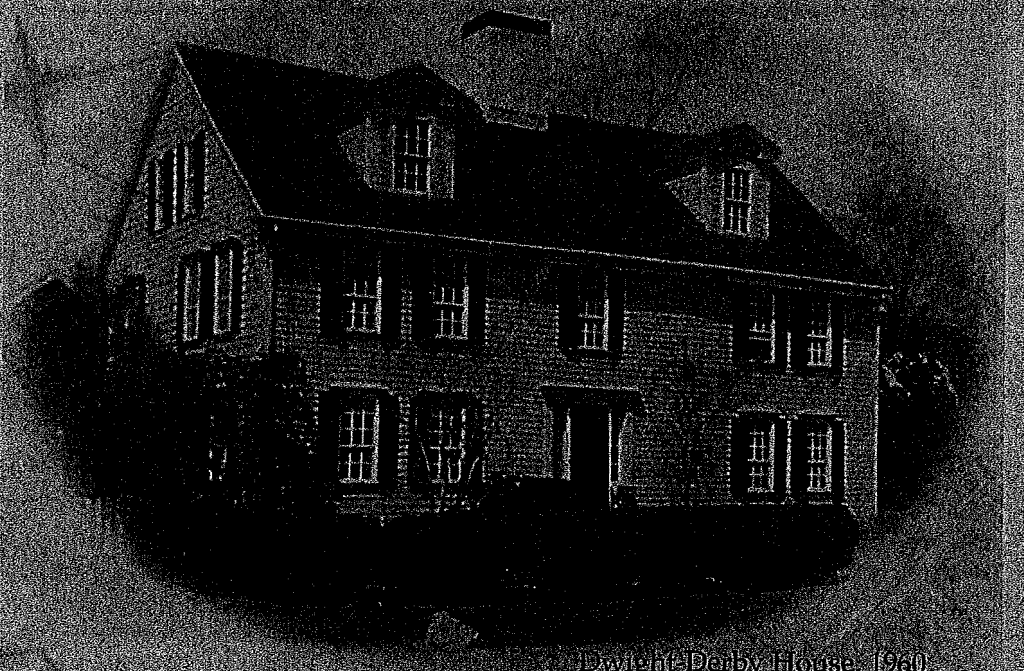
VOTED: To amend Town of Medfield Zoning By-law by adding a new Section 8.4 Downtown Parking District, as printed in the warrant, except substitute "4" for "5" in section and paragraph numbering. (4/28/98) **BY UNANIMOUS VOTE**

ARTICLE 42. To see if the Town will vote to amend the Town of Medfield Zoning Bylaw, SECTION 17 PERSONAL WIRELESS COMMUNICATIONS FACILITIES 17.3 LOCATION by adding a new paragraph as follows:

17.3.5 A Personal Wireless Tower may be installed on existing electric transmission towers presently located on a Boston Edison utility easement located in the southeast quadrant of the Town, provided that they do not exceed the present height of the utility tower by more than 30 feet, and only after compliance with all the provisions of this section, or do or act anything in relation thereto.

(Board of Selectmen)

VOTED: to amend the Town of Medfield Zoning by-law Section 17 Personal Wireless Communications Facilities by adding a new paragraph in 17.3 Location as follows:
17.3.5 A Personal Wireless Antenna may be installed on existing electric transmission towers presently located on a Boston Edison Utility easement located in the southeast quadrant of the Town, provided that they do not exceed the present height of the utility tower by more than 30 feet, and only after compliance with all the provisions of this section. (4/28/98) **BY UNANIMOUS VOTE**



Dwight Derby House, 1960

MEDFIELD

347th Annual Report of the Town Offices

1997

PLANNING BOARD

To the Honorable Board of Selectmen and Residents of Medfield:

During 1997 the Planning Board approved two definitive subdivision plans each with two lots.

A total of sixteen lots were released for building from three previously approved subdivisions: Green Street Extension, Hunt Meadow Farm, and North Meadows Estates subdivisions.

The Board endorsed four "approval-not-required" plans, creating five new lots along existing streets and redefining lot lines for three existing lots.

The Board reviewed a site plan for Benjamin Franklin Savings Bank on North Street and allowed the applicant to withdraw without prejudice.

TOWN MEETING ACTIONS

The Board placed four (4) articles on the Annual Town Meeting Warrant. An article to prohibit roof type canopies over pumps at gasoline service stations was defeated. The remaining three articles were passed at Town Meeting and approved by the Attorney General:

- Section 17 created a Personal Wireless Communications Facilities Bylaw for controlled placement and operation of radio communications facilities and towers.
- Section 18 established an Adult Uses Bylaw to address and mitigate the secondary effects of Adult Uses and sexually oriented businesses referenced therein.
- amended Section 10 Flood Plain District and Section 11 Watershed Protection District to require applicants to go to the Conservation Commission prior to submitting an application for special permit under either section.

SIGN ADVISORY BOARD

During 1997 the Sign Advisory Board continued to review applications for sign permits and to advise and assist sign applicants.

LONG RANGE PLANNING COMMITTEE

The Planning Board continued to work with the LRPC toward updating the Town Master Plan.

OTHER BUSINESS

Board members served on the Medfield State Hospital Reuse Committee, Capital Budget Committee, Tower Study Committed, Historic District Commission, G.I.S. Committee, and Metropolitan Area Planning Council.

ARTICLE 25. To see if the Town will vote to amend the Zoning Bylaw, Section 5.4.4.14 by adding the following:

Roofs, canopies, or similar coverings are not permitted in connection with the fuel dispensers.

(Planning Board)

VOTE: Voted not to pass this article. (4/28/97)

YES 276 NO 145

ARTICLE 26. To see if the Town will vote to amend the Zoning Bylaw, SECTION 10 FLOOD PLAIN DISTRICT and SECTION 11 WATERSHED PROTECTION DISTRICT, as follows:

adding to Section 10.4 APPLICATION FOR SPECIAL PERMIT a new section 10.4.4 as follows:

10.4.4 Prior to submitting an application for special permit, the applicant shall have obtained an Order of Conditions or Determination of Non-applicability, as appropriate, from the Medfield Conservation Commission; a copy of the Commission's decision shall be included with the application.

And by adding to Section 10.5 ISSUANCE OF SPECIAL PERMITS a new subsection 10.5.1.9 as follows:

10.5.1.9 The proposed project, and its construction, will be consistent with the Conservation Commission's decision.

By adding to Section 11.4 APPLICATION FOR SPECIAL PERMIT a new section 11.4.4 as follows:

11.4.4 Prior to submitting an application for special permit, the applicant shall have obtained an Order of Conditions or Determination of Non-applicability, as appropriate, from the Medfield Conservation Commission; a copy of the Commission's decision shall be included with the application.

And by adding to Section 11.5 ISSUANCE OF SPECIAL PERMITS a new subsection 11.5.1.8 as follows:

11.5.1.8 The proposed project, and its construction, will be consistent with the Conservation Commission's decision.

(Planning Board)

VOTE: Voted unanimously to amend the Zoning Bylaw, Section 10 FLOOD PLAIN DISTRICT and Section 11 WATERSHED PROTECTION DISTRICT as follows:

By adding to Section 10.4 APPLICATION FOR SPECIAL PERMIT a new section 10.4.4 as follows:

10.4.4 Prior to submitting an application for special permit, the applicant shall have obtained an Order of Conditions or Determination of Non-applicability, as appropriate, from the Medfield Conservation Commission; a copy of the Commission's decision shall be included with the application.

And by adding to Section 10.5 ISSUANCE OF SPECIAL PERMITS a new subsection 10.5.1.9 as follows:

10.5.1.9 The proposed project, and its construction, will be consistent with the Conservation Commission's decision.

By adding to Section 11.4 APPLICATION FOR SPECIAL PERMIT a new section 11.4.4 as follows:

11.4.4 Prior to submitting an application for special permit, the applicant shall have obtained an Order of Conditions or Determination of Non-applicability, as appropriate, from the Medfield

Conservation Commission; a copy of the Commission's decision shall be included with the application.

And by adding to Section 11.5 ISSUANCE OF SPECIAL PERMITS a new subsection 11.5.1.8 as follows:

11.5.1.8 The proposed project, and its construction, will be consistent with the Conservation Commission's decision. (4/28/97)

ARTICLE 27. To see if the Town will vote to amend the town's Zoning Bylaw by amending SECTION 5 USE REGULATIONS as follows:

Delete 5.4.4.33 Adult Bookstore and the related notations by zoning district and replace with:

5.4.4.33 Adult Uses: See Section 18

and by adding a new Section 18 as follows:

SECTION 18 ADULT USES

18.1 PURPOSE AND INTENT:

It is the purpose and intent of this Section 18 to address and mitigate the secondary effects of the Adult Uses and sexually oriented businesses referenced herein, since such secondary effects have been found by the Planning Board, as a result of the studies relied upon by it and after other public input, to include increased crime, adverse impacts on public health, adverse impacts on the business climate of the Town, adverse impacts on the property values of residential and commercial properties, and adverse impacts on the quality of life in the Town, all of which secondary impacts are adverse to the health, safety, and general welfare of the Town of Medfield and its inhabitants. The provisions of this Section have neither the purpose nor intent of imposing a limitation or restriction on the content of any communicative matter or materials, including sexually oriented matter or materials. Similarly, it is not the purpose or intent of this Section to restrict or deny access by adults to Adult Uses and to sexually oriented matter or materials protected by the Constitutions of the United States of America and of the Commonwealth of Massachusetts, nor to restrict or deny rights that distributors or exhibitors of such matter or materials may have to sell, rent, distribute, or exhibit such matter or materials. Neither is it the purpose or intent of this Section to legalize the sale, rental, distribution, or exhibition of obscene or other illegal matter or materials.

18.2 DEFINITIONS:

18.2.1 ADULT USES: An establishment, a building or portion thereof, or a use of land having a substantial or significant portion of its business activity, stock in trade, or other matter or materials for sale, rental, distribution, or exhibition, which are distinguished or characterized by their emphasis on depicting, describing, or relating to sexual conduct or sexual excitement as defined in Section 31 of Chapter 272 of the General Laws, including but not limited to the following:

18.2.1.1 Adult Bookstore: An establishment having a substantial or significant portion of its stock in trade, books, magazines, and other matter which are distinguished or characterized by their emphasis on depicting, describing or relating to sexual conduct or sexual excitement as defined in Section 31 of Chapter 272 of the General Laws;

18.2.1.2 Adult Club: An establishment having as any of its activities or entertainment a person or persons in a state of nudity or distinguished by an emphasis on matter depicting, describing or relating to sexual conduct or sexual excitement as defined in Section 31 of Chapter 272 of the General Laws;

18.2.1.3 Adult Entertainment Establishment: An establishment offering activities or goods or providing services where employees, entertainers or patrons are engaging in nudity, sexual conduct or sexual excitement as defined in Section 31 of Chapter 272 of the General Laws;

18.2.1.4 Adult Motion Picture Theater: An establishment used for presenting material distinguished by an emphasis on matter depicting, describing, or relating to sexual conduct or sexual excitement as defined in Section 31 of Chapter 272 of the General Laws;

18.2.1.5 Adult Paraphernalia Store: An establishment having as a substantial or significant portion of its stock devices, objects, tools or toys which are distinguished or characterized by their association with sexual activity, including sexual conduct or sexual excitement as defined in Section 31 of Chapter 272 of the General Laws;

18.2.1.6 Adult Video Store: An establishment having as a substantial or significant portion of its stock in trade videos, movies or other film materials which are distinguished or characterized by their emphasis on depicting, describing, or relating to sexual conduct or sexual excitement as

defined in Section 31 of Chapter 272 of the General Laws.

18.2.2 SUBSTANTIAL OR SIGNIFICANT PORTION:

The term "substantial or significant portion" as used in this Section 18 shall mean any of the following:

Twenty percent (20%) or more of the business inventory or stock of merchandise for sale, rental, distribution, or exhibition during any period of time;
Twenty percent (20%) or more of the annual number of gross sales, rentals, or other business transactions; or

Twenty percent (20%) or more of the annual gross business revenue.

18.3 SPECIAL PERMIT:

No Adult Use shall be allowed except by a Special Permit granted by the Board of Appeals. The Board of Appeals may grant a Special Permit for an Adult Use, with such conditions as it deems appropriate for the protection of public health, safety, and welfare, only in the Adult Use District, hereinafter defined, and only if the use is found by the Board of Appeals to comply with the following standards and procedures:

18.3.1 Location: An Adult Use may only be located in the Adult Use District namely: A parcel of land located on the easterly side of North Meadows Road and shown as Lot #8 on Map 48, of the Town of Medfield Official Assessors Map containing, according to said map, 4 acres, together with a portion of Lot 35 on said Map 48 bounded, as follows:

Northerly by Penn Central R.R. right of way, westerly by North Meadows Road for a distance of two hundred feet, southerly by the remainder of said Lot 35, and easterly by said Lot 8.

18.3.2 Site Development Standards:

a. Site Plan Review: No Special Permit for any Adult Use shall be issued without Site Plan Approval having been obtained from the Planning Board under Section 14.12 hereof.

b. Dimensional Requirements: Any building or structure containing an Adult Use shall meet the setback requirements and other dimensional controls which apply to the district of which the Adult Use District is a part as specified in these By-Laws. For any property proposed to contain an Adult Use, the applicant for a Special Permit for such use

shall comply with these requirements and controls following the establishment of such use thereon.

c. Parking and Loading: On-site parking and loading shall be provided in accordance with the requirements set forth in Section 8 of these Bylaws as pertains to retail stores, offices, and consumer service establishments. For any property proposed to contain an Adult Use, the applicant for a Special Permit for such use shall demonstrate that the entire property shall comply with these requirements and controls following the establishment of such use thereon.

d. Landscaping: At a minimum, the property on which an Adult Use is proposed to be located shall contain a landscaped buffer strip along its entire perimeter, except that portion directly abutting a public street in accordance with the requirements of Paragraph 6.2.9 hereof.

e. Signs: All signs for any Adult Use must meet the requirements of Section 13 hereof. In addition, no advertisement, display or other promotional material which contains sexually explicit graphics or sexually explicit text shall be visible to the public from any public way including but not limited to sidewalks, pedestrian walkways, highways or railways.

18.3.3 Other Special Permit Requirements:

18.3.3.1 If the Adult Use allows for the showing of films or videos within the premises, the booths in which the films or videos are viewed shall not be closed off by curtains, doors or screens. All booths must be able to be clearly seen from the center of the establishment.

18.3.3.2 The application for a Special Permit for an Adult Use must include the following information:

a. Name and address of the owner of record of the property;

b. Name and address of the legal owner of the proposed Adult Use Establishment;

c. Name and address of all persons having a lawful equity or security interest in the Adult Use Establishment,

d. A sworn statement must be provided stating that neither the applicant, nor the manager, nor any person having a lawful, equity or security interest in the Adult Use establishment has

been convicted of violating the provisions of Section 63 of Chapter 119 of the General Laws or Section 28 of Chapter 272 of the General Laws;

e. Name and address of the manager of the Adult Use Establishment;

f. Proposed provisions for securing the safety of the public within and without the Adult Use Establishment;

g. The number of employees; and

h. The present and proposed physical layout of the interior of the Adult Use Establishment.

18.3.3.3 No Special Permit for an Adult Use shall be issued to any person convicted of violating Section 63 of Chapter 119 of the General Laws or Section 28 of Chapter 272 of the General Laws.

18.3.3.4 An Adult Use Special Permit shall only be issued following a public hearing held within sixty-five (65) days after the filing of an application with the Board of Appeals, a copy of which shall forthwith be given to the Town Clerk by the applicant.

18.3.3.5 Any Adult Use Special Permit issued under this By-Law shall lapse within one (1) year if substantial use thereof has not sooner commenced except for good cause or, in the case of a permit for construction, if construction has not begun by such date except for good cause; excepting only any time required to pursue or await the determination of an appeal from the grant thereof.

18.3.3.6 Any Adult Use Special Permit issued under this By-Law shall require that the owner of such adult use shall supply on a continuing basis to the Building Inspector any change in the name of the record owner or address or any change in the name of the current manger, and that failure to comply with this provision shall result in the immediate revocation of such Special Permit. If anyone so identified is or is found to be convicted of violating Section 63 of Chapter 119 of the General Laws or Section 28 of Chapter 272 of the General Laws, such Special Permit shall immediately be null and void.

18.3.3.7 No Adult Use Special Permit issued under this By-Law shall become valid or in full force and effect until and unless the owner of the property containing such Adult Use shall supply to the Building Inspector a notarized statement agreeing to all terms and conditions of said Adult Use Special Permit.

18.3.4 Non-Conformity:

18.3.4.1 Any Adult Use in existence prior to the adoption of this Section 18 shall apply for a Special Permit as specified in this Section within ninety (90) days following the adoption of this Section and shall be required to comply in all respects with all requirements of this Section.

18.3.4.2 Any Adult Use in existence prior to the adoption of this Section 18 which has applied for such Special Permit but which has not been granted such Special Permit may be permitted by a unanimous vote of the Board of Appeals following a public hearing to continue in operation at its present location for a period of time not exceeding six (6) months following the date of the application for such Special Permit provided that a written request therefor is made to the Board of Appeals. The Board of Appeals, upon written application made prior the expiration of any such period of time and following a public hearing may grant one additional extension period of time not to exceed six (6) months. The Adult Use owner must demonstrate to the Board of Appeals undue financial hardship if forced to close immediately upon failure to obtain a Special Permit in order to obtain any such extension.

18.3.4.3 The provisions of this Section 18.3.4 shall only apply to Adult Uses as defined in Section 9A of Chapter 40A of the General Laws.

18.3.5 Invalidity:

In the event that any provision of this Section 18 shall be determined to be invalid by a Court of competent jurisdiction or otherwise, the remaining provisions of this Section 18 not manifestly inseparable from the invalid provisions) shall remain in full force and effect.

or do or act anything in relation thereto.

(Planning Board)

VOTE: Voted unanimously to amend the Zoning Bylaw Section 5 USE REGULATIONS by deleting 5.4.4.33 Adult Bookstore and the related notations by zoning district and replace with a new Section 18 ADULT USES as printed in the warrant. (4/28/97)

ARTICLE 28. To see if the Town will vote to amend the town's Zoning Bylaw by amending SECTION 5 USE REGULATIONS as follows:

Add to 5.4.4.21 Commercial communications and television towers the following:
(See Section 17 for exceptions)
Retaining the "NO" listing in 5.4.4.21 for each zoning district.

Adding a new Section 5.4.4.21.a "Personal Wireless Communications facilities with the notation "See Section 17 for limitations and exceptions" with "NO" listings in all zoning districts except the Industrial-Extensive district which will be marked "SP."

and by adding a new SECTION 17 as follows:

SECTION 17

PERSONAL WIRELESS COMMUNICATIONS FACILITIES

17.1 PURPOSE

The purpose of these regulations is to promote the health, safety, convenience, and welfare of the inhabitants of Medfield by providing for controlled placement and operation of certain radio communications facilities and towers within the Town. Placement is controlled by establishing a limited number of permitted locations, minimizing the number and overall height of towers, encouraging shared use of structures, and limiting new construction to specific radio communications services.

17.2 DEFINITIONS

17.2.1 Radio Communications: All forms of communication which transmit radio frequency or microwave signals.

17.2.2 Personal Wireless Service: Radio Communications services specifically identified by the Federal Communications Commission as Personal Wireless Services. Such services include cellular services, personal communications services, and enhanced specialized mobile radio services, among others. Typically, these services are mobile or portable in nature, operate at low power, and are provided to subscribers for a fee.

17.2.3 Personal Wireless Facility: An arrangement of transmitting/receiving equipment, network interconnection equipment, and transmit/receive antenna(s) operated by a Personal Wireless Service carrier at one location that provides service to a geographic area.

17.2.4 Personal Wireless Facility Accessory Building: A structure designed to house Personal Wireless Facility transmit/receive equipment that is placed at a Personal Wireless Tower or other Personal Wireless Facility antenna support structure.

17.2.5 Personal Wireless Tower: A self-supporting lattice tower, a monopole, or other structure erected for the primary purpose of supporting Personal Wireless Service antennas at a Personal Wireless Facility.

17.2.6 Personal Wireless Antenna: Any antenna that is used to transmit and/or receive signals in the operation of a Personal Wireless Facility.

17.2.7 Secondary Antenna, Secondary Communications: Antennas and communications services which do not qualify as Personal Wireless and which may be supported on a secondary, subservient basis by a Personal Wireless Tower.

17.3 LOCATION:

17.3.1 Personal Wireless Facilities shall be permitted in the I-E zoning district, the B-I district at Medfield State Hospital, and on the Town of Medfield water tower property at Mt. Nebo only after compliance with all the provisions of this section. Personal Wireless Facilities at permitted locations may be housed in existing buildings, Personal Wireless Facility Accessory Buildings, or weather resistant outdoor equipment enclosures. Personal Wireless Antennas may be installed on existing structures at these locations or on Personal Wireless Towers built for the purpose.

17.3.2 A Personal Wireless Tower shall be permitted in the I-E district, and at Medfield State Hospital in an area extending 150 feet north from the rear of the present "R" building, only after compliance with all the provisions of this section. Secondary Antennas may be installed on a Personal Wireless Tower under the provisions of this section.

17.3.3 No Personal Wireless Tower may be constructed within twenty-five hundred (2500) feet of another Personal Wireless Tower. In the event of conflicting applications, the Board shall make a judgment as to which proposed personal Wireless Tower, if any, is most suitable.

17.3.4 Towers may not be built for any purpose other than to provide for Personal Wireless Services.

17.4 GENERAL REQUIREMENTS

17.4.1 No Personal Wireless Facility or Personal Wireless Tower shall be erected or installed except in compliance with the provisions of this section. In all cases, a Special Permit (SP) is required from the Zoning Board of Appeals (the "Board"). Section 14.10 of these By-Laws shall not apply to these applications. Any proposed increase in the height of a tower, or in the number of antennas. or any construction or replacement of a Personal Wireless Tower or Personal Wireless Facility accessory building shall be subject to a new application for a Special Permit.

17.4.2 Applicants for a new or modified Personal Wireless Tower must make a showing satisfactory to the Board, that existing structures and existing Personal Wireless Towers are not capable of providing adequate service to those Personal Wireless Service carriers planning to use the tower.

17.4.3 Personal Wireless Towers may be self-supporting monopoles, lattice towers, or other styles of support structure and shall meet with the approval of the Board, subject to this Section and to the requirement that no guy wires shall be used.

17.4.4 Personal Wireless Towers and Personal Wireless Facilities shall be suitably screened from view to the maximum extent possible.

17.4.5 Personal Wireless Towers shall be designed and constructed to support the antennas of multiple Personal Wireless Facilities. An applicant for a Special Permit to construct a Personal Wireless Tower shall certify to the Town that it will reasonably and in good faith make the tower available to other Personal Wireless Services. Each installation of a Personal Wireless Facility shall require a Special Permit.

17.4.6 Secondary Communications and Secondary Antennas may be installed at a Personal Wireless Tower such that they may be moved or removed to accommodate the maximum number of additional Personal Wireless Antennas possible. The Personal Wireless Tower Special Permit Holder shall apply to the Board for a Special Permit for such Secondary installations, as if they were Personal Wireless Facilities.

17.4.7 Personal Wireless Towers shall be removed within one (1) year after cessation of use by all Personal Wireless Services, whether or not there are one or more Secondary Antennas on the tower. Personal Wireless Antennas shall be removed within one (1) year after cessation of use.

17.4.8 Continuation of the Special Permit for a Personal Wireless Tower or Personal Wireless Facility is subject to inspection and reporting requirements established by the Inspector of Buildings.

17.5 APPLICATION PROCESS:

All applications for Personal Wireless Towers or Personal Wireless Facilities shall be made and filed in accordance with the requirements of the Medfield Zoning Board of Appeals. The following is required to be filed with an application:

17.5.1 A locus plan of appropriate scale showing elevation contours; all property lines, structures, and landscape features within 500 feet; the proposed tower and/or accessory building, access way, and fencing.

17.5.2 A photograph or rendition of the proposed Personal Wireless Tower and/or Personal Wireless Facility Accessory Building. Photographs of the proposed location from the property lines. The Board may request site-line drawings to specific locations be prepared, dependent on the site proposed.

17.5.3 The following information prepared by one or more qualified individuals:

a. A description of the facility and/or tower proposed.

b. A description of the reasons the facility is proposed, the reason the location is proposed, and a rationale for the height proposed.

c. Verification that the facility will be in compliance with federal and state regulations.

d. A description of tower capacity for additional Personal Wireless Antennas.

e. A description of site capacity for additional Personal Wireless Facilities.

17.6 DESIGN GUIDELINES

The following guidelines shall be used when preparing plans to site and construct any Personal Wireless Tower or Personal Wireless Facility.

17.6.1 All Personal Wireless Towers shall be designed to stand at the minimum height necessary to accommodate planned use and anticipated shared use. The tower shall be set back a minimum of fifty (50) feet from any property line. The Board may require more setback if a benefit is achieved and it is practicable.

17.6.1.1 Personal Wireless Tower with attached antenna(s) shall not exceed 150 feet in height above the lowest finished grade contacting the base. In the I-E district, a maximum height with antenna(s) of 190 feet shall be allowed if the applicant can make a significant showing that the low ground elevation prevents satisfactory performance of a proposed Personal Wireless Facility at 150 feet and lower. A Personal Wireless Tower shall not be constructed on a building.

17.6.1.2 Personal Wireless Antennas may be mounted on existing structures in the allowed locations and districts. They shall be mounted no more than ten feet above the roof-line or top surface of the existing structure. Mounting hardware extending vertically ten feet or less above a structure shall not be considered a tower in this Section. Consideration will be given to disguising or concealing roof- or top-mounted antennas and hardware.

17.6.2 All Personal Wireless Towers and Personal Wireless Facility Accessory Buildings shall be sited and landscaped in such a manner that the view of them from neighboring residences shall be as limited as possible. They shall be colored in a manner that best blends in with the surroundings, subject to approval of the Board.

17.6.3 Personal Wireless Towers shall be designed to accommodate the maximum number of Personal Wireless Antennas practical. The intent of this requirement is to maximize shared use of towers and limit the number required to provide satisfactory and competitive Personal Wireless Service in the town.

17.6.4 Fencing shall be provided to limit access to Personal Wireless Towers and Personal Wireless Facilities. It shall be compatible with the character of the area in which it is installed and shall be approved by the Board.

17.6.5 Signs shall be limited to those required by federal or state regulation, and those necessary to provide safety information or warnings. Signs shall conform with Section 13 of this By-Law.

17.6.6 The Special Permit holder shall maintain with the Medfield Police Department up to date twenty-four hour emergency contact information for each Personal Wireless Facility and Personal Wireless Tower permitted.

17.6.7 Lighting of Personal Wireless Towers is not allowed unless the applicant demonstrates to the Board that it is essential for safety.

17.6.8 A minimum of one on-site parking space shall be available for maintenance personnel to park their vehicles off-street.

17.7 SPECIAL PERMIT REVIEW

17.7.1 Applications to the board for Special Permits shall be approved or approved with conditions, only if the applicant can fulfill the requirements of these By-Laws to the satisfaction of the Board. If the Board is not satisfied that the applicant has fulfilled or addressed these requirements, the application shall be denied.

17.7.2 When considering an application for a Personal Wireless Tower or Personal Wireless Facility, and to the extent allowed by federal and state law, the Board shall consider potential impacts of an installation on the immediate neighborhood and the community, including health, safety, visual, nuisance, access, and compatibility concerns.

17.7.3 The Board may impose as a condition of the Special Permit a requirement for periodic review of the minimum necessary height of the tower and may require a reduction in the tower's height based upon the review.

or do or act anything in relation thereto.

(Planning Board)

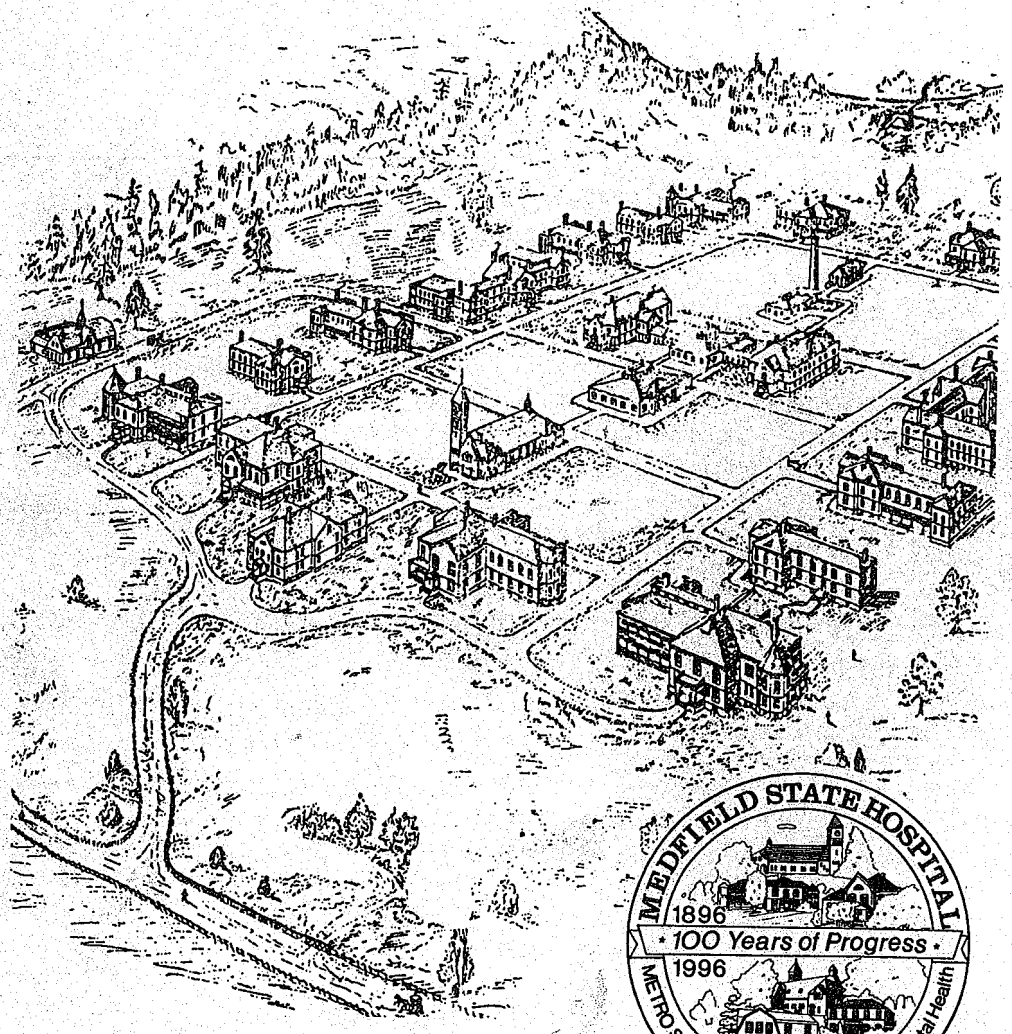
VOTE: Voted unanimously to amend the Zoning Bylaw by amending Section 5 USE REGULATIONS as set out in the warrant, and by adding a new Section 17 PERSONAL WIRELESS COMMUNICATIONS FACILITIES as set out in the warrant except that in 17.3, LOCATION 17.3.1 AND 17.3.2 the following shall be inserted after the words "I-E zoning district" "east of route 27 to West Mill Street and west of route 27, north of the railroad tracks on town owned land". The remainder amended as set out in the warrant.

(4/28/97)

Planning

MEDFIELD

346th Annual Report of the Town Officers



MEDFIELD STATE HOSPITAL
1896
100 Years of Progress
1996
METRO SOUTH AREA · Department of Mental Health

1996

PLANNING BOARD

To the Honorable Board of Selectmen
and Residents of Medfield:

During 1996 the Planning Board denied two definitive subdivision plans and one preliminary subdivision plan. The Board did not approve any new subdivision plans in 1996.

A total of twenty-five lots were released for building from five previously approved subdivisions: Southern Acres, Highland Knoll, Woodridge Estates, Green Acres and Ridge Road subdivisions.

The Board endorsed five "approval-not-required" plans, creating two new lots along existing streets and redefining lot lines for six existing lots. The Board denied one such endorsement.

No new site plans were reviewed in 1996.

TOWN MEETING ACTIONS

The Board placed five (5) articles on the Annual Town Meeting Warrant. One article was defeated. Four of the articles were passed at Town Meeting and approved by the Attorney General:

-------Section 16 was amended to include a Well Protection District and change permitted and prohibited uses.
-------the Zoning Map was amended to identify the public wells and delineate the Zone 2 Aquifer Protection District.
-------defined recreational structures and allowed a permit by Zoning Board of Appeals.
-------Section 12 was amended to include a section for Violations and Enforcement.

SIGN ADVISORY BOARD

During 1996 the Sign Advisory Board continued to review applications for sign permits, to advise and assist sign applicants, and to recommend modifications of the Sign Bylaw.

ARTICLE 22. To see if the Town will vote to amend the Zoning Bylaw, SECTION 6.2 TABLE OF AREA REGULATIONS by striking the figures which presently appear under the columns "Perfect Square (ft)" and "Frontage (ft)" for the R-E, R-T, R-S Zoning Districts and for a One-family dwelling in the R-U Zoning District and substituting the following:

Zoning District	Perfect Square (ft)	Frontage (ft)
R-E	200 x 200	200
R-T	150 x 150	150
R-S	125 x 125	125
R-U One-family dwelling	100 x 100	100

or do or act anything in relation thereto.

(Planning Board)

VOTE: Voted to dismiss this article. (4/29/96)

ARTICLE 23. To see if the Town will vote to amend the Zoning Bylaw by adding to Section 2, Definitions, the following:

Recreational Structures: swimming pools, tennis courts, basketball courts, or similar type residential accessory structures together with any fencing.

and by renumbering the section accordingly, and by adding the following:

> Section 6.2.20 Recreational structures are subject to the requirements of Section 6.2 except that the Zoning Board of Appeals may, by special permit, allow a lesser set back. Fencing for recreational structures is not subject to the height limit of Section 5.4.1.7.

or do or act anything in relation thereto.

(Planning Board)

VOTE: Voted unanimously that the Town amend the Zoning Bylaw by adding to Section 2, Definitions, the following: Recreational Structures: swimming pools, tennis courts, basketball courts, or similar type residential accessory structures together with any fencing.

and by renumbering the section accordingly, and by adding the following:

Section 6.2.20 Recreational structures are subject to the requirements of Section 6.2 except that the Zoning Board of Appeals may, by special permit, allow a lesser set back. Fencing for recreational structures is not subject to the height limit of Section 5.4.1.7. (4/30/96)

ARTICLE 24. To see if the Town will vote to amend the Town of Medfield Zoning Bylaw Section 12 Rules and Regulations Governing Earth Removal Uses by adding a new section 12.11 as follows:

12.11 Violations and Enforcement

12.11.1 Removal of earth without a valid earth removal permit, or in excess of the amount specified in a permit, or otherwise in violation of any stated condition of a permit shall be punishable by fine as follows:

$100 per cubic yard, each cubic yard constituting a separate violation.

12.11.2 The enforcement officer for this earth removal bylaw shall be the Chief of Police and any Police Officer, and the Building Inspector and Assistant Building Inspector. An applicant may appeal an enforcement officer's determination as to the existence of a violation or the amount of a fine by requesting a hearing before the Board of Selectmen.

12.11.3 The Board of Selectmen, in addition to any other remedies available to the Town, shall have the right to withhold consideration or approval of an applicant's request for additional earth removal while any fine levied under Section 12.11.1 remains unpaid.

or do or act anything in relation thereto.

(Planning Board)

VOTE: Voted unanimously that the Town amend the Town of Medfield Zoning Bylaw Section 12 Rules and Regulations Governing Earth Removal Uses by adding a new section 12.11 as follows:

12.11 Violations and Enforcement

12.11.1 Removal of earth without a valid earth removal permit, or in excess of the amount specified in a permit, or otherwise in violation of any stated condition of a permit shall be punishable by fine as follows:

$100 per cubic yard, each cubic yard constituting a separate violation.

12.11.2 The enforcement officer for this earth removal bylaw shall be the Chief of Police and any Police Officer, and the Building Inspector and Assistant Building Inspector. An applicant may appeal an enforcement officer's determination as to the existence of a violation or the amount of a fine by requesting a hearing before the Board of Selectmen.

12.11.3 The Board of Selectmen, in addition to any other remedies available to the Town, shall have the right to withhold consideration or approval of an applicant's request for additional earth removal while any fine levied under Section 12.11.1 remains unpaid.

Planning/Appeals



MEDFIELD

345th Annual Report of the Town Offices

1995

PLANNING BOARD

To the Honorable Board of Selectmen
and Residents of Medfield:

During 1995 the Planning Board approved seven definitive subdivision plans. Green Acres is a 6 lot subdivision on 7.5 acres of land off Green Street. Harding Farms Estates is a 2 lot subdivision on 7.53 acres of land off Kamark Road. Green Street Extension is a 6 lot subdivision on 12.6 acres of land at the end of Green Street. Highland Knoll is a 14 lots subdivision with two lots on Philip Street and 12 extending Eastmount Road on 11.2 acres. North Meadows Estates is an 18 lot subdivision on 10.5 acres of land between Richard Road and Brastow Drive. Woodcliff Hills is a 39 lot subdivision on 70 acres of land between Pederzini Road and Flint Locke Lane. Woodridge Estates is a 3 lot subdivision of land on 49 acres next to St. Edward's Church. These subdivisions will add five new streets with a total of 3,338 feet and extend six existing streets 4,000 feet. There will be 87 new homes.

A total of fifty-five lots were released for building from the Harding Farms Estates subdivision and six previously approved subdivisions: Beechwood Estates, Cranberry Park, Dela Park Acres, Fox Hunt Estates, Nye Road, and Southern Acres subdivisions.

The Board endorsed thirteen "approval-not-required" plans, creating seven new lots along existing streets. The Board denied one such endorsement.

No new site plans were submitted to the Board in 1995.

TOWN MEETING ACTIONS

The Board placed eight (8) articles on the Annual Town Meeting Warrant. All eight of the articles were passed at Town Meeting and approved by the Attorney General:

---redefined frontage, lot depth, front lot line, accessory use, percentage maximum lot coverage.
---defined detention pond, retention pond, and open drainage structure.
---revised the percentage of maximum lot coverage.
---revised setback requirements for accessory buildings.
---allowed for Special Permit from Board of Appeals for excessive slope.

GN ADVISORY BOARD

During 1995 the Sign Advisory Board continued to review applications for sign rmits, to advise and assist sign applicants, and to recommend modifications of the Sign law.

THER BUSINESS

The Board revised the Land Subdivision Rules and Regulations:

---definition of "nonthrough streets" added with a limitation to 500 feet.
---covenants are for a four year period.
---maintenance of subdivision road shall be included in the bond.
---transition pieces are required for curbing.
---minimum driveway opening shall be 12 feet.
---no disturb buffer zone 100 feet from the maximum high water contour.
---connection to public sewers required if any portion of the subdivision is within 3500 feet of the public sewerage system or when required by the Board of Health.
---the erosion control plan must be implemented as approved.

Board members served on the Medfield State Hospital Reuse Committee and the apital Budget Committee.

The Board continued to use the engineering services of Whitman and Howard for ibdivision review and street construction inspections.

The Planning Board acknowledges with thanks the cooperation and assistance of ie Town Boards and Departments with special thanks to Town Counsel, Mark G. erel; Superintendent of Public Works, Kenneth P. Feeney; and Tree Warden, Edward inkley.

Planning Board meetings are held weekly on Mondays at 8:00 P.M. at the Town louse and are open to the public. Appointments with the Board must be made by the hursday noon prior to the meeting. Request for information or appointments should be irected to the Planning Board Administrator, Norma Cronin, at the Town House.

Respectfully submitted,

Paul B. Rhuda, Chairman
David E. Sharff, Vice-Chairman
David A. Franchi, Secretary
Stephen J. Browne, Member
George N. Lester, Member

ARTICLE 28. To see if the Town will vote to amend the Zoning Bylaw DEFINITIONS by deleting Sections 2.1.20, and substituting the following:

2.1.20 Frontage

A continuous portion of a sideline of one street between the side lines of a lot which provides primary and actual vehicular and pedestrian access from said street to the principal use of a lot; said access must also be both objectively safe and practical.

or do or act anything in relation thereto.

(Planning Board)

VOTE: Voted unanimously to amend the Zoning Bylaw DEFINITIONS by deleting Sections 2.1.20, and substituting the following:

2.1.20 Frontage

A continuous portion of a sideline of one street between the side lines of a lot which provides primary and actual vehicular and pedestrian access from said street to the principal use of a lot; said access must also be both objectively safe and practical. (4/24/95)

ARTICLE 29. To see if the Town will vote to amend the Zoning Bylaw DEFINITIONS by deleting Section 2.1.27 and substituting the following:

2.1.27 Lot Depth

The minimum length of any line drawn from, and perpendicular to, the front lot line that is all within the area of the lot. In the case of a curved front lot line, such line must be perpendicular to a line tangent to the front lot line at the point that will result in the minimum length of such a line all within the area of the lot.

or do or act anything in relation thereto.

(Planning Board)

VOTE: Voted unanimously to amend the Zoning Bylaw DEFINITIONS by deleting Section 2.1.27 and substituting the following:

2.1.27 Lot Depth

The minimum length of any line drawn from, and perpendicular to, the front lot line that is all within the area of the lot. In the case of a curved front lot line, such line must be perpendicular to a line tangent to the front lot line at the point that will result in the minimum length of such a line all within the area of the lot.

ARTICLE 30. To see if the Town will vote to amend the Zoning Bylaw DEFINITIONS by deleting Section 2.1.28 and substituting the following:

2.1.28 Lot Line, Front

Same as Frontage. Provided, however, that on a corner lot only one street line shall be considered the front line, except in those cases where the latest deed restrictions specify another line as the front lot line. The front lot line must be located so as to be able to provide primary access to the lot.

or do or act anything in relation thereto.

(Planning Board)

VOTE: Voted unanimously to amend the Zoning Bylaw DEFINITIONS by deleting Section 2.1.28 and substituting the following:

2.1.28 Lot Line, Front

Same as Frontage. Provided, however, that on a corner lot only one street line shall be considered the front line, except in those cases where the latest deed restrictions specify another line as the front lot line. The front lot line must be located as to be able to provide primary access to the lot. (4/24/95)

ARTICLE 31. To see if the Town will vote to amend the Zoning Bylaw DEFINITIONS by deleting Section 2.1.75 and substituting the following:

2.1.75 Use, Accessory

A use customarily incidental and subordinate to the principal use of a structure or lot.

(Planning Board)

VOTE: Voted unanimously to amend the Zoning Bylaw DEFINITIONS by deleting Section 2.1.75 and substituting the following:

2.1.75 Use, Accessory

A use customarily incidental and subordinate to the principal use of a structure or lot. (4.24.95)

ARTICLE 32. To see if the Town will vote to amend the Zoning Bylaw Table 6.3 TABLE OF HEIGHT AND BULK REGULATIONS by deleting the column labeled "Minimum Usable Open Space %" and substituting a new column labeled "Maximum Lot Coverage %" as follows:

District	Maximum Lot Coverage%
A*	
R-E	10
R-T	15
R-S	20
R-U	35
B	90
B-I	90
I-E	90

and by adding a Section 6.3.4 as follows:

Section 6.3.4 - In order to minimize drainage and erosion problems as well as to discourage disturbance of natural areas, the maximum amount of impervious surface allowed shall be as indicated on Table 6.3.

and that SECTION 2 DEFINITIONS be amended to include the following:

Lot, Percentage Maximum Coverage

This is the percentage of any lot that can be covered by man-made impervious surfaces such as buildings and structures, accessory buildings and structures, non-porous paving, or any surface with a percolation rate slower than 120 minutes per inch.

and that SECTION 2 be renumbered accordingly so as to include the above, or do or act anything in relation thereto.

(Planning Board)

VOTE: Voted unanimously to amend the Zoning Bylaw Table 6.3 TABLE OF HEIGHT AND BULK REGULATIONS by deleting the Minimum Usable Open Space % and substituting a new column labeled "Maximum Lot Coverage %" as follows: (4/25/95)

District	Maximum Lot Coverage %
A*	
R-E	10
R-T	15
R-S	20
R-U	35
B	90
B-I	90
I-E	90

and by adding a Section 6.3.4 as follows:

> Section 6.3.4 - In order to minimize drainage and erosion problems as well as to discourage disturbance of natural areas, the maximum amount of impervious surface allowed shall be as indicated on Table 6.3.

and that SECTION 2 DEFINITIONS be amended to include the following:

Lot, Percentage Maximum Coverage

> This is the percentage of any lot that can be covered by man-made impervious surfaces such as buildings, structures, accessory buildings and structures, non-porous paving, or any surface with a percolation rate slower that 120 minutes per inch.

and that SECTION 2 be renumbered accordingly so as to include the above, or do or act anything in relation thereto.

ARTICLE 33. To see if the Town will vote to amend the Zoning Bylaw TABLE OF AREA REGULATION NOTES by deleting Section 6.2.11 and substituting the following:

6.2.11 - In any "R" District, permitted accessory buildings shall conform to the following provisions: They shall be not less than 60 feet from any street lot line, except for a garage on a corner lot, which shall be set back at least the same distance as the front yard setback for the adjacent lot; and they shall be set back from side and rear lot lines at least the distance specified in Table 6.2.

and by deleting Section 6.2.16 and substituting the following:

6.2.16 - Setback in Table of Area Regulations shall not apply to fences up to six feet in height.

or do or act anything in relation thereto.

(Planning Board)

VOTE: Voted unanimously to amend the Zoning Bylaw TABLE OF AREA REGULATION NOTES by deleting Section 6.2.11 and substituting the following: (4/25/95)

6.2.11 In any "R" District, permitted accessory building shall conform to the following provisions: They shall be not less that 60 feet from any street lot line, except for a garage on a corner lot, which shall be set back at least the same distance as the front yard setback for the adjacent lot; and they shall be set back from side and rear lot lines at least the distance specified in Table 6.2.

and by deleting Section 6.2.16 and substituting the following:

6.2.16 Setback in Table of Area Regulations shall not apply to fences up to six feet in height.

ARTICLE 34. To see if the Town will vote to amend the Zoning Bylaw 6.2 TABLE OF AREA REGULATIONS by deleting the footnote marked by a single asterisk (*) and substituting the following:

* Minimum lot area shall be calculated to include only contiguous land which is not in wetlands (see 2.1,80); which is not in the Watershed and/or Flood Plain District;

nor in a Detention Pond, Retention Pond, or Open Drainage Structure; and which does not have a slope greater than 20% for a distance of 50 feet in its natural and unaltered state. A lot which fails to meet these requirements by reason of excessive slope shall be subject to a Special Permit from the Zoning Board of Appeals as set forth in Section 14.10.

or do or act anything in relation thereto.

(Planning Board)

VOTE: Voted unanimously to amend the Zoning Bylaw 6.2 TABLE OF AREA REGULATIONS by deleting the footnote marked by a single asterisk (*) and substituting the following: (4/24/95)

* Minimum lot area shall be calculated to include only contiguous land which is not in wetlands (see 2.1,80); which is not in the Watershed and/or Flood Plain District; nor in a Detention Pond, Retention Pond, or Open Drainage Structure; and which does not have a slope greater than 20% for a distance of 50 feet in its natural and unaltered state. A lot which fails to meet these requirements by reason of excessive slope shall be subject to a Special Permit from the Zoning Board of Appeals as set forth in Section 14.10.

ARTICLE 35 To see if the Town will vote to amend the Zoning Bylaw SECTION 2 DEFINITIONS to include the following:

Detention Pond

For purposes of interpreting Section 6.2, Table of Area Regulations, Detention Pond shall mean that portion of such a facility that lies within a line represented by the highest elevation contour that completely encloses the facility.

Retention Pond

For purposes of interpreting Section 6.2, Table of Area Regulations, Retention Pond shall mean that portion of such a facility that lies within a line represented by the highest elevation contour that completely encloses the facility.

Open Drainage Structure

These shall include swales, ditches, or other man-made improvements designed to direct the flow of, and/or carry water, which are not covered at ground level. for purposes of interpreting Section 6.2, Table of Area Regulations, Open Drainage Structure shall mean that portion of such a facility that lies within a line represented by the highest elevation contour that completely encloses the facility, or in the case where the facility flows into a Detention Pond, Retention Pond, or other area of generally lower elevation, the highest elevation contour that completely encloses the facility except at its intersection with another component of the overall drainage system or at the terminus of such drainage structure.

and that Section 2 be renumbered accordingly so as to include the above, or do or act anything in relation thereto.

(Planning Board)

VOTE: Voted unanimously to amend the Zoning Bylaw SECTION 2 DEFINITIONS to include the following. (4/15/95)

Detention Pond

For purposes of interpreting Section 6.2, Table of Area Regulations, Detention Pond shall mean that portion of such a facility that lies within a line represented by the highest elevation contour that completely encloses the facility.

Retention Pond

For purposes of interpreting Section 6.2, Table of Area Regulations, Retention Pond shall mean that portion of such a facility that lies within a line represented by the highest elevation contour that completely encloses the facility.

Open Drainage Structure

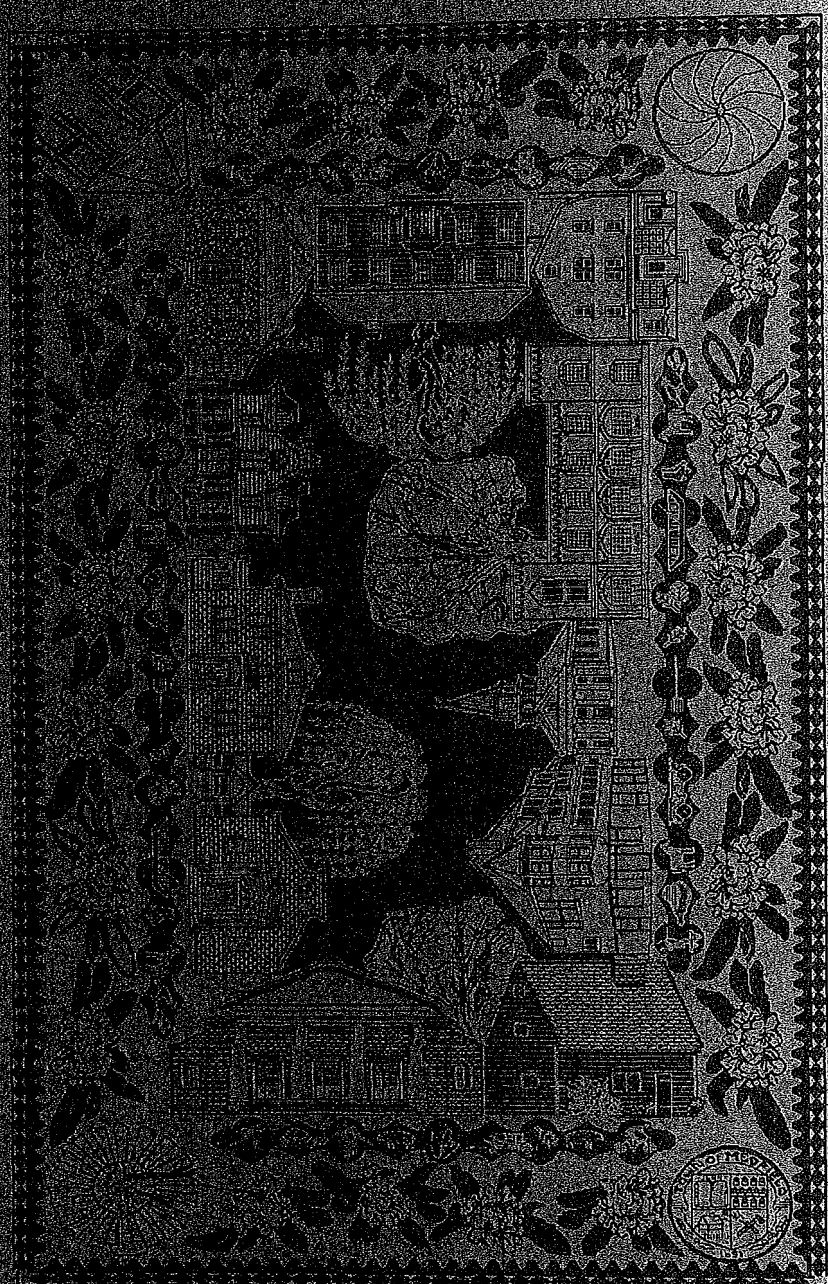
These shall include swales, ditches, or other man-made improvements designed to direct the flow of, and/or carry water, which are not covered at ground level. for purposes of interpreting Section 6.2, Table of Area Regulations, Open Drainage Structure shall mean that portion of such a facility that lies within a line represented by the highest elevation contour that completely encloses the facility, or in the case where the facility flows into a Detention Pond, Retention Pond, or other area of

generally lower elevation, the highest elevation contour that completely encloses the facility except at its intersection with another component of the overall drainage system or at the terminus of such drainage structure.

and that Section 2 be renumbered accordingly so as to include the above.

MEDFIELD

344th Annual Report of the Town Officers



1994

PLANNING BOARD

To the Honorable Board of Selectmen
and Residents of Medfield:

During 1994 the Planning Board approved three definitive subdivision plans. Wild Holly Farm is an 8 lot subdivision on 19.2 acres of land off High Street. Fox Hunt Estates is a 12 lot subdivision on 6.27 acres of land off Green Street. Beechwood Estates is a 14 lot subdivision on 20 acres of land off Causeway Street. These subdivisions will add three new streets with a total of 3,215 feet and 34 new homes.

A total of seventy six lots were released for building from the Wild Holly Farm subdivision and five previously approved subdivisions; Hawthorne Village, Overfield Estates, Dela Park Acres, Kettle Pond Estates, and Bridlemere subdivisions.

The Board endorsed nine "approval-not-required" plans, creating two new lots along existing streets. The Board denied one such endorsement.

No site plans were submitted to the Board in 1994.

TOWN MEETING ACTIONS

The Board placed five (5) articles on the Town Meeting Warrant. Three of the articles were passed at Town Meeting and approved by the Attorney General:

---the minimum lot size must be 100% Non Wetlands/Flood Plain and not have a slope greater than 20%.
---food markets and restaurants must obtain a Special Permit from the Zoning Board of Appeals; drive-throughs or takeout windows are not allowed.
---boulders must be buried such that their tops are four feet below the approved grade.

SIGN ADVISORY BOARD

During 1994 the Sign Advisory Board continued to review applications for sign permits, to advise and assist sign applicants, and to recommend modifications of the Sign Bylaw.

OTHER BUSINESS

The Board continues to review the Subdivision Rules and Regulations, with an eye toward improving development requirements in the Town.

Board members served on the Medfield State Hospital Reuse Committee and the Capital Budget Committee.

The Board continued to use the engineering services of Whitman and Howard for subdivision review and street construction inspections.

BOARD OF APPEALS ON ZONING

To the Honorable Board of Selectmen
and Residents of Medfield:

During 1994 the Board of Appeals acted on the following applications:

GRANTED: Two Special Permits for Family Apartments
Four requests to withdraw applications
Two Special Permits for home occupations
A Special Permit for an auto repair service
Two Special Permits for work in the Aquifer Protection District
Modification of a Special Permit for work in the Aquifer
Variance from the rear setback to allow a porch/deck
Variance to allow two driveways
Special Permit for a two bedroom apartment

DENIED: Variance for a farmer's porch
Variance to allow a two family house
Special Permit for a non-profit country club

The Board also heard one appeal of a decision of the Zoning Enforcing Officer and upheld his decision.

The Appeals Board would like to give its sincere thanks for all the support and consideration it has received this past year from the Town Boards and the residents of Medfield.

Respectfully submitted,

Robert F. Sylvia, Chairman
Burgess P. Standley, Secretary
Stephen M. Nolan, Member
Charles H. Peck, Associate
Kenneth M. Childs, Jr. Associate
Osler L. Peterson, Associate

ARTICLE 21. To see if the Town will vote to amend the Zoning Bylaw, Section 6.2 by removing the "% Non Wetlands/Flood Plain*" column from the table and placing an * next to the word "Area" in the column headings and then deleting, at the bottom of the page, the sentence following * and substituting in its place the following: "Minimum lot area shall include only contiguous land which is not in wetlands (see 2.1.80); which is not in the Watershed and/or Flood Plain District; and which does not have a slope greater than 20% for a distance of 50 feet in its natural and unaltered state."
or do or act anything in relation thereto.

(Planning Board)

VOTE: Voted that the Town amend the zoning Bylaw, Section 6.2 by removing the "% Non Wetland/Flood Plain*" column from the table and placing an * next to the word "Area" in the column headings and then delete, at the bottom of the page, the sentence following * and substitute in its place the following: "Minimum lot area shall include only contiguous land which is not in wetlands (see 2.1.80); which is not in the Watershed and/or Flood Plain District; and which does not have a slope greater than 20% for a distance of 50 feet in its natural and unaltered state", providing that if any portion of this amendment is ruled invalid by the Attorney

General of the Commonwealth of Massachusetts or by any court of competent jurisdiction, the decision of the Attorney General or of such court shall not affect or impair any of the remaining provisions.
4-25-94

2/3 vote YES 294
NO 81 UNANIMOUS

ARTICLE 22. To see if the Town will vote to amend the Zoning Bylaw, Section 5.4.4.2 by deleting the present wording in the "use" column and substituting therefor the following:

"Establishments primarily selling food and drink for home preparation and consumption or for on premises consumption (neither drive-throughs nor takeout windows are permitted in connection with this use)

and by changing the "PB" in the "B" and "B-I" columns to "SP," or do or act anything in relation thereto.

(Planning Board)

VOTE: Voted unanimously for the Town to amend the Zoning Bylaw, Section 5.4.4.2 by deleting the present wording in the "use" column and substituting therefor the following:

"Establishments primarily selling food and drink for home preparation and consumption or for on premises consumption (neither drive-throughs nor take-out windows are permitted in connection with this use.)" and by changing the "PB" in the "B" and "B-I" columns to "SP". 4-26-94

ARTICLE 23. To see if the Town will vote to amend the Zoning Bylaw, Section 12.8.1.d by deleting the phrase "..such that their tops are six feet below.." and inserting in its place the phrase "..such that their tops are three feet below..," or do or act anything in relation thereto.

(Planning Board)

VOTE: Voted unanimously for the Town to amend the Zoning Bylaw, Section 12.8.1.d by deleting the Phrase "..such that their tops are six feet below.." and inserting in its place the phrase "..such that their tops are four feet below.." 4-26-94

YES 242
NO 68

ARTICLE 24. To see if the Town will vote to amend the Zoning Bylaw by deleting Section 6.2.11 as it now reads and substituting therefor the following:

> "In any "R" District permitted accessory buildings and structures shall conform to the following provisions: They shall not occupy more than 40 percent of the required rear yard; they shall be not less than 60 feet from any street lot line, except on a corner lot, on which they shall be set back at least the same distance as the front yard setback for the adjacent lot; and they shall not be less than six feet from any lot line other than a street lot line."

or do or act anything in relation thereto.

(Planning Board)

VOTE The Main motion on Article 24 failed, plus the whole Article failed. The (and structures) be deleted from the Zoning Bylaw 6.2.11.

4-25-94

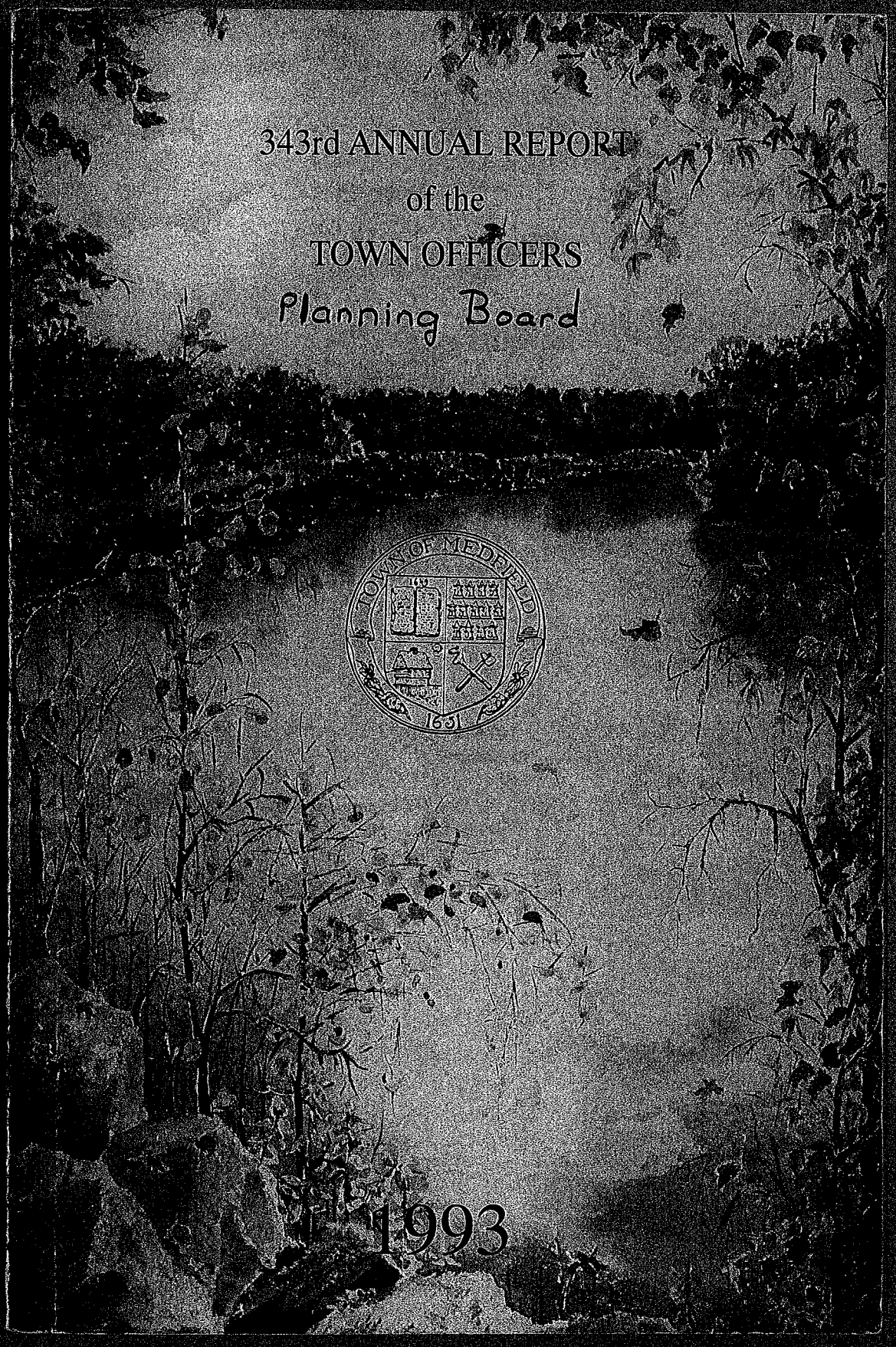
ARTICLE 25. To see if the Town will vote to amend the Zoning Bylaw, Section 6.3 TABLE OF HEIGHT AND BULK REGULATIONS by changing in the R-S District the Maximum Height (ft.) to 30 and the Permitted Height (Stories) to 2, or do or act anything in relation thereto.

(Planning Board)

VOTE Voted unanimously that the Town amend the Zoning Bylaw, Section 6.3 TABLE OF HEIGHT AND BULK REGULATIONS by changing in the R-S District the Maximum Height (ft) to 30, and the Permitted Height Stories to 2 1/2.

4-26-94

YES 128
NO 88


343rd ANNUAL REPORT
of the
TOWN OF MEDFIELD
Planning Board
1993

PLANNING BOARD

To the Honorable Board of Selectmen
and Residents of Medfield:

During 1993 the Planning Board approved three definitive subdivision plans. The Bridlemere Subdivision is a six-lot subdivision that extends Haven Road. Kettle Pond Estates is a twelve-lot subdivision off Plain Street with two new streets. The third is a twenty-nine lot Open Space Residential Subdivision (cluster), Hawthorne Village, off Pine Street which shows three new streets and includes a gift of 40 acres of open land to the Town.

A total of thirty seven lots were released for building from the Bridlemere Subdivision, Kettle Pond Estates Subdivision and two previously approved subdivisions, Woodcliff Estates Phase II and Grist Mill Pond Estates Subdivisions.

The Board endorsed eight "approval-not-required" plans, creating 25 new lots along existing streets.

No site plans were submitted to the Board.

TOWN MEETING ACTIONS

The Board placed eight (8) articles on the Town Meeting Warrant. It withdrew one article and the other seven were passed at Town Meeting and approved by the Attorney General:

- requiring the % NonWetlands/Flood Plain land to be contiguous
- clarifying that the Open Space Residential Zoning and Aquifer Protection Zoning Districts are subject to the requirements of their respective sections of the Zoning Bylaw
- requiring a copy of the plans, as well as the Environmental Impact Statement, for Open Space Residential Zoning be also filed with the Superintendent of Public Works
- specifying frontage and perfect square requirements for the Open Space Residential Zoning District
- changing "two acre" requirements of the Aquifer Protection District to "80,000 square feet"
- setting a standard of design for Exit and Entrance signs as set out in the "US Department of Transportation Manual on Uniform Traffic Control Devices"
- setting a fine of $300 for each offense of the Scenic Roads Act (Article IV, Section 33 of the Town Bylaw)

The Town Meeting voted to accept Village Way, Thomas Lewes Road, John Crowder Road and Joseph Pace Road.

BOARD OF APPEALS ON ZONING

To the Honorable Board of Selectmen
and Residents of Medfield:

During 1993 the Board of Appeals acted on the following applications:

GRANTED:
- Special Permit for a sign at Flatley Plaza
- Three Special Permits to allow Family Apartments
- Two Special Permits for doctors' offices
- Variance from the rear yard setback requirement
- Variance from the parking requirement for the High School
- Modification of a previous decision regarding drainage
- Special permit for a water pumping station
- Variance from the corner lot setback requirement
- Two requests to withdraw applications
- Three findings that changes would not increase the nonconformity of a lot/use

DENIED:
- Special Permit for an addition to a home in the Watershed Protection District
- Two variances from the rear yard setback requirements
- Variance from the minimum lot size requirement

The Appeals Board would like to give its sincere thanks for all the support and consideration it has received this past year from the Town Boards and the residents of Medfield.

Respectfully submitted,

Robert F. Sylvia, Chairman
Burgess P. Standley, Secretary
Stephen M. Nolan, Member
Charles H. Peck, Associate
Kenneth M. Childs, Jr., Associate
Osler L. Peterson, Associate

ARTICLE 16. To see if the Town will vote to amend the Zoning Bylaw, Section 6.2 TABLE OF AREA REGULATIONS, by adding to the notes following the table the word "contiguous" following the words, " * The percentage of" and before the word "land," or do or act anything in relation thereto.
(Planning Board)

VOTE: Voted unanimously that SECTION 6.2 TABLE OF AREA REGULATIONS of the Zoning Bylaw be amended by adding the word "contiguous" to notes following the table at the first star to read as follows:

* The percentage of contiguous land not in the Wetlands, Watershed and/or Flood Plain District which must be used in calculating the minimum lot area. 4-26-93

ARTICLE 17. To see if the Town will vote to amend the Zoning Bylaw, Section 6.2 TABLE OF AREA REGULATION NOTES', by deleting Paragraph 6.2.6 and substituting therefor the following:

"6.2.6 Building within the following districts will be subject to their respective Zoning Bylaw sections: Open Space Residential Zoning, Section 7; Flood Plain District, Section 10; Watershed Protection District, Section 11; and Aquifer Protection District, Section 16,"

or do or act anything in relation thereto.
(Planning Board)

VOTE: Voted unanimously that SECTION 6.2 TABLE OF AREA REGULATION NOTES paragraph 6.2.6 of the Zoning Bylaw be amended as set out in the warrant.
4-26-93

ARTICLE 18. To see if the Town will vote to amend the Zoning Bylaw, SECTION 7 OPEN SPACE RESIDENTIAL ZONING by deleting Section 7.1.1, paragraph 2 and substituting therefor the following:

"The owner or such agent shall at the same time file a copy of the application with all accompanying plans and Environmental Impact Statement with the Board of Health, the Water and Sewerage Board, the Superintendent of Public Works, the Conservation Commission and the Planning Board, which Boards, Commission and Superintendent shall, within thirty days from the date of receipt of such documents by them, file their written recommendations concerning said applications with the Appeals Board. If no such recommendations are filed within thirty days, said Boards, Commission and Superintendent shall, have been deemed to have no recommendations on the application."

(Planning Board)

VOTE: Voted unanimously that SECTION 7 OPEN SPACE RESIDENTIAL ZONING, Section 7.1.1 paragraph 2 of the Zoning Bylaw be deleted and substituted with the following: "paragraph" set out in the Warrant. 4-26-93

ARTICLE 19. To see if the Town will vote to amend the Zoning Bylaw SECTION 7 OPEN SPACE RESIDENTIAL ZONING by deleting 7.1.2.8 as it now reads and substituting the following:

"7.1.2.8 Minimum lot size shall be 12,000 square feet in area, 80-foot frontage and a perfect square 80 feet x 80 feet, 100-foot width, 100-foot depth, 20-foot front yard, 12-foot side yards and 30 foot rear yard."

or do or act anything in relation thereto.

(Planning Board)

VOTE: Voted unanimously that SECTION 7 OPEN SPACE RESIDENTIAL ZONING, Section 7.1.2.8 be deleted as it now reads and substitute the following as set out in the Warrant. 4-26-93

ARTICLE 20. To see if the Town will vote to amend the Zoning Bylaw, 16.5 USES IN WELL PROTECTION ZONE (ZONE 1), Section 16.5.1 f) by deleting the words "two acres" and substituting in their place, "80,000 square feet" or do or act anything in relation thereto. (Planning Board)

VOTE: Voted unanimously that 16.5 USES IN WELL PROTECTION ZONE (ZONE 1), Section 16.5.1 of the Zoning Bylaw be amended by deleting the words "two acres" and substituting in their place, "80,000 square feet" as set out in the Warrant. 4-26-93

ARTICLE 21. To see if the Town will vote to amend the Town Bylaws ARTICLE IV POLICE REGULATIONS by adding the following:

"SECTION 33. SCENIC ROADS

In accordance with M.F.L., Chapter 40, Section 15C as amended, Scenic Roads Act, any violation of said law shall be punishable by a fine of $300 for each offense. Each five foot break or portion thereof in a wall or the cutting of each tree of 2 inch diameter or greater, shall be considered a separate offense."

or do or act anything in relation thereto.
(Planning Board)

VOTE: Voted that ARTICLE IV POLICE REGULATIONS of the Town Bylaws be amended by adding SECTION 33. SCENIC ROADS as printed in the Warrant.
4-26-93

ARTICLE 22. To see if the Town will vote to amend the Zoning Bylaw, Section 13.3.11 by adding the following:

"Such sign(s) shall conform to the U.S. Department of Transportation Manual on Uniform Traffic Control Devices" or do or act anything in relation thereto.
(Planning Board)

VOTE: Unanimously voted that Section 13.2.11 of the Zoning Bylaw be amended by adding the following:

"Such sign(s) shall conform to the U.S. Department of Transportation Manual on Uniform Traffic Control Devices." 4-26-93

ARTICLE 23. To see if the Town will vote to amend the Zoning Bylaw, by adding to SECTION 7 OPEN SPACE RESIDENTIAL ZONING the following:

"7.1.2.9 The Board of Appeals may set square footage limits on living space for individual residences" or do or act anything in relation thereto.
(Planning Board)

VOTE: Voted to dismiss this article.

Medfield
1992



342nd
ANNUAL REPORT
of the
TOWN OFFICERS

PLANNING BOARD

To the Honorable Board of Selectmen
and Residents of Medfield:

During 1992 the Planning Board approved one new subdivision plan: a definitive subdivision plan for Woodcliff Estates - Phase 2 (one street, 13 lots) off Flint Locke Lane.

Thirty six lots were released for building from three previously approved subdivisions.

The Board endorsed eight "approval-not-required" plans, creating 25 new lots along existing streets.

No site plans were submitted to the Board.

TOWN MEETING ACTIONS

The Board placed four (4) articles on the Town Meeting Warrant, all of which the Town Meeting voted to adopt. Articles passed at Town Meeting and approved by the Attorney General include:

--extending the Aquifer Protection District, Zone 1 (Well Protection Zone) to include the land around Well #6, a planned new town well near the Charles River, just north of route 27.
--modifying the Zoning Bylaw to give businesses more flexibility in placement of temporary window signs without increasing the total sign area allowed.
--changing the Zoning Bylaw to exempt "Open Space Residential" special permits from the standards generally applied, and making them subject only to the 18 specific requirements for Open Space Residential Zoning set out in Section 7 of the Bylaw.
--setting regulations governing day care facilities with regard to area, dimension, buffer and driveway regulations.

The Town Meeting voted to accept the extension of Lakewood Terrace, Sewall Court and Tannery Drive as public ways.

PLANNING BOARD APPOINTMENTS

The Board reappointed two members to the Long Range Planning Committee: Jeffrey Masters and Martha L. Smick for terms to expire June 28, 1995.

LONG RANGE PLANNING COMMITTEE

The Board continued to provide professional consulting assistance to the Long Range Planning Committee in their mission to carry out a new planning process focusing on the long range use of un- and underdeveloped land in the Town.

The Committee sponsored two very successful workshops in 1992. The first workshop afforded town boards and committees the opportunity to come together and share their expertise and dreams regarding future planning for the Town. The second workshop grew out of the first with the various groups providing a day long informative session for the general public.

We thank the Long Range Planning Committee for their dedication and hard work and encourage them to continue in their pursuit of good planning guidelines for the Town.

SIGN ADVISORY BOARD

During 1992 the Sign Advisory Board continued to review applications for sign permits, to advise and assist sign applicants, and to recommend modifications of the Sign Bylaw.

OTHER BUSINESS

The Board continues to review the Subdivision Rules and Regulations, with an eye toward improving development requirements in the Town.

Board members served on the Open Space Planning Committee, the Affordable Housing Committee and the Capital Budget Committee.

The Board continued to use the engineering services of Whitman & Howard for subdivision review and street construction inspections.

The Planning Board acknowledges with thanks the cooperation and assistance of other Town Boards and Departments, with special thanks to retired Town Counsel Charles Fuller, Jr., new Town Counsel Peter Michelson, Superintendent of Public Works Kenneth Feeney, and Tree Warden Edward Hinkley.

Planning Board meetings are held weekly on Mondays at 8 P.M. at the Town House and are open to the public. Appointments with the Board must be made by the Thursday noon prior to the meeting. Requests for information or appointments should be directed to the Planning Board Administrator, Norma Matczak, at the Town House.

Respectfully submitted,

Daniel W. Nye, Chairman
John K. Gagliani, Vice Chairman
Mark G. Cerel, Secretary
Margaret E. Bancroft
Paul B. Rhuda

MEDFIELD PLANNING BOARD

BOARD OF APPEALS ON ZONING

To the Honorable Board of Selectmen
and Residents of Medfield:

The Board of Appeals acted on the following applications during 1992.

GRANTED:
- Special Permit for temporary amusement - circus
- Special Permit to extend the Med-Vale nursing home
- Special Permit for a sewer line through a Flood Plain District
- Special Permit for an Open Space Residential development, Hawthorne Village
- An amendment to Comprehensive Permit granted to Medfield Community Development Corporation in 1991
- Special Permit for a home occupation
- Special Permit to put a water line through a Watershed Protection District
- Variance from the required lot size
- One request to withdraw application
- Special Permit for a dentist's office
- Special Permit for a home in a Flood Plain District

DENIED:
- Special Permit for temporary amusement in the Aquifer Protection District
- Variance for a deck on a house

The Appeals Board would like to give its sincere thanks for all the support and consideration it has received this past year from the Town Boards and the residents of Medfield.

Respectfully submitted,

Robert F. Sylvia, Chairman
Burgess P. Standley, Secretary
Ralph C. Good, Jr., Member
Sandra G. Munsey, Associate
Charles H. Peck, Associate
Kenneth M. Childs, Jr., Associate

ARTICLE 18. To see if the Town will vote to amend the Zoning Map so that the boundary of the Aquifer: Zone 1 includes a circular area with a 2,000 foot radius from proposed Well #6 as shown on a plan by Amory Engineers, P.C., Duxbury, Massachusetts, entitled "Department of Public Works, Medfield, Massachusetts, W.M.A. Permit Application No. 9P3-3-20-175.02, THEIS 2D Analysis, Proposed Well No. 6, Cumulative Drawdown Contours, Drawing No. 531, Sheet 2 0f 2," part of the Addendum to said Permit Application, dated July 1991, or do or act anything in relation thereto.

(Planning Board)

VOTE: Voted unanimously that the Zoning Map be amended as set out in the warrant. 4/28/92

ARTICLE 19. To see if the Town will vote to amend the Zoning Bylaw, Section 13.5.1 by deleting the wording "one-third of the area of the window in which they appear." and substituting therefor "one-third of the total area of exterior street side windows." or do or act anything in relation thereto.

(Planning Board)

VOTE: Voted unanimously that Section 13.5.1 of the Zoning Bylaw be amended as set out in the warrant. 4/27/92

ARTICLE 20. To see if the Town will vote to amend the Zoning Bylaw, Section 14.10, by deleting the present language and substituting therefor the following:

"14.10 SPECIAL PERMITS BY BOARD OF APPEALS

Certain uses, structures or conditions are designated as SP in Section 5, paragraph 5.4 Table of Use Regulations. These uses require a Special Permit from the Board of Appeals which may be obtained only by use of the following procedure. Special permits required by Sectiion 7 - Open Space Residential Zoning, Section 10 - Flood Plain District and

Section 11 - Watershed Protection District shall be exempt from the provisions of this Section 14.10 and shall be governed by the provisions of Sections 7, 10 and 11 of this Bylaw."

or do or act anything in relation thereto.

VOTE: Voted unanimously that Section 14.10 of the Zoning Bylaw be amended as set out in the warrant. 4/27/92

ARTICLE 21. To see if the Town will vote to amend the Zoning Bylaw, Section SECTION 5 - USE REGULATIONS by deleting Paragraph 5.3.9 as it presently appears and by substituting therfor the following:

"5.3.9 Day Care facilities for the day care of more than six children in Residential Districts shall conform with the following standards:

5.3.9.a. That the minimum lot area be 40,000 square feet or such greater area as is required by Table 6.2;

5.3.9.b. That the minimum yards be as follows:
Front Yard 30 feet
Side Yard 20 feet
Rear Yard 50 feet

or such greater yards as are required by Table 6.2;

5.3.9.c. That buffers meeting the specifications set out in Section 6.2.10 be provided along side and rear yards;

5.3.9.d. That there be an on-site drop-off area capable of accomodating at least a number of vehicles equal to one fourth the licensed capacity of the facility.

5.3.9.e. "That there be a separate entrance and exit for vehicles."

5.3.9.f. That a day care facility shall not be considered to be a community facility for the purpose of Section 6.3.1.a. and shall be subject to the Height and Bulk Regulations of Table 63.

and amend Section 5.4.2.12 TABLE OF USE REGULATIONS by removing "(See Section 5.3.9)" from the first line and by changing 5.4.2.12.b. to read as follows:

"b. more than six children " (See Section 5.3.9) or do or act anything in relation thereto.

(Planning Board)

VOTE: Voted uanimously that Section 5 - Use Regulations of the Zoning Bylaw be amended as set out in the warrant. 4-28-92

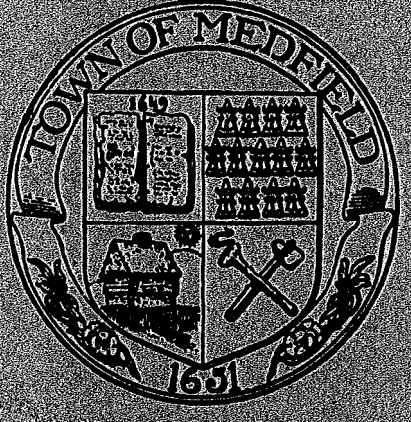
341st Anniversary

Planning / Board of Appeals

ANNUAL REPORT

of the

TOWN OFFICERS



For the Year Ending December 31, 1991

PLANNING BOARD

To the Honorable Board of Selectmen
and Residents of Medfield:

After 23 years of exceptional service to the Planning Board, Mildred E. Willis retired as Planning Board Administrator in June. The Board long relied on her comprehensive knowledge and understanding of planning matters and long enjoyed her capable and good humored presence, but now has welcomed in her place Norma Matczak, who has risen quickly to the challenges of the job.

1991 was a year of relatively little development planning in Medfield, owing to the continuing recession and the fact that many approved streets (17) and lots (166) in already-planned subdivisions remain undeveloped. However, building of streets and subdivision houses did continue through the year, especially on upper Pine Street (Chestnut Lane, Quail Run and Steeplechase Drive) and east Main Street (Pederzini Drive).

The Planning Board approved one new plan: a definitive subdivision plan for Grist Mill Pond Estates (one street, 8 lots) off South Street.

A total of 37 lots were released for building from two previously approved subdivisions.

The endorsed 12 "approval-not-required" plans, creating 17 new lots along existing streets.

No site plans were submitted to the Board.

TOWN MEETING ACTIONS

The Warrant Committee was pleased to be able to review--and the Moderator to preside over the Board's sixteen (16) articles on the Town Meeting Warrant. The Town Meeting voted to adopt all the proposed changes to the Zoning Bylaw, many of which were minor clarifications, and other small but substantive changes:

- Expanding the definition of the Watershed Protection District;
- Imposing a height and story limit on industrial buildings;
- Regulating the location and development of Recycling Facilities; and
- Regulating temporary signs.

A Planning Board article also proposed, and the Town Meeting approved, renaming the Master Plan Implementation Committee the "Long Range Planning Committee," and further defined their role in assisting the Planning Board and the Town with long range planning.

The Town Meeting voted to accept Turner Hill Road and Sanders Way as public ways.

PLANNING BOARD APPOINTMENTS

The Board appointed the following members to the Long Range Planning Committee: Charles H. DeBevoise, Joseph C. Donnelly and Daniel L. Jones for terms to expire June 28, 1994; Marjorie Temple, Geralyn M. Warren, and Denise Yurkofsky for terms to expire June 28, 1993; Patrick C. Gordon, Jeffrey Masters, and Martha L. Smick for terms to expire June 28, 1992. The Board regretted receiving the resignation of Connie S. Jones. Phil Bonanno was reappointed to the Sign Advisory Board. Joseph R. Parker was appointed Associate Member for Site Plan Review.

LONG RANGE PLANNING COMMITTEE (LRPC)

The Board was pleased to provide professional consulting assistance to the LRPC in their mission to carry out a new planning process focusing on the long range use of un- and underdeveloped land in the Town. We applaud the energy and dedication of this hard working committee, and look forward to town-wide participation in this planning venture in 1992.

SIGN ADVISORY BOARD

During 1991 the Sign Advisory Board continued to review applications for sign permits, to advise and assist sign applicants, and to recommend modifications of the Sign Bylaw.

OTHER BUSINESS

The Board proposed and voted to adopt several changes to the Subdivision Rules and Regulations, including a new "Secondary Residential Roadway" standard for short dead-end streets, the use of sloped granite street curbing instead of vertical curbing, and the use of slightly sharper curves on streets. (The changes will take effect in 1992.)

Board members served on the Open Space Planning Committee, the Affordable Housing Committee and the Capital Budget Committee.

The Board continued to use the engineering services of Whitman & Howard for subdivision review and street construction inspections.

The Planning Board acknowledges with thanks the cooperation and assistance of other Town Boards and Departments, with special thanks to Town Counsel Charles Fuller, Jr., Superintendent of Public Works Kenneth Feeney, and Tree Warden Edward Hinkley.

Planning Board meetings are held weekly on Mondays at 8 P.M. at the Town House and are open to the public. Appointments with the Board must be made by the Thursday noon prior to the meeting. Requests for information or appointments should be directed to the Planning Board Administrator, Norma Matczak, at the Town House.

Respectfully submitted,

Margaret E. Bancroft, Chairman
Daniel W. Nye, Vice Chairman
John K. Gagliani, Secretary
Mark G. Cerel
Stephen M. Nolan

BOARD OF APPEALS ON ZONING

To the Honorable Board of Selectmen
and Residents of Medfield:

The Board of Appeals acted on the following applications during 1991.

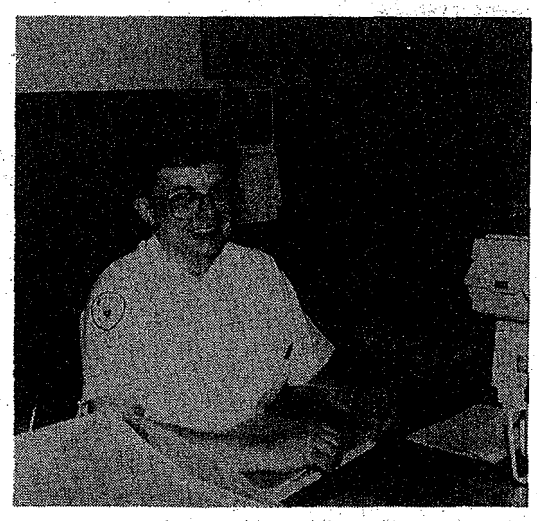
GRANTED: Comprehensive Permit for low and moderate income housing
Special permit for temporary amusement - a circus
Extension of special permit for Open Space Zoning
Special Permit to allow an injection well system
Special permit for a dentist's office
Special permit for a home occupation
Two findings/special permits to allow construction that will not be more nonconforming
Two variances to allow extension of homes
Four requests to withdraw application

DENIED: One variance for reconfiguration of lot lines
One request to rescind prior decision

The Appeals Board would like to give its sincere thanks for all the support and consideration it has received this past year from the Town Boards and the residents of Medfield.

Respectfully submitted,

Robert F. Sylvia, Chairman
Burgess P. Standley, Secretary
Ralph C. Good, Jr., Member
Sandra G. Munsey, Associate
Charles H. Peck, Associate
Kenneth M. Childs, Jr., Associate



Norma Matczak not only works for the Board of Appeals and Planning Board, but she is also an Emergency Medical Technician.

ARTICLE 34. To see if the Town will vote to change the name of the Master Plan Implementation Committee to the Long Range Land Planning Committee, and to add to its charter the responsibility to prepare, or to recommend the preparation of, comprehensive land use planning materials to assist elected or appointed boards and committees in developing and implementing plans for long range land use. The Long Range Land Planning Committee will be comprised of from three to nine members from Town residents at large appointed by the Planning Board, or do or act anything in relation thereto.

(Planning Board) 4/30/91

VOTE: Voted to amend the motion by eliminating the word "Land" in the name of the Committee and changing the words "land use" to "community planning" so that the sentence reads as follows:

"Change the name of the Master Plan Implementation Committee to the Long Range Planning Committee, and to add to its charter the responsibility to prepare, or to recommend the preparation of, comprehensive community planning materials to assist elected or appointed boards and committees in developing and implementing plans for long range community planning and land use."

ARTICLE 35. To see if the Town will vote to amend Section 5.3.3. of the zoning bylaw by deleting the present language and by substituting therefor the following:

"No parking for an Industrial-Extensive (IE), Business-Industrial (BI), or Business (b) District and no vehicular access to an Industrial-Extensive, Business-Industrial or Business District shall be on land that is zoned Residential. Vehicular access to an Industrial-Extensive, Business-Industrial or Business District shall be over a public way," or do or act anything in relation thereto.

(Planning Board) 4/30/91

VOTE: Voted unanimously to amend Section 5.3.3. of the Zoning Bylaw by deleting the present language and by substituting the following:

"No parking for an Industrial-Extensive (IE), Business-Industrial (B-I), or Business (B) District and no vehicular access to an Industrial-Extensive, Business-Industrial or Business District shall be on land that is zoned Residential. Vehicular access to an Industrial-Extensive, Business-Industrial or Business District shall be over a public way,."

ARTICLE 36. To see if the Town will vote to amend the zoning bylaw by deleting Section 11.2.1. as it now reads and by substituting the following:

"The Watershed Protection District is superimposed over any other District established by this Bylaw. The Watershed Protection District is defined as all land area along the streams and brooks for a horizontal distance of at least 25 feet from the normal high water line and from adjacent low, marshy areas. The names of the brooks included within the District are as follows: Great Pond Brook, Mill Brook, North Brook, Saw Mill Brook, Sewall Brook, Nantasket Brook, Turtle Brook, Vine Brook, Winter Brook, Brooks "A" through "J" inclusive, and all other brooks in the Town of Medfield." or do or act anything in relation thereto.

(Planning Board) 4/30/91

VOTE: Voted unanimously that the Zoning Bylaw be amended by deleting Section 11.2.1 as it now reads and by substituting the following:

"The Watershed Protection District is superimposed over any other District established by this Bylaw. The Watershed Protection District is defined as all land area along the streams and brooks for a horizontal distance of at least 25 feet from the normal high water line and from adjacent low, marshy areas. The names of the brooks included within the District are as follows: Great Pond Brook, Mill Brook, North Brook, Saw Mill Brook, Sewall Brook, Nantasket Brook, Turtle Brook, Vine Brook, Winter Brook, Brooks "A" through "J" inclusive, and all other brooks in the Town of Medfield."

ARTICLE 37. To see if the Town will vote to amend Section 11.2.2. of the zoning bylaw by deleting the language "that are shown on the zoning map of the Town of Medfield" and by substituting therefor "that are in the Town of Medfield", or do or act anything in relation thereto.

(Planning Board) 4/30/91

VOTE: Voted unanimously to amend Section 11.2.2. of the Zoning Bylaw by deleting the language "that are shown on the zoning map of the Town of Medfield" and by substituting therefor "that are in the Town of Medfield."

ARTICLE 38. To see if the Town will vote to amend the zoning bylaw Section 13.1.3 by deleting the first paragraph as it now reads and by substituting therefor the following:

"A Sign Advisory Board shall be appointed by the Planning Board and shall be composed of three residents at large and two business persons."

(Planning Board) 4/30/91

VOTE: Voted unanimously to amend the Zoning Bylaw Section 13.1.3 by deleting the first paragraph as it now reads and by substituting the following language:

"A Sign Advisory Board shall be appointed by the Planning Board and shall be composed of three residents at large and two business persons."

ARTICLE 39. To see if the Town will vote to amend the zoning bylaw by adding under DEFINITIONS a Section 2.1.16.A Family Apartment as follows:

"A dwelling unit within a single structure for use by a Family member." or do or act anything in relation thereto.

(Planning Board) 4/29/91

VOTE: Voted unanimously to amend the Zoning Bylaw by adding under DEFINITIONS a Section 2.1.16A Family Apartment the following:

"A dwelling unit within a single structure for use by a Family member."

ARTICLE 40. To see if the Town will vote to amend the zoning bylaw by deleting Section 6.2.11 as it presently appears and by substituting the following:

"In any 'R' District permitted accessory buildings shall conform to the following provisions: They shall not occupy more than 40 percent of the required rear yard; they shall not be less than 60 feet from any street lot line, except for a garage on a corner lot, which shall be set back at least the same distance as the front yard setback for the adjacent lot; and they shall not be less than six feet from any lot line other than a street lot line." or do or act anything in relation thereto.

(Planning Board) 4/30/91

VOTE: Voted unanimously to amend the Zoning Bylaw be deleting Section 6.2.11 as it presently appears and by substituting the following:

"In any 'R' District permitted accessory buildings shall conform to the following provisions: They shall not occupy more than 40 percent of the required rear yard; they shall not be less than 60 feet from any street lot line, except for a garage on a corner lot, which shall be set back at least the same distance as the front yard setback for the adjacent lot; and they shall not be less than six feet from any lot line other than a street lot line."

ARTICLE 41. To see if the Town will vote to amend the zoning bylaw Section 6.3 TABLE OF HEIGHT AND BULK REGULATIONS for District I-E by deleting the parenthetical reference to the Massachusetts State Building Code and Chapter 30A of the Massachusetts General Laws, Table 2.6 and by substituting therefor "35" in the Maximum Height column and "2" in the Permitted Height (Stories) column, or do or act anything in relation thereto.

(Planning Board) 4/30/91

VOTE: Voted to amend the Zoning Bylaw Section 6.3 TABLE OF HEIGHT AND BULK REGULATIONS for District I-E by deleting the parenthetical reference to the Massachusetts State Building Code and Chapter 30A of the Massachusetts General Laws, Table 2.6 and by substituting therefor "35" in the Maximum Height column and "2" in the Permitted Height (Stories) column.

ARTICLE 42. To see if the Town will vote to amend the zoning bylaw by deleting Section 6.2.19 as it presently reads and by substituting the following:

"Any permitted structure within a Business District shall have a minimum seven-foot setback. The area between the building and the sidewalk shall be landscaped. The landscaped setback may be interrupted only by access walks and driveways." or do or act anything in relation thereto.

(Planning Board) 4/30/91

VOTE: Voted that the Zoning Bylaw be amended by deleting Section 6.2.19 as it presently reads and by substituting the following:

"Any permitted structure within a Business District shall have a minimum seven-foot setback. The area between the building and the sidewalk shall be landscaped. The landscaped setback may be interrupted only by access walks and driveways."

YES 223 NO 109

ARTICLE 43. To see if the Town will vote to amend the zoning bylaw Section 6.2 Table of Area Regulations for zoning district B "Any permitted residential use (one and two-family)", by changing the Yards column to read under Front "7***" and under Side to read "***" and by adding below the Table "*** See 6.2.19" and "***" See 6.2.17", or do or act in relation thereto.

(Planning Board) 4/30/91

VOTE: Voted unanimously to amend the Zoning Bylaw Section 6.2.Table of Area Regulations for Zoning District B "Any other permitted business use" and "Any permitted residential use (one and two-family)", by changing the Yards column to read under Front "7***" and under Side to read "***" and by adding below the Table "*** See 6.2.19" and "*** See 6.2.17."

ARTICLE 44. To see if the Town will vote to amend the zoning bylaw TABLE OF USE REGULATIONS by adding the following Section 5.4.5.10:

"Recycling Facility A R-E R-T R-S R-U B BI IE
No No No No No SP SP SP" or do or act anything in relation thereto.

(Planning Board) 4/30/91

VOTE: Voted unanimously to amend the Zoning Bylaw TABLE OF USE REGULATIONS by adding the following Section 5.4.5.10:

"Recycling Facility A R-E R-T R-S R-U B BI IE
No No No No No SP SP SP"

ARTICLE 45. To see if the Town will vote to amend the zoning bylaw by amending Section 14.10.5 a) by deleting in line 1 the following:

"In R-E, R-T, R-S and R-U Districts," or do or act in relation thereto.

(Planning Board) 4/29/91

VOTE: Voted Unanimously to amend the Zoning Bylaw by amending Section 14.10.5 a) by deleting in Line 1 the following:

"In R-E, R-T, R-S and R-U Districts,"

ARTICLE 46. To see if the Town will vote to amend the zoning bylaw SECTION 2. Definitions by adding the following:

"2.1.6.A Buffers

"A landscaped strip to provide a visual barrier" or do or act anything in relation thereto.

(Planning Board) 4/30/91

VOTE: Voted Unanimously to amend the Zoning Bylaw SECTION 2. Definitions be adding the following:

"2.1.6.A Buffers

"a landscaped strip to provide a visual barrier."

ARTICLE 47. To see if the Town will vote to amend the zoning bylaw SECTION 3. ESTABLISHMENT OF ZONING DISTRICTS by adding to paragraph 3.1 the following:

" and three overlay districts as follows:

Watershed Protection District	WP
Flood Plain District	FP
Aquifer Protection District	AQ"

or do or act anything in relation thereto.
(Planning Board) 4/30/91

VOTE: Voted unanimously to amend the Zoning Bylaw SECTION 3. ESTABLISHMENT OF ZONING DISTRICTS by adding to paragraph 3.1 the following:

" and three overlay districts as follows

Watershed Protection District	WP
Flood Plain District	FP
Aquifer Protection District	AQ"

ARTICLE 48. To see if the Town will vote to amend the zoning bylaw Section 2. DEFINITIONS by adding the following:

"2.1.63A Sign, Temporary
A sign which advertises a special event, sale or service." or do or act anything in relation thereto.
(Planning Board) 4/29/91

VOTE Voted unanimously to amend the Zoning Bylaw Section 2. DEFINITIONS by adding the following:

"2.1.63A Sign, Temporary
A sign which advertises a special event, sale or service."

ARTICLE 49. To see if the Town will vote to amend the zoning bylaw SECTION 13. SIGN BYLAW by deleting 13.3.1 as it now reads and by substituting the following:

13.3.1 Off-premise signs are prohibited, except temporary signs used to advertise special events whose proceeds are used for charity, schools or nonprofit organizations, provided an approved sign permit is obtained at least three (3) days before the posting of the sign. There shall be no fee for the permit and the Building Inspector is authorized to issue the permit without the Sign Advisory Board's approval."

and by eliminating 13.3.4 a it presently reads and substituting therefor the following:

"13.3.4 Signs near traffic signals or intersection shall not obscure visibility or create confusion when viewed from a vehicle stopped at or approaching the signal or intersection."

and by striking the word "(Sign Permit not required)" from 13.5 TEMPORARY SIGNS

and by striking paragraphs 13.5.1 through 13.5.5 as they presently appear and by substituting therefor the following paragraphs:

"13.5.1 Temporary window signs are allowed without permit in Business Districts for no more than 30 days for advertising special sales or events. They may cover no more than one-third of the area of the window in which they appear. Their area is not included in calculating allowable permanent sign area.

13.5.2 Temporary outdoor signs may be allowed by permit in Business Districts for no more than 30 days advertising special sales or events. Their area is not included in calculating allowable permanent sign area, but the area of such a sign shall not exceed six square feet per side.

13.5.3 Temporary signs are allowed without permit in Residential and Business Districts, including but not limited to real estate signs, contractor and subcontractor and temporary services, limited to one unlighted sign of up to eight (8) square feet pertaining to the sale, rental or lease of the premises, or to the services being performed on the premises on which the sign is placed. Such signs shall be removed within fourteen (14) days after final sale, lease or rental, or cessation of services on the premises;

13.5.4 Real Estate signs are allowed without permit in Industrial-Extensive Districts limited to one unlighted sign of up to twenty-five (25) square feet pertaining to the sale, rental or lease of the premises on which the sign is placed. Such signs and their supports shall be removed by the Realtor within 14 days after final sale, rental or lease.:

and by striking 13.10 ALTERATION, REPAIR AND REPLACEMENT OF ON PREMISE SIGNS and adding a new Section 13.10 as follows:

13.10 ALTERATION, REPAIR, AND REPLACEMENT OF SIGNS
"No signs shall be reconstructed, extended, changed structurally or in content or repaired except in accordance with this Bylaw other than copy changes on signs with changeable letter channels. A sign which does not conform with this bylaw may be repaired provided that the cost of repair does not exceed 50% of the replacement cost of the entire sign, except that an electric time and temperature sign which is an integral part of a nonconforming sign may be repaired or replaced with no restrictions on the cost of the repair or replacement, providing the replacement is not more nonconforming than the existing sign. A nonconforming sign which is deemed unsafe by the Building Inspector shall be removed by its owner.

"If a sign is changed in any fashion a new permit is required following the requirements of Section 13. Sign Bylaw of the Town of Medfield Zoning Bylaw."
or do or act anything in relation thereto.

(Planning Board) 4/29/91

VOTE: Voted unanimously to amend the Zoning Bylaw SECTION 13. SIGN BYLAW by deleting 13.3.1 as it now reads and by substituting the language as set out in the warrant and by eliminating 13.3.4 as it presently reads and substituting the therefor the language as set out in the warrant and by striking the wording "(Sign Permit not required)" from 13.5 TEMPORARY SIGNS

Norma

340th

ANNUAL REPORT

of the

MEDFIELD

TOWN OFFICERS

1990

PLANNING BOARD

To the Honorable Board of Selectmen
and Residents of Medfield:

In 1990 the Planning Board approved six definitive subdivision plans; namely, Southern Acres (45 lots), Claypit Road (1 lot), Cranberry Park (4 lots), Plantation Road (2 lots), Homestead Estates (4 lots) and Wood Cliff Estates (24 lots). When all the numbers were in it was noted that in 1990 eighty (80) new lots were approved, which is the most in the history of Medfield, the second highest being 58 in 1989. These statistics came as a surprise in light of the general down turn in the eastern Massachusetts real estate market.

A site plan amendment was approved in connection with the third phase of the Comark building on West Street. There were no site plans before the Board in 1988 or 1989.

A total of nine lots were released for building from two previously-approved subdivisions. After the failure of an area lending institution and the resultant loss of surety for the Ledgewood Acres subdivision, the release of twelve lots in the subdivision was rescinded.

The Board endorsed 16 approval-not-required plans, adding 39 lots to the Town's inventory.

TOWN MEETING ACTIONS

The town meeting adopted several important changes in the Zoning Bylaws proposed by the Planning Board, as follows: (1) Off-street parking standards were tightened; (2) Public maintenance in a Watershed Zoning District was excluded from the special permit requirement applicable in such a district; (3) The appointment of an Associate Member of the Planning Board to assist in Site Plan Review was allowed; and (4) A change in the Aquifer Zone boundary was approved.

PLANNING BOARD APPOINTMENTS

The Board appointed Diane Yurkofsky, Marjorie Temple, Geralyn Warren, Patrick Gordon and Charles H. DeBevoise to the Master Plan Implementation Committee. The Board accepted resignations from the MPIC by Newton Thompson and David G. Strimaitis with regret. Newton Thompson also resigned from the Sign Advisory Board. The Board appointed Jane Kimball, Ann Grady and Paul Alfano to the Sign Advisory Board. Daniel W. Nye was appointed to the Planning Board as an Associate Member to assist in Site Plan Review.

SIGN ADVISORY BOARD

During 1990 the Sign Advisory Board continued to review applications for sign permits and has continued its policy of advising and assisting applicants on questions pertaining to the Sign Bylaw.

The Sign Advisory Board has brought any observed violations of the Sign Bylaw to the attention of the Zoning Enforcing Officer.

OTHER BUSINESS

Board members served on the Open Space Planning Committee, the Affordable Housing Committee, the Capital Budget Committee, Medfield State Hospital Advisory Committee and the Committee to Study Blasting.

The Board has been working with the Police and Fire Departments regarding cul de sac size and has been working with the Board of Health regarding drainage policy.

Amendments to the Subdivision Rules & Regulations were adopted in 1990.

The Master Plan Implementation Committee has been working on a plan showing the extent of development and the remaining development potential in Town. The Committee anticipates much progress in 1991 on both the plan and on a review of the Zoning Bylaw.

The Board has continued to use the engineering services of Whitman & Howard for subdivision and site plan review and inspections, although the contract is being put out to bid in the near future to ensure competitive terms.

The Planning Board acknowledges with thanks the cooperation and assistance of other Town Boards and Departments during the year, with special thanks to Town Counsel Charles Fuller, Zoning Enforcing Officer John O'Toole, Superintendent of Streets Kenneth Feeney and Highway Foreman Robert Kennedy.

Planning Board meetings are held weekly on Mondays at 8:00 P.M. at the Town House and are open to the public.

Appointments with the Board must be made by the Thursday noon prior to the meeting. Requests for information or appointments should be directed to the Planning Administrator, Mildred E. Willis, at the Town House.

Respectfully submitted,

Stephen M. Nolan, Chairman
Joseph R. Parker, Jr., Vice Chairman
Margaret E. Bancroft, Secretary
John K. Gagliani
Joseph D. Codispoti
MEDFIELD PLANNING BOARD

BOARD OF APPEALS ON ZONING

To the Honorable Board of Selectmen
and Residents of Medfield:

The Board of Appeals has acted on the following applications during 1990:

GRANTED: Two Special Permits for Family Apartments.
One Special Permit for an Accessory Apartment.
Two Special Permits for Home Occupations.
Special Permit to allow the construction of two new streets in the Watershed Protection District.
Special Permit to allow a driveway within the Watershed Protection District.
Special Permit to allow a sign.
Finding to allow a property to remain as constructed.

DENIED: Special Permit/Variance to allow a canopy.
Construction of portion of Pine Street in the Watershed Protection District.
Comprehensive permit for low and moderate-cost housing.

The Appeals Board would like to give its sincere thanks for all the support and consideration it has received this past year from the Town Boards and the residents of Medfield.

Respectfully submitted,

Robert F. Sylvia, Chairman
Burgess P. Standley, Secretary
Ralph C. Good, Jr., Member
Sandra G. Munsey, Associate
Charles H. Peck, Associate
Kenneth M. Childs, Jr., Associate

"Maintenance of municipal facilities, such as water works, pumping stations, existing public ways and parks, shall not be subject to a special permit under this section." (5/1/90)

ARTICLE 33. To see if the Town will vote to amend the Zoning Bylaw by adding a new section as follows:

"1.4 PLANNING BOARD

There shall be an elected Planning Board consisting of five members according to Massachusetts General Laws, Chapter 40A, and one associate member to be appointed by the Planning Board."

and by adding to Section 2. DEFINITIONS as follows:

"Paragraph 2.1.4 Associate Member

A registered voter appointed by the Planning Board for a one year term ending in April of each year who may be designated by the Chairman of the Planning Board to sit on the Board for the purposes of acting on a Special Permit application, in the case of the absence, inability to act, or conflict of interest on the part of any member of the Planning Board or in the event of a vacancy on the Board, all as set out in Massachusetts General Laws, Chapter 40A, Section 9."

or do or act anything in relation thereto. (Planning Board)

VOTE: Voted unanimously to amend the zoning bylaw as follows:

"1.4 PLANNING BOARD

There shall be an elected Planning Board consisting of five members according to Massachusetts General Laws, Chapter 40A, and one associate member to be appointed by the Planning Board."

"Paragraph 2.1.4 Associate Member

A registered voter appointed by the Planning Board for a one year term ending in April of each year who may be designated by the Chairman of the Planning Board to sit on the Board for the purposes of acting on a Special Permit application, in the case of the absence, inability to act, or conflict of interest on the part of any member of the Planning Board or in the event of a vacancy on the Board, all as set out in Massachusetts General Laws, Chapter 40A, Section 9." (5/1/90)

ARTICLE 34. To see if the town will vote to amend the Zoning Map so that the boundary of the Aquifer: Zone 2 corresponds to map of Zone II - Stratified Drift shown on the 'Zone of Contribution Map,' from Report on Prolonged Pump Test: Production Well No. 5, Medfield, Massachusetts, by SEA Consultants, Inc. of Cambridge, Massachusetts, dated January 18, 1990, or do or act anything in relation thereto. (Planning Board)

VOTE: Voted unanimously to amend the zoning map so that the boundary of the Aquifer: Zone 2 corresponds to map of Zone II - Stratified Drift shown on the 'Zone of Contribution Map,' from Report on Prolonged Pump Test: Production Well No. 5, Medfield, Massachusetts, by SEA Consultants, Inc. of Cambridge, Massachusetts, dated January 18, 1990. (4/30/90)

330th Anniversary

ANNUAL REPORT
of the
TOWN OFFICERS

FOR THE YEAR ENDING DECEMBER 31, 1990

PLANNING BOARD

To the Honorable Board of Selectmen
and Residents of Medfield:

In 1989 Medfield began to experience the effects of a decline in the growth rate of the local and regional economy - particularly the housing market. In spite of the economic slow down, the Planning Board still was busy following through on subdivision plans which already were under review and the Board released more lots for building in 1989 (49) than in any previous year. It does appear likely, however, that building in recently approved subdivisions now will occur at a significantly slower rate than in the past few years.

During the latter part of 1989, taking advantage of a rare lull in development activities, the Board reviewed and revised the Subdivision Rules & Regulations, adopting more than thirty changes which will strengthen the Town's control in a number of significant areas. Among the changes are new requirements for assuring safe and adequate access from public ways leading to subdivisions; the public posting of notification of the submission of preliminary plans; public posting regarding blasting for new streets; stricter guidelines for easements; and a new procedure for naming of streets.

The Board has enjoyed the opportunity to work more closely this past year with several other Town Boards and Commissions on issues of joint concern - particularly the Conservation Commission, the Water and Sewer Board, the Historical Commission and the Committee to Study Memorials. This new effort at intradepartmental coordination has made us more efficient, and has broadened our understanding of each other's concerns and operations.

Affordable housing continues to be a high-profile issue. In 1989, two "Ch. 774" preliminary proposals were presented by developers. The Town continued the planning of its own development of subsidized housing on Dale Street. While the Board has only an advisory role on these matters, two of its members are involved actively on the Town's Affordable Housing Committee and Community Development Corporation.

1989 also was the 25th anniversary year of the first Master Plan for the Town. In keeping with its practice of periodic reviews, the Planning Board directed the Master Plan Implementation Committee to undertake a program to recommend land use strategies for the Town for the next decade. That program is currently under way.

TOWN MEETING ACTIONS:

Town meeting enacted several important changes in the Zoning Bylaws, most of which were proposed by the Planning Board, as follows: (1) Bed and Breakfast use and requirements have been added; (2) a requirement that Day Care Centers in residential districts must be occupied by the owner has been adopted; (3) permits for control of construction trailers have been removed from the Board of Appeals to the Building Inspector; (4) the Special Permit Time Limits have been changed from six months to two years to be in keeping with the State law; (5) a Perfect Square has been added to lot requirements; and (6) "wetlands" requirements have been added. Other "housekeeping" changes were also voted.

RESIDENTIAL SUBDIVISION AND SITE PLAN REVIEWS:

The most ambitious development proposal before the Board during 1989 was for approximately 150 acres of property along upper Pine Street. Overall, 57 house lots are planned for this area, including 26 along Pine Street and 31 in the adjacent subdivision. After extensive public hearings and participation, deliberations and negotiations among all parties, the plan and related covenants assuring upgrading of Pine Street were approved.

The Board approved the Town's first bona fide "Open Space Residential" subdivision (formerly known as "Cluster") in 1989: 24 lots and associated open space off Route 109 at the Dover border.

For the first time in many years, no plans were received for multifamily residential housing, except under Ch. 774: another sign of overall economic slowdown.

In addition to the Nye Subdivision, Overfield Estates, and The Meadows which were approved during 1989, the Board is reviewing definitive plans submitted for Plantation Road off Liberty Street, Cranberry Park off Country Way, Claypit Road off Causeway Street, Southern Acres off South Street, and a modification of Overfield Estates. A preliminary plan of Woodcliff Estates, adjacent to Rocky Woods and containing 95 lots has been approved.

PLANNING BOARD APPOINTMENTS:

The Board appointed Daniel L. Jones, Jr., David Strimaitus, Newton H. Thompson, Michael Alpher and Jeffrey Masters to the Master Plan Implementation Committee.

SIGN ADVISORY BOARD:

During 1989, the Sign Advisory Board has continued to review applications for sign permits and has continued their policy of advising and assisting applicants on questions pertaining to the Sign Bylaw.

The Sign Advisory Board has brought any observed violations of the Sign Bylaw to the attention of the Zoning Enforcing Officer.

OTHER BUSINESS:

Early in the year we regretfully accepted the resignation of Board member Lawrie Rhoads who had contributed much to our Board. On the other hand, we were delighted that five residents came forward to apply for the open position. This certainly reflects a high level of interest in the important work of this Board.

The Planning Board and the Selectmen voted Stephen M. Nolan as a new member until the next election.

Board members also served on the Open Space Planning Committee, the Affordable Housing Committee, the Capital Budget Committee, Medfield State Hospital Advisory Committee, and the Committee to Study Blasting.

The Board has continued to use the engineering services of Whitman & Howard for subdivision and site plan reviews and inspections.

The Planning Board acknowledges with thanks the cooperation and assistance of other Town Boards and Departments during the year, with special

BOARD OF APPEALS ON ZONING

To the Honorable Board of Selectmen
and Residents of Medfield:

The Board of Appeals acted on the following applications during 1989:

GRANTED: Variance from side setback requirements for industrial building.
Two variances from front setback for garages.
Two variances from rear lot line for swimming pool.
Variance from rear lotline for a two-car garage and breezeway.
Variance from front lotline for a sign pole.
Special permit to allow traffic directional control sign.
Special permit to allow a roadway and dam to be constructed within the Watershed Protection District.
Three special permits to allow home occupations.
Two special permits granted for family apartments.
Special permit for open space residential subdivision.
Finding for expansion of home on a nonconforming lot.

DENIED: Variance to allow sign larger than provisions permit.
Variance from lot frontage, size and width.
Special Permit to allow garage repair facility on nonconforming lot in BI zoning district.
Variance to allow expansion of existing nonconforming use.
Two variances from front setback requirements for canopy.

The Appeals Board would like to give its sincere thanks for all the support and consideration it has received this past year from the Town Boards and the residents of Medfield.

Respectfully submitted,

Robert F. Sylvia, Chairman
Burgess P. Standley, Secretary
Ralph C. Good, Jr., Member
Sandra G. Munsey, Associate
Charles H. Peck, Associate
Kenneth M. Childs, Jr., Associate

ARTICLE 28. To see if the town will vote to amend the Zoning Bylaw, Section 6.2.9 by eliminating the first paragraph and substituting therefor the following:

> Screening and buffers shall be required in any portion of the Industrial Extensive (I-E) District lying within 150 feet of a residential use or district and shall be landscaped as follows:

or do or act anything in relation thereto.

(Planning Board)

VOTE: Voted to dismiss Article 28 after a vote to approve failed. (4/24/89)

ARTICLE 29. To see if the town will vote to amend the Zoning Bylaw, Section 6.2.10 by adding the words "or use" to the first sentence, or do or act anything in relation thereto.

(Planning Board)

VOTE: Voted unanimously to amend the Zoning Bylaw by adding the words "or use" to the first sentence of Section 6.2.10. (4/24/89)

(The Attorney General disapproved Article 29.)

ARTICLE 30. To see if the town will vote to amend the Zoning Bylaw by adding to Section 2, DEFINITIONS: 2.1.5 as follows:

2.1.5 Bed and Breakfast

A private owner-occupied residence with overnight accommodations for no more than six short-term paying guests and a common breakfast area for their use, but with no cooking facilities in the guest rooms;

and by renumbering all remaining definitions so that they are in numerical order; and

by adding to the Table of Use Regulations the following:

5.4.4.34 Bed and Breakfast	SP	SP	SP	SP	SP	SP	NO	NO

and by adding Section 14.10.6.b) (1) as follows:

For Bed and Breakfast use there shall be no more than four rooms used as guestrooms; one off-street parking space must be provided for each guest bedroom plus two spaces for the owner-occupant; a 2 square foot sign shall be allowed;

and by adding to Section 8.1 TABLE OF OFF-STREET PARKING STANDARDS the following:

Bed and Breakfast	One space for each guest bedroom plus two spaces for owner-occupant

and by adding to Section 13.8 SIGN SURFACE AREA the following:

13.8.7 c) A Bed and Breakfast use shall be allowed a two square foot sign.

or do or act anything in relation thereto.

(Planning Board)

VOTE: Voted unanimously to amend the Zoning Bylaw to provide for Bed and Breakfast uses as set out in the warrant. (4/24/89)

ARTICLE 31. To see if the town will vote to amend the Zoning Bylaw, Section 8.2.9, by adding after the word "Bylaw" in the first sentence the words "and drainage for same", or do or act anything in relation thereto.

(Planning Board)

VOTE: Voted unanimously to amend the Zoning Bylaw, Section 8.2.9, by adding after the word "Bylaw" in the first sentence the words "and drainage for same". (4/25/89)

ARTICLE 32. To see if the town will vote to amend the Zoning Bylaw, Section 5.4.4.1, by striking the present language and by inserting the following:

Store selling retail items whose sale is not regulated elsewhere in this Section 5

or do or act anything in relation thereto.

(Planning Board)

VOTE: Voted unanimously that the Zoning Bylaw be amended by striking the present language from Section 5.4.4.1, and inserting in place thereof the following:

Store selling retail items whose sale is not regulated elsewhere in Section 5. (4/24/89)

ARTICLE 33. To see if the town will vote to amend the Zoning Bylaw, Section 5 USE REGULATIONS by adding Section 5.3.9 as follows:

Day Care Centers in residential districts must be occupied by the owner; and by adding to TABLE OF USE REGULATIONS, 5.4.2.12 the following:

(See Section 5.3.9)

or do or act anything in relation thereto.

(Planning Board)

VOTE: Voted that the Zoning Bylaw be amended by adding to Section 5 USE REGULATIONS a Section 5.3.9 as follows: (4/25/89)

Day Care Centers in residential districts must be owned and operated by the resident.

and by adding to TABLE OF USE REGULATIONS 5.4.2.12 the following: (See Section 5.3.9)

YES 207 NO 60

ARTICLE 34. To see if the town will vote to amend the Zoning Bylaw, Section 14.13 by adding after the word "approved" the words "and signed" in the first paragraph, or do or act anything in relation thereto.

(Planning Board)

VOTE: Voted unanimously to amend the Zoning Bylaw by adding after the word "approved" the words "and signed" in the first paragraph of Section 14.13. (4/24/89)

ARTICLE 35. To see if the town will vote to amend the Zoning Bylaw, Section 12.7.1 by inserting after "per acre", the words "for which restoration could be required", or do or act anything in relation thereto.

(Planning Board)

VOTE: Voted unanimously to amend the Zoning Bylaw, Section 12.7.1 by inserting after "per acre", the words "for which restoration could be required". (4/24/89)

ARTICLE 36. To see if the town will vote to amend the Zoning Bylaw, Section 12.8.1.b) by deleting the first sentence and substituting the following:

All trees and brush are to be chipped on the site unless removed for commercial purposes. Stumps are to be either chipped on the site or removed in accordance with DEQE regulations.

or do or act anything in relation thereto.

(Planning Board)

VOTE: Voted unanimously to amend the Zoning Bylaw by deleting the first sentence of Section 12.8.1.b and substituting therefore the following: (4/24/89)

All trees and brush are to be chipped on site unless removed for commercial purposes. Stumps are to be either chipped on the site or removed in accordance with DEQE regulations.

ARTICLE 37. To see if the town will vote to amend the Zoning Bylaw, Section 12.8.1.c) by deleting the present language and by substituting the following:

All loam and subsoil must be bulldozed into piles for future respreading except that loam and subsoil lying below proposed impervious surfaces on a site may be removed in accordance with the provisions of this Section 12

or do or act anything in relation thereto.

(Planning Board)

VOTE: Voted unanimously to amend the Zoning Bylaw by deleting the present language in Section 12.8.1.c and by substituting the following:

All loam and subsoil must be bulldozed into piles for future respreading except that loam and subsoil lying below proposed impervious surfaces on a site may be removed in accordance with the provisions of this Section 12. (4/24/89)

YES 331 NO 42

ARTICLE 38. To see if the town will vote to amend the Zoning Bylaw, by deleting Section 14.10.6.a) (1) in its entirety; and by adding Section 5.3.10 as follows:

For use of a construction trailer during the course of a building construction program a permit may be issued for one year by the Building Inspector. No wheels, tires, or other means of keeping the construction trailer mobile shall be removed; any construction trailer shall have no skirts, porches, fences, or similar materials or equipment added which would detract from its mobility. Each construction trailer and its lot shall be subject to the requirements of the District;

and by adding to 5.4.1.9 See Section 5.3.10

or do or act anything in relation thereto.

(Planning Board)

VOTE: Voted unanimously to amend the Zoning Bylaw by deleting Section 14.10.6.a) (1) in its entirety and by adding a Section 5.3.10 as follows: (4/25/89)

For use of a construction trailer during the course of a building construction program a permit may be issued for one year by the Building Inspector. No wheels, tires, or other means of keeping the construction trailer mobile shall be removed; any construction trailer shall have no skirts, porches, fences, or similar materials or equipment added which would detract from its mobility. Each construction trailer and its lot shall be subject to the requirements of the District;

and add to 5.4.1.9 the following:

(See Section 5.3.10)

ARTICLE 39. To see if the town will vote to amend the Zoning Bylaw, Section 14.6 SPECIAL PERMIT TIME LIMITS by changing "six months" to "two years" in the first sentence,
or do or act anything in relation thereto.

(Planning Board)

VOTE: Voted unanimously to amend the Zoning Bylaw Section 14.6 SPECIAL PERMIT TIME LIMITS, by changing "six months" to "two year" in the first sentence. (4/25/89)

ARTICLE 40. To see if the Town will vote to amend the Zoning Bylaw by adding under "Definitions" a new Section 2.1.38 and renumbering all remaining articles so that they are in numerical order.

Section 2.1.38 Perfect Square

A square, the dimensions of which are set out in the TABLE OF AREA REGULATIONS for each zoning district, which must fit entirely within a lot and one side of which must coincide with or be tangent to or touch on two points the FRONT LOT LINE.

and by adding a column, "Perfect Square", to 6.2 TABLE OF AREA REGULATIONS as follows:

		Perfect Square** (ft.)
R-E		180x180
R-T		142x142
R-S		96x96
R-U	One family dwelling	80x80
	Two-family dwelling	100x100
	Multi-family dwelling	200x200
	Public Housing for the Elderly	200x200
	Convalescent or nursing home	200x200
	Funeral home or mortuary establishment	200x200
	Any other permitted community facility	100x100
	Any other permitted structure or principal use	100x100

and by adding a footnote to 6.2 TABLE OF AREA REGULATIONS as follows:

** No structure shall be built on any lot in any Residential Zoning District unless the lot is of sufficient size and shape to contain a perfect square, as defined in this bylaw, in accordance with the dimensions set out in Table 6.2

or do or act anything in relation thereto.

(Planning Board)

VOTE: Voted to amend Zoning Bylaw as set out in Article 40 in the warrant. (4/25/89)

YES 207 NO 37

WARRANT FOR SPECIAL TOWN MEETING - 1989
APRIL 25, 1989

Norfolk, ss

To either of the Constables of the Town of Medfield in said County, greetings:

In the name of the Commonwealth, you are directed to notify and warn the inhabitants of the Town of Medfield, qualified to vote in Town affairs, to meet on Tuesday, the twenty-fifth day of April, A.D., 1989, commencing at 7:35 P.M. the following articles will be acted on in the Amos Clark Kingsbury School gymnasium in said Medfield, viz: (see below)

The Special Town Meeting was held at Amos Clark Kingsbury School gymnasium, on April 25, 1989 within the Adjourned Annual Town Meeting. It was called at 7:50 P.M. with Articles 1 through 3 being acted on. Meeting then dissolved at 8:00 P.M. at which time the Adjourned Annual Town Meeting reconvened.

ARTICLE 1. To see if the town will amend the Zoning Bylaw by adding to Section 2 DEFINITIONS: 2.1.78 as follows:

Section 2.1.78 Wetlands

Fresh water wetlands, swamps, bogs, wet meadows streams, rivers or ponds as defined in the Wetland Protection Act, Shaper 131, Section 40, of the Massachusetts General Laws as amended.

and by renumbering all remaining definitions so that they are in numerical order; and

by adding to Section 7 OPEN SPACE RESIDENTIAL ZONING, Section 7.1.2.4 the word "Wetlands," before the words "Flood Plain District."

and changing Section 6 AREA, HEIGHT AND BULK REGULATIONS, Section 6.2 Table of Area Regulations the word "watershed" to "wetlands" at the top of the column so that it reads:

% Non
Wetlands/
Flood Plain

and after asterick at the bottom of the table, after the word "not", delete the word "Watershed" and add the words "in Wetlands and/or"

or do or act anything in relation thereto.

(Planning Board)

VOTE: Voted unanimously that the Zoning Bylaw be amended to provide for additional Wetlands protection as set out in the warrant.

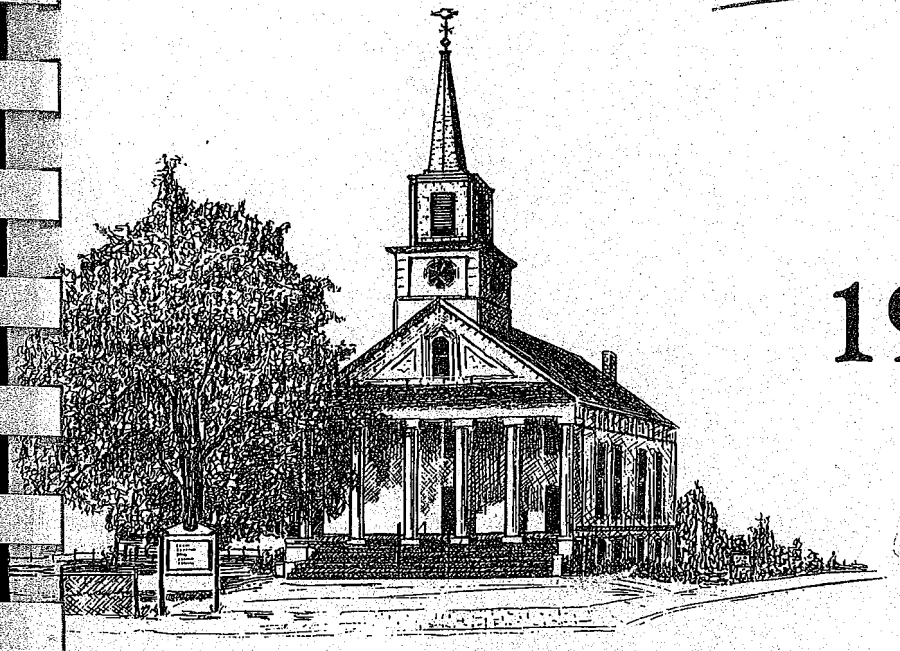
ARTICLE 2. To see if the Town will vote to request the Massachusetts State Legislature to grant permission to the Board of Assessors of Medfield to abate the excise tax bills of David J. Foulsham and Frederic Byda in the following manner:

Notwithstanding any general or special law to the contrary, the Board of Assessors may abate the 1987 excise tax bills #9916 of David J. Foulsham for the amount of $111.67 without interest and bill #9889 for Frederic Byda for the amount of $176.25,

or do or act anything in relation thereto.

(Board of Assessors)

Mildred



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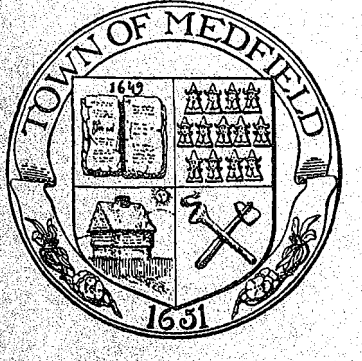
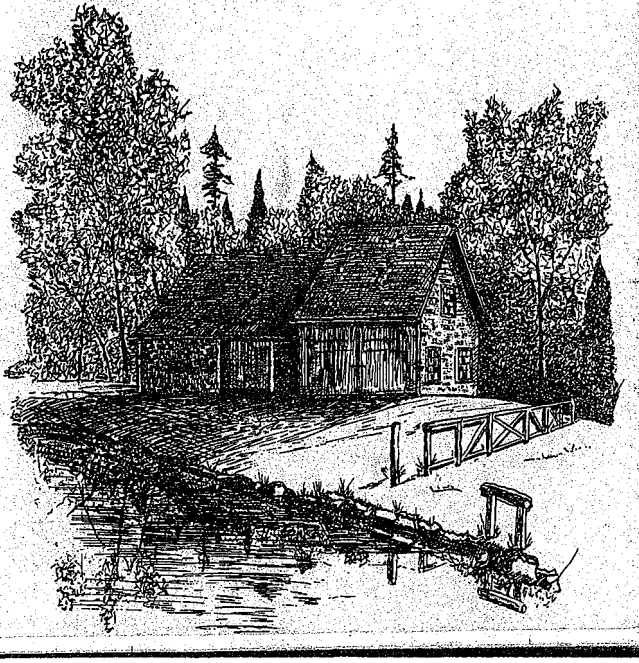
of the

TOWN OF MEDFIELD





PLANNING BOARD

To the Honorable Board of Selectmen
and Residents of Medfield:

1988 was another year of growth and change for Medfield, marked by both a continuing increase in the pace of development, and strong new initiatives by the Town to protect its aquifer and open lands and to provide affordable housing. The 1988 Town Meeting adopted an Aquifer Protection District Bylaw and overrode Proposition 2-1/2 in order to acquire Kingsbury Pond and land adjacent to wells No. 4 and No. 5. The Town also voted to transfer control of a parcel of Town-owned land off Dale Street to the Selectmen for the purpose of developing affordable housing under the State's Homeownership Opportunity Program.

The Planning Board continues to face the challenge of reviewing and regulating the development of often-problematic sites, attempting to resolve difficult issues of drainage, access and disruption of the natural terrain. The Board is trying to promote more coordination of information with other Town boards to allow "the left hand to know what the right hand is doing."

While the Board was occupied with its routine - but very time consuming - reviews of specific subdivision and site plans, it also provided support to the Open Space Planning Committee, which was working hard to bring up to date the Town's long-range plan for Open Space and Recreation. In June the committee completed its 18-month study and recommended a five-year "Action Plan." The Planning Board is committed to the implementation of this plan for preservation and use of the Town's open land, and hopes for enthusiastic Town participation in carrying out its objectives.

Another product of the Open Space Study was a new Storm Drainage Plan which evaluated the condition of all major culvert systems in the Town, and provided a basis from which the Town can require developers to enlarge or improve culverts in conjunction with new development.

The Board continues to support efforts toward achieving a balanced range of housing types in Medfield, through the appointment of one of its members to the Affordable Housing Committee.

In addition to the task of reviewing and approving plans, the Board proposed several zoning changes to the Town Meeting, listed below, all of which were adopted.

TOWN MEETING ACTIONS:

The 1988 Annual Town Meeting approved an Aquifer Protection District Bylaw to help protect Medfield's water supply. Other changes to the Bylaw were voted as follows: An amendment (1) requiring a certain percentage of a buildable lot to be dry; (2) restricting earth removal in town; (3) allowing the Planning Board more latitude when reviewing site plans; (4) renaming "Cluster Residential" to "Open Space Residential" to change the misconception that Cluster Residential Zoning means condominiums; (5) clarifying the wording of area requirement for multifamily units; (6) clarifying parking for "fast food" restaurants; and (7) clarifying sign bylaw and further regulations temporary signs. The Board did not support two rezoning articles submitted by petition in 1988.

RESIDENTIAL SUBDIVISIONS AND SITE PLANS:

During 1988 the Planning Board approved the following preliminary subdivision plans: 1) Tannery Farm off Route 109W; 2) The Meadows off Route 109E; 3) Nye off Route 109; 4) Overfield Estates off and including Pine Street; 5) Southern Acres off South Street and 6) Cranberry Park off Wood End Lane.

The following definitive subdivision plans were approved:

1) Wampatuck off Route 109E (47 lots)
2) Acorn Circle off Hickory Drive(7 lots)
3) Lakewood II off Lakewood Drive(4 lots)
4) Tallwoods off Granite Street (5 lots)
5) Shepherd Lane Modification (1 lot)
6) Lawrence Circle Extension (1 lot)
7) Tannery Farm off Route 109W (15 lots)

The Planning Board denied the Equestrian Estates Subdivision Plan because no convincing evidence was provided by the developer that the runoff from this subdivision would not pollute Medfield's wells.

In 1987 five subdivisions containing 41 lots were approved. In comparison, in 1988 seven subdivisions containing 87 lots were approved.

The following site plans were reviewed and approved:

Residential Condominiums:

1) Oliver Clifford House (4 units)
2) Prentiss Place (24 units)
3) Medfield Crossing (16 units)

Industrial and Commercial Site Plans:

1) Office Condominiums - Brook Street
2) Leuders - Brook Street
3) Mobile Excavating - West Mill Street
4) Yered & Keleher - West Mill Street
5) Basile - Marvin Drive

Parking plans were approved for Gary Miner, North Street, and Walter Reynolds, Brook Street. The Board has requested a parking plan for Park Street Station.

Twenty-seven plans under the category of Subdivision Control Not Required were reviewed by the Board. Twenty-five were approved and two were denied.

Lots were released for building as follows: four on Deerfield Drive, five on Country Meadow Estates, one on Shepherd Lane and two on Stuart Street, totalling eleven for the year.

SIGN ADVISORY BOARD:

The Sign Advisory Board has provided guidance and recommendations for approval of sign applications filed with the Zoning Enforcing Officer during the past year. They have also provided assistance to applicants in preparing the sign applications and in the interpretation and compliance with the Sign Bylaw.

The Board has brought any observed violations of the Sign Bylaw to the attention of the Zoning Enforcing Officer, and they have continued efforts to maintain the intent of the Bylaw in the community. The last Town Meeting passed several revisions of the Zoning Bylaw which were prepared by the Committee and necessary to clarify the intent of the various Zoning Bylaw sections.

OTHER BUSINESS:

Board members have served on the Open Space Planning Committee, the Drainage Study Committee, Affordable Housing Committee, Capital Budget Committee, Aquifer Bylaw Committee, Medfield State Hospital Advisory Committee and the Committee to Study Blasting. Board members also serve as liaisons to other Town boards.

The Board has continued to use the engineering services of Whitman & Howard for subdivision and site plan reviews and inspections.

BOARD OF APPEALS ON ZONING

To the Honorable Board of Selectmen
and Residents of Medfield:

The Board of Appeals acted on the following applications during 1988:

GRANTED: Special permit for doctor's office.
Two special permits to work in flood plain.
Five special permits to work within watershed protection district.
Three special permits for construction trailers.
Withdrawal of application for special permit.
Special permit for open space residential development.
Renewal of special permit.
Special permit for nonconforming lotlines.
Special permit for pumping station.
Four variances to remove loam.
Rehearing for loam removal.
Variance for setback of house already constructed.
Variance for plantings within buffer between single- and multi-family lot.
Variance from buffer requirements in business zone.
Extension of variance for height.
Variance for lot with no frontage on public way.
Variance for rear lot setback for swimming pool.

DENIED: Variance for house with insufficient frontage.
Permission to rehear application.
Variance for frontage.
Special permit for day care center.

The Board would like to thank Bernard Monbouquette for the time and energy he has spent working with the Board and wish him well in his move to Nebraska.

Respectfully submitted,

Robert F. Sylvia, Chairman
Burgess P. Standley, Secretary
Ralph C. Good, Jr., Member
Sandra G. Munsey, Associate
Charles H. Peck, Associate

ARTICLE 40. To see if the Town will vote to amend the zoning bylaw as follows:

Section 11. WATERSHED PROTECTION DISTRICT, by deleting paragraph 11.6 AREAS AND YARD REGULATIONS; and

by adding to Table 6.2 Lots a new column entitled "% NON Watershed/Flood Plain*", the column to be as follows:

RE	60%	B	80%
RT	80%	BI	95%
RS	90%	IE	80%
	RU 94%		

and by adding to the bottom of the table, the following:

"The percentage of land not in the Watershed Protection and/or Flood Plain District which must be used in calculating minimum lot area."

or do or act anything in relation thereto.

(Planning Board)

VOTE: Voted unanimously to amend the Zoning Bylaw as follows:

Section 11. WATERSHED PROTECTION DISTRICT, by deleting paragraph 11.6 AREAS AND YARD REGULATIONS: and

by adding to Table 6.2 Lots a new column entitled "% NON Watershed/Flood Plain*", the column to be as follows:

RE	60%	B	80%
RT	80%	BI	95%
RS	90%	IE	80%
	RU 94%		

and by adding to the bottom of the table, the following:

"*The percentage of land not in the Watershed Protection and/or Flood Plain District which must be used in calculating minimum lot area."
(5/2/88)

ARTICLE 41. To see if the Town will vote to amend the Zoning Bylaw, Section 12. RULES AND REGULATIONS GOVERNING EARTH REMOVAL USES by inserting after the first sentence, "The Board of Selectmen shall grant no such permit except in conjunction with the construction of subdivision streets approved by the Planning Board; public works or other municipal projects approved by a public authority; or private land development where the Selectmen find that no reasonable alternative contour plan is practicable, and, in that event, that minimal disruption of the natural contours of the site may be permitted."

and by inserting at the beginning of the following sentence; "Furthermore,", or do or act anything in relation thereto.

(Planning Board)

VOTE: Voted unanimously to amend the Zoning Bylaw, Section 12. RULES AND REGULATIONS GOVERNING EARTH REMOVAL USES by inserting after the first sentence, "The Board of Selectmen shall grant no such permit except in conjunction with the construction of subdivision streets approved by the Planning Board; public works or other municipal projects approved by a public authority; or private land development where the Selectmen find that no reasonable alternative contour plan is practicable, and, in that event,

that minimal disruption of the natural contours of the site may be permitted."

and by inserting at the beginning of the following sentence, "Furthermore,". (5/2/88)

ARTICLE 42. To see if the Town will vote to amend the Zoning Bylaw Section 14.13 SPECIAL PERMITS FOR SITE PLAN APPROVAL BY PLANNING BOARD, 14.13.1, by deleting "(See Medfield Land Subdivision Rules & Regulations 'Table 2 - Fee Schedule.')," and by adding in the first sentence after the words "except in conformity with a" the wording "with a Special Permit issued by the Planning Board and a"; and by deleting the last paragraph; and by adding a new last paragraph as follows:

The Planning Board shall adopt and from time to time shall amend rules and fee schedules relative to the issuance of Special Permits and shall file a copy of said rules and fee schedules in the office of the Town Clerk;

and by deleting 14.13.2, 14.13.3 and 14.13.5; by renumbering the present 14.13.4 to 14.12.2 and by inserting a new 14.13.3 GRANT OF PERMIT as follows:

After the public hearing required by Section 14.13.2 of the Zoning Bylaw has been held, the Planning Board shall grant a Special Permit for Site Plan Approval 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 findings of fact:

(a) For multifamily site plans for which more than one structure is proposed, placement of structures on the site is appropriate to the site and compatible with its surroundings.

(b) The proposed use will not result in a public hazard due to substantially increased vehicular traffic or due to inadequacy of the structure or configuration of the road(s) directly serving the site.

(c) The proposed use will not create any danger of pollution to public or private water facilities.

(d) The methods of drainage at the site are adequate and meet the standards of the Subdivision Rules & Regulations of the Town of Medfield.

(e) No excessive noise, light or odor shall be emitted.

(f) The site plan and proposed use(s) conform to all requirements of the Zoning Bylaw of the Town of Medfield;

and by renumbering 14.13.6 to 14.13.4 and titling it DENIAL OF PERMIT;

and by adding a new section 14.13.5 CONDITIONS as follows:

If the Planning Board elects to grant a Special Permit pursuant to this Section 14.13, it may impose conditions upon the granting thereof at its discretion. No building permit shall be granted for construction authorized by Special Permit granted hereunder until plans have been submitted to the Building Inspector which

specify in detail the manner of compliance with any conditions set by the Planning Board.

or do or act anything in relation thereto.

(Planning Board)

VOTE: Voted unanimously to amend the Zoning Bylaw Section 14.13 SPECIAL PERMITS FOR SITE PLAN APPROVAL BY PLANNING BOARD, 14.13.1, by deleting "(See Medfield Land Subdivison Rules & Regulations "Table 2 -Fee Schedule."), " and by adding in the first sentence after the words "except in conformity with a" the wording "with a Special Permit issued by the Planning Board and a"; and by deleting the last paragraph; and by adding a new last paragraph as follows:

The Planning Board shall adopt and from time to time shall amend rules and fee schedules relative to the issuance of Special Permits and shall file a copy of said rules and fee schedules in the Office of the Town Clerk;

and by deleting 14.13.2,. 14.13.3 and 14.13.5; by renumbering the present 14.13.4 to 14.12.2 and by inserting a new 14.13.3 GRANT OF PERMIT as follows:

After the public hearing required by Section 14.13.2 of the Zoning Bylaw has been held, the Planning Board shall grant a Special Permit for Site Plan Approval 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 findings of fact:

(a) For multifamily site plans for which more than one structure is proposed, placement of structures on the site is appropriate to the site and compatible with its surroundings.

(b) The proposed use will not result in a public hazard due to substantially increased vehicular tradffic or due to inadequacy of the structure or configuration of the road(s) directly serving the site.

(c) The proposed use will not create any danger of pollution to public or private water facilities.

(d) The methods of drainage at the site are adequate and meet the standards of the Subdivision Rules and Regulations of the Town of Medfield.

(e) No excessive noise, light or odor shall be emitted.

(f) The site plan and proposed use(s) conform to all requirements of the Zoning Bylaw of the Town of Medfield;

and by renumbering 14.13.6 to 14.13.4 and titling it DENIAL OF PERMIT;
and by adding a new section 14.13.5 CONDITIONS as follows:

If the Planning Board elects to grant a Special Permit pursuant to this Section 14.13, it may impose conditions upon the granting thereof at its discretion. No building permit shall be granted for construction authorized by Special Permit granted hereunder until plans have been submitted to the Building Inspector which specify in detail the manner of compliance with any conditions set by the Planning Board. (5/2/88)

ARTICLE 43. To see if the Town will vote to amend the Zoning Bylaw by changing the wording in Section 7. CLUSTER RESIDENTIAL ZONING by changing the word "Cluster" to the words "Open Space" throughout Section 7 and wherever it appears in the text, or do or act anything in relation thereto.

(Planning Board)

VOTE: Voted unanimously to amend the Zoning Bylaw by changing the wording in Section 7. CLUSTER RESIDENTIAL ZONING by changing the word "Cluster" To the words "Open Space" throughout Section 7 and wherever it appears in the text. (5/2/88)

ARTICLE 44. To see if the Town will vote to amend the Zoning Bylaw, 6.2 TABLE OF AREA REGULATIONS by changing the wording for "Multifamily Dwelling and "Public Housing for the Elderly" to read as follows:

RU Multifamily dwelling (3 units)	24,000
(per additional unit)	6,000
Public Housing for the Elderly (first unit)	12,000
(per additional unit)	2,000

or do or act anything in relation thereto.

(Planning Board)

VOTE: Voted unanimously to amend the Zoning Bylaw, 6.2 TABLE OF AREA REGULATIONS by changing the wording for "Multifamily Dwelling" and "Public Housing for the Elderly" to read as follows:

2.1.50 Sign Frontage, Building
The length in feet of the building side fronting on the street. Only one building side may be used as sign frontage.

or do or act anything in relation thereto.

(Planning Board)

VOTE: Voted unanimously to amend the Zoning Bylaw, Section 13. SIGN BYLAW, 13.5.4 by deleting the present language and inserting the following: Temporary Signs in Residential and Business Districts (including but not limited to real estate signs, contractor and subcontractor, temporary services, etc.); one unlighted sign of up to eight (8) square feet pertaining to the sale, rental, or lease of the premises, or to the services being performed on the premises on which the sign is placed. Such signs shall be removed within fourteen (14) days after final sale, lease or rental, or cessation of services on the premises;

and by deleting the present Section 13.8.5.c and inserting the following:

13.8.5.c For all multi-story, multi-tenant buildings:

Maximum sign area shall equal 10 times the square root of the building sign frontage, plus an additional area equal to a maximum of 5 times the square root of the upper story sign frontage.

and by deleting Section 2.1.50 and by inserting the following:

2.1.50 Sign Frontage, Building

The length in feet of the building side fronting on the street. Only one building side may be used as sign frontage. (5/2/88)

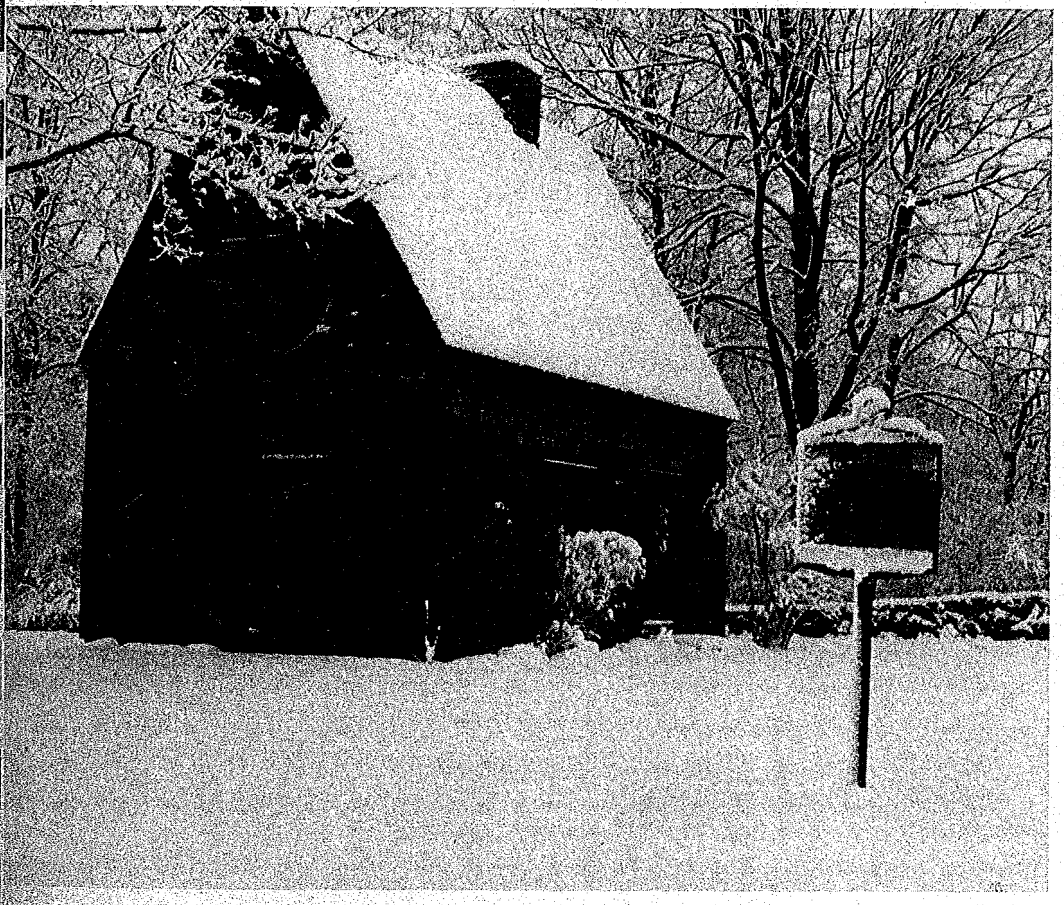
ARTICLE 47. To see if the town will vote to amend the Zoning Bylaw by adding a new Section 16. AQUIFER PROTECTION DISTRICT, the full text of which is available for examination at the Town Hall and the Public Library, or do or act anything in relation thereto.

(Board of Selectmen)

VOTE: Voted unanimously that the Zoning Bylaw be amended by adding the new Section 16. AQUIFER PROTECTION DISTRICT as set out in the Planning Board report, except that in Section 16.2.15 AQUIFER PROTECTION DISTRICT, second sentence, the

1987

MEDFIELD



337th Annual Report of the Town Officers

To the Honorable Board of Selectmen
and Residents of Medfield:

1987 was a year of continuing growth and change for Medfield, and a year of many late Monday nights for the Planning Board and also for the residents and development groups who had a stake or an interest in the many and varied proposals before the Board.

In this time of economic prosperity, as the town grows closer to its margins and "fills in" existing gaps, its finite resources are subject to greater pressure among competing rights, interests and needs. The competition is not only among local interests, but also between local and regional and state interests--the latter conflicts even more difficult to resolve because of the Town's lesser degree of control. Of the many issues the Planning Board has faced in the past year, several stand out as particularly significant: protection of the aquifers and the public water supply; suitability of new residential development to increasingly difficult sites; control of stormwater drainage; protection of the interests of abutters to new residential and commercial development; provision of a balanced range of housing types including affordable housing; and preservation of the historical and architectural treasures of the town. It should not be assumed that all these issues arise in a negative way: to the contrary, sometimes a creative development scheme is proposed which offers a solution instead of a problem. The Board senses a rising level of public awareness and concern over many of these land use issues. Public attendance at Board meetings has increased noticeably over the past year, because proposed developments are likely to have a greater potential impact on existing uses and users, or at least are perceived to do so.

Although the technical task of reviewing and approving plans puts serious strain on the time available for actual "planning," the Planning Board attempts to refine the Town's planning controls each year by proposing zoning changes to the Town Meeting where they seem to be needed, and by keeping the subdivision regulations up to date. In addition, the Board has supported a 1987 update of the town's Open Space and Recreation master plan and the Drainage master plan, currently being completed by the Open Space Planning Committee and J. Wagner Associates, Land Use Planners.

The following describes in some detail the activities of the Planning Board during 1987:

TOWN MEETING ACTIONS:

The 1987 Annual Town Meeting approved an amendment to the Zoning Bylaw under Section 8.3 which makes the parking requirements clearer. An additional amendment was voted to Section 6.3 adding the Agricultural District to the Table. In

the RU District maximum height was reduced to 35 feet and the nunmber of stories reduced to 2 and 1/2. A change was approved to allow plantings within a buffer to be six feet apart.

Two zoning changes were submitted by petition, but were not approved.

RESIDENTIAL SUBDIVISIONS:

The Planning Board approved:

1) Wolcott Subdivision	(Sanders Way)	5 lots
2) Rocky Acres	(Beaver Lane)	10 lots
3) Ledgewood Acres	(Hawthorne Drive)	12 lots
4) Orchard Park	(Turner Hill Road)	9 lots
5) Parkview Estates	(Parkview Road)	5 lots

After a public hearing, Way H, an unconstructed street off Indian Hill Road was abandoned.

In addition to the subdivisions above, the Board is reviewing definitive plans for Acorn Estates off Hickory Drive, Wampatuck Estates and Equestrian Park. The Board also reviewed preliminary plans for Parkview Estates, Equestrian Park (two plans), Tannery Farm (three plans) and The Meadows.

A Special Permit for Site Plan Approval was granted with conditions for Vine Brook Estates, a 15-unit condominium complex. The Board is reviewing a site plan for Prentiss Place, a 24-unit condominium complex, and the Oliver Clifford House, a 4-unit condominium.

Lots were released for building as follows: seven on Liberty Road, seven on Cranmore Road, seven on Clayton Road (Hutson Pines Subdivision), twelve on Wheelwright Road (Indian Acres, and five on Sanders Way (Wolcott Subdivision), totalling 38 for the year.

INDUSTRIAL AND COMMERCIAL DEVELOPMENT:

The Planning Board reviewed and approved the following commercial and industrial site plans:

1. Medfield Technology Park, Marvin Drive
2. Medfield Shops, Main Street

A site plan for Mobile Excavating Corporation, West Mill Street, was denied.

The Planning Board approved a parking plan for 72 North Street. Parking for an addition to St. Edwards Church was reviewed.

SCENIC ROAD HEARING:

The Planning Board held a scenic road hearing with the Tree Warden to allow the removal of dead trees from Nebo Street.

5/18/87 Meeting reconvened.

ARTICLE 41. To see if the Town will vote to amend the zoning bylaw by deleting section 8.3 Parking and Loading Space Standards as it presently reads and substituting the following:

8.3.1 All parking or loading areas (see definition 2.1) are subject to the following:

8.3.1.a) There shall be no vehicle parking or loading spaces within 5 feet of any front, side or rear lot line.

8.3.1.b) There shall be no vehicle repair facilities within parking areas.

8.3.1.c) There shall be no storage of material or equipment within parking areas.

8.3.1.d) Parking shall not be located within the required front yard area in any "R" district. However, access driveways may be located within the required front yard area.

8.3.1.e) Parking and loading spaces shall be so arranged as not to permit backing of automobiles onto any street.

8.3.1.f) The area and access driveways in any "B", "B-I" and "I-E" zoning districts and "R-U" lots containing three or more units shall be surfaced with bituminous asphalt, concrete, brick, cobblestones or pavers and shall be constructed so that there shall be no puddling or surface water.

8.3.2.g Each parking space shall be marked with a three-inch (3") wide (minimum) solid painted line on each side and along the full depth. Paint shall be white or yellow Traffic Paint as specified for pavement markings in Standard Specifications for Highways and Bridges for the Commonwealth of Massachusetts Department of Public Works.

or do or act anything in relation thereto.

(Planning Board)

5/18/87 VOTE: Voted unanimously to amend the zoning bylaw by deleting Section 8.3 Parking and Loading Space Standards as it presently reads and substituting the language as set out in the warrant.

ARTICLE 42. To see if the Town will vote to amend the zoning bylaw, Section 6.3 TABLE OF HEIGHT AND BULK REGULATIONS, by adding a District A and for the requirements in District A add, "(see Section 5.5)", or do or act anything in relation thereto.

(Planning Board)

5/18/87 VOTE: Voted to amend the zoning bylaw as set out in the warrant.

ARTICLE 43. To see if the Town will vote to amend the zoning bylaws, Section 6.2 TABLE OF AREA REGULATIONS NOTES, 6.2.10 by changing the number "3" to the number "6" so that the third sentence shall read, in part, "Individual bushes or trees shall be planted not more than 6 feet on centers, ...", or do or act anything in relation thereto.

(Planning Board)

5/18/87 VOTE: Voted unanimously to amend the zoning bylaw as set out in the warrant.

5/18/87 Motion to reconsider Article 12 re recycling failed.

ARTICLE 44. To see if the Town will vote to amend the zoning bylaws, Section 6.3 TABLE OF HEIGHT AND BULK REGULATIONS by changing the wording as follows:

District R-U; "Maximum Height" from 45 (ft.) to 35 (ft.); permitted height (stories) from "3 and 4*" to "2-1/2"; maximum floor area ratio including accessory buildings from "0.50" to "0.35" and by deleting "*See Section 6.3.4" and by deleting Section 6.3.4.,

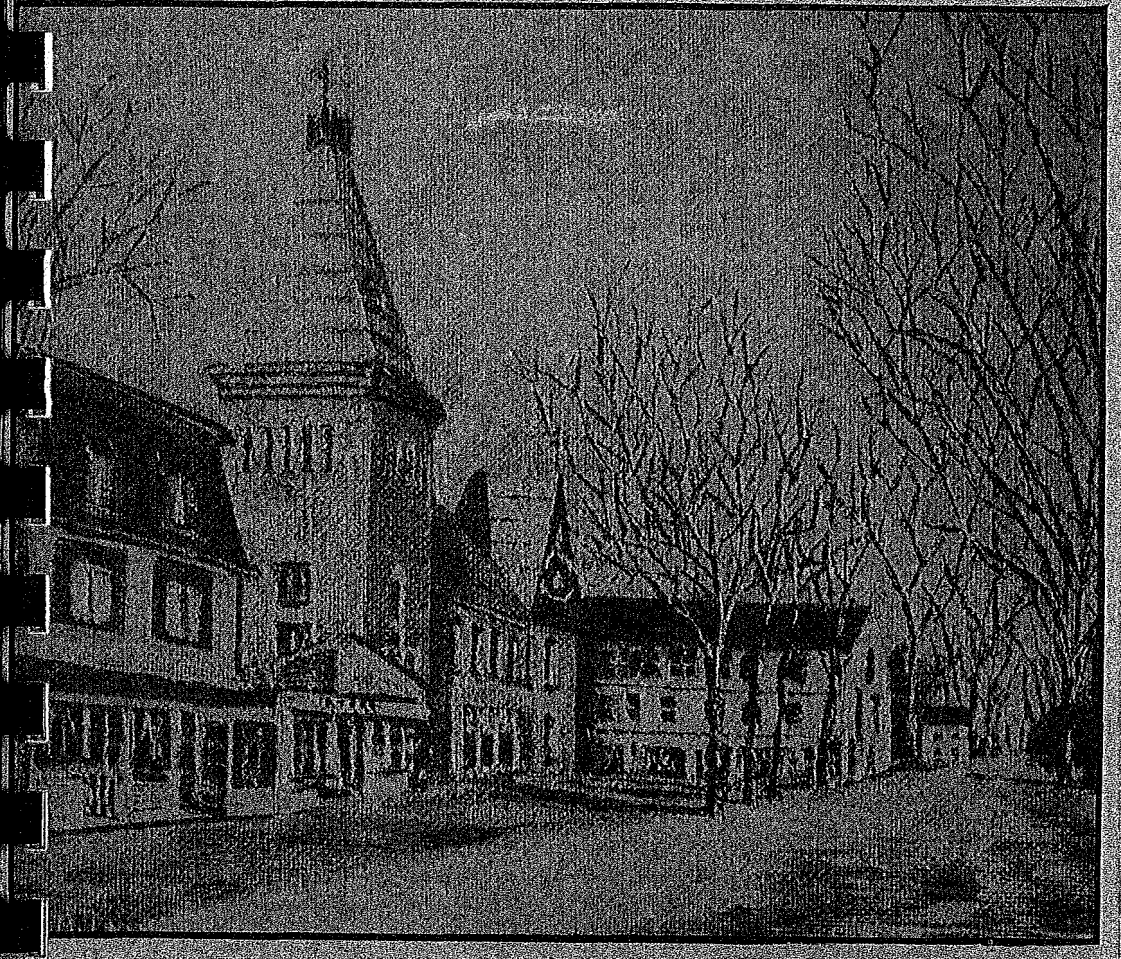
or do or act anything in relation thereto.

(Planning Board)

5/18/87 VOTE: Voted unanimously to amend the zoning bylaw as set out in the warrant.

1986

MEDFIELD



336th Annual Report of the Town Officers

1986

THE PLANNING BOARD

To the Honorable Board of Selectmen
and Residents of Medfield:

1986 was a challenging year for the Planning Board. Its schedule was kept busy with twenty public hearings for subdivision plans, site plans, scenic roads, revision of the Land Subdivision Rules & Regulations, changes in the Zoning Bylaw and the Zoning Map. The Board has experienced the beginning phase of the development of difficult and marginal sites in the town. The continued successes in the market place suggest that pressure for commercial and residential growth and change will persist in Medfield.

The following describes in some detail the activities of the Board during 1986:

TOWN MEETING ACTIONS:

The 1986 Annual Town Meeting approved an amendment to the Zoning Bylaw to require that licensed day care facilities for more than six children be allowed by Special Permit of the Board of Appeals. A parking requirement was also added to the Zoning Bylaw for licensed day care facilities. An article was passed clarifying the definition of a lot, requiring that primary access to the lot be able to be provided through the lot's frontage. An article allowing unpermitted signs by special permit instead of variance and the reduction of the size of the Sign Advisory Board to five members was approved. An article permitting more than one building per lot for multi-family residential developments in the RU Zone was passed.

Town meeting passed an article submitted by petition to rezone an RS parcel of land across North Meadows Road to RU. The Planning Board did not support this rezoning.

RESIDENTIAL SUBDIVISIONS:

The Planning Board has approved (1) Sheep Farm Subdivision Plan (Shepherd Lane) a one-lot subdivision off Kaymark Drive; (2) Indian Acres Subdivision (Wheelwright Road) 12-lot subdivision off North Street; (3) Georgetown Estates Subdivision (Copperwood Road and Bishop Lane) 12-lot subdivision off Hospital Road; (4) Dutton Park off High Street at Walpole line containing no lots; (5) Town's first cluster subdivision Castle Hills Estates II (continuation of Deerfield Drive), 4 building lots and 2 lots totalling approximately 9 acres to be deeded to the Town; (6) Pondview II (Butterfield Lane) off Stuart Street, containing one lot in Medfield; (7) Village Farm Estates (Village Drive) off Hospital Road containing 7 lots.

The Planning Board denied the Tocci-Tocci subdivision extending from Pheasant Lane to Hickory Drive as there was not adequate reserve capacity in the public drainage system to accommodate this subdivision. The Ledgewood Acres subdivision off Pine Street and Tamarack Road, showing 54 lots on 62 acres of land, is being considered and action is expected to be taken in early 1987.

In addition to the above definitive plans, the Board received and re-

viewed preliminary plans for Pondview II, Rocky Acres, Village Farm and Orchard Park Subdivisions. A preliminary plan for a multifamily condominium complex off North Meadows Road was received and reviewed.

The Board held a Site Plan hearing for 14 condominium units on West Street. The site plan was approved and the condominiums have been constructed and occupied. A site plan for a three-family on Main Street, opposite Brook Street, was disapproved as the driveway did not meet zoning requirements.

Twenty-two lots were released for building - five on Nauset Street; one on Shepherd Lane; four on Village Farm Estates and twelve lots in Georgetown Estates were released. Two lots on Castle Hill Estates II were released to the Town for dedicated open space.

Twenty-three plans under Subdivision Control not Required were reviewed and signed by the Board.

INDUSTRIAL AND COMMERCIAL DEVELOPMENT:

The Board approved an industrial subdivision plan entitled "Medfield Technology Park." This is an industrial subdivision containing one lot to be divided in accordance with the needs of industries to locate in the subdivision.

The Planning Board reviewed and approved the following commercial and and industrial site plans:

1. Yerod & Keleher, warehouse, West Mill Street.
2. Bullard's Market and Shops at North and Green Streets.
3. Jackson Fabrics Shops and Offices on the corner of North and Frairy Streets.

The Planning Board approved parking plans as follows:

1. Floyd & Glenn, Adams Street
2. A.H. Harris, West Mill Street
3. Greater Heights, Main Street
4. A.J. Lane building on North Meadows Road

SCENIC ROAD HEARINGS:

The Board held three scenic road hearings for the removal of dead or small trees on Causeway Street, Pine Street, Noon Hill Street and Orchard Street. The tree cuttings in most cases were requested by the Tree Warden. The stone walls will be replaced after the construction requiring their removal has been completed.

LAND SUBDIVISION RULES & REGULATIONS:

The Planning Board has been working on the revision of the Land Subdivision Rules & Regulations over the past several years. This year the final review was undertaken and a public hearing was held. The reorganized and revised Land Subdivision Rules & Regulations were adopted. The entire document is on a computer and future revisions and reprinting will be easily accomplished. The Board would like to thank Kenneth Feeney, Superintendent of Streets, and Roy Boudette for the many hours they spent with the Board

BOARD OF APPEALS ON ZONING

To the Honorable Board of Selectmen
and Residents of Medfield:

During 1986 the Appeals Board conducted thirty public hearings and made decisions on the following applications for variances, special permits and other appeals:

GRANTED: First special permit for cluster development.

Three special permits to work within the Watershed Protection District.

Two variances from height requirements for two church steeples.

Special permit for medical offices.

Special permit and variance for alteration of a two-family house.

Variance from 150-foot buffer requirement.

Special permit/variance to enlarge garage.

Two special permits for enlargement of industrial plants.

Special permit to construct warehouse.

Five lot line variances granted.

Variance to allow swimming pool within rear lot line setback.

Special permit for home occupation.

DENIED: Two special permits for construction/storage trailers.

Variance for lot with no frontage on public way.

Special permit for day-care center parking.

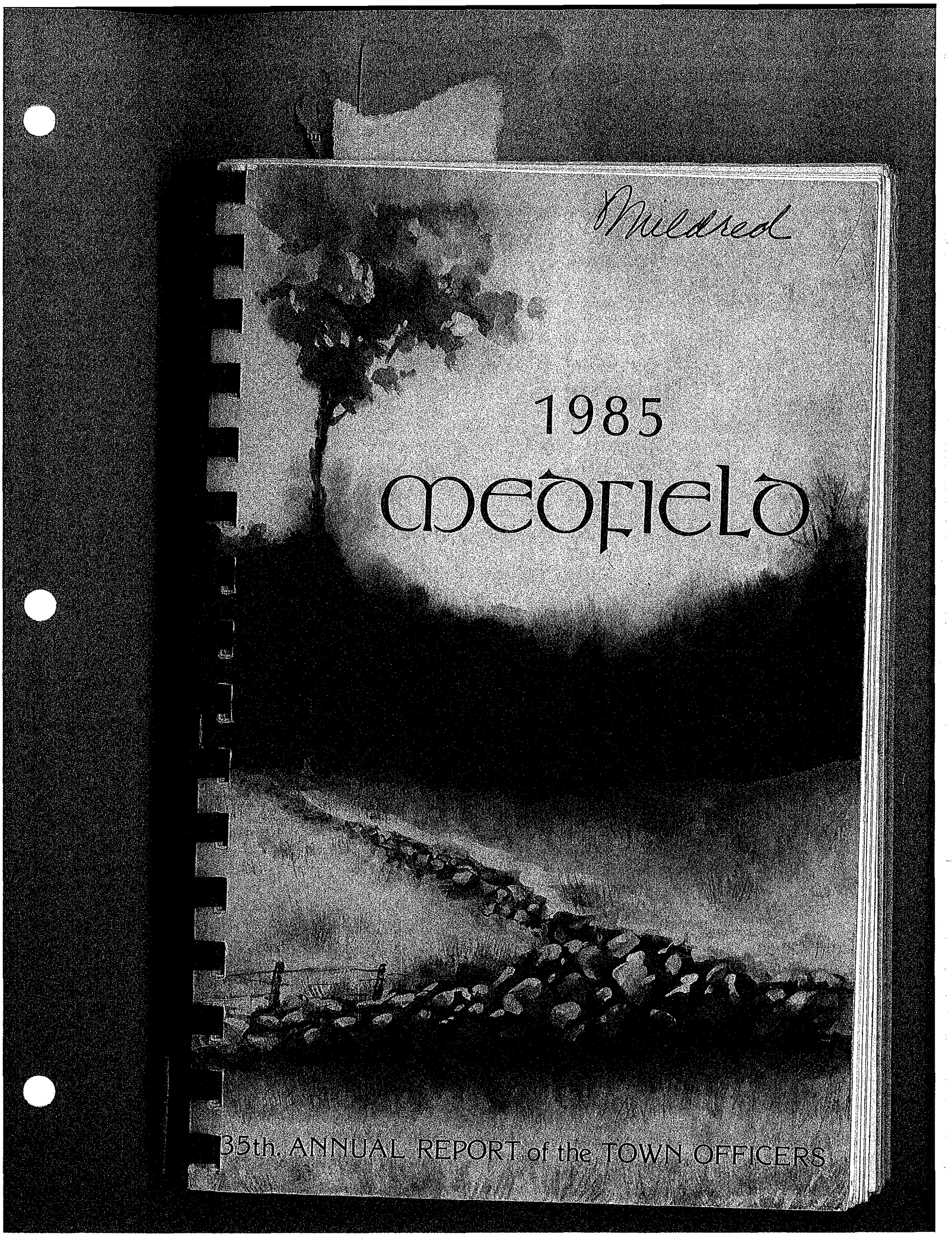
Variance/special permit for used car lot.

Variance for undersized lot.

UPHELD: Selectmen's decision on Earth Removal.

The applicants withdrew a request to change a two-family house to a three-family and a request for a carnival.

During this past year the Board lost a valued colleague when Associate Member Harry Kelleher resigned because of his family's move to Florida. The Board wishes to thank Mr. Kelleher not only for his aid and assistance to the Board during his tenure as an Associate Member but also because of his many years of distinguished public service to the Town of Medfield. His advice and counsel will be missed.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1985
MEDFIELD
135th ANNUAL REPORT of the TOWN OFFICERS

THE PLANNING BOARD

To the Honorable Board of Selectmen
and Residents of Medfield:

Just when we thought that the supply of developable land in Medfield was dwindling, six residential subdivisions containing a total of sixty-six single-family lots and two site plans for fourteen condominium units were approved in 1985. Many of the lots approved will be difficult to develop due to ledge, water table, drainage, wetlands, soil conditions and other physical characteristics.

Seven industrial and commercial site plans were approved and one industrial subdivision was approved, rescinded and resubmitted.

The Planning Board is also currently revising its Land Subdivision Rules & Regulations. These are the engineering and design guidelines used by the Board for the construction of roads and other improvements within subdivisions.

The following describes in some detail the activities of the Planning Board during 1985:

TOWN MEETING ACTIONS:

The 1985 Annual Town Meeting approved an amendment to the Zoning Bylaw permitting a family apartment in a single-family dwelling under certain conditions with a Special Permit from the Board of Appeals. Other changes in the Zoning Bylaw were under Section 12, a new requirement for restoration of property if earth is removed illegally and under Section 14.9, adding one more associate member to the Board of Appeals, making a new total of three members.

Seven streets were accepted as public ways; namely, Jefferson Way, Garry Drive, Hummingbird Way, Oriole Road, Blacksmith Drive, Fieldstone Drive and Larkspur Lane.

The town meeting unanimously voted to rezone a parcel at the corner of West and West Mill Streets from IE to RU.

INDUSTRIAL AND COMMERCIAL DEVELOPMENT:

1985 was a busy year for Medfield in the area of commercial and industrial development, considering the relatively small amount of commercial and industrial land still available for development.

The Planning Board reviewed the following commercial and industrial site plans:

A parking/drainage plan for a small industrial site on North Meadows Road was approved.

A revised Site Plan for office/retail space at 458 Main Street was approved.

A site plan for expansion of the MPM Industrial building at the corner of North Meadows Road and West Street was approved.

A site plan for Medfield Industrial Park was approved.

A site plan for the enlargement of E.C. Adams Company was withdrawn.

A site plan for Mobile Excavating was withdrawn.

An industrial subdivision was approved for Medfield Technology Park; however, this subdivision was rescinded by the Planning Board and an application for resubmission has been received.

RESIDENTIAL DEVELOPMENT:

The Board approved six residential subdivisions during 1985; namely, Wampatuck Subdivision, 35 lots; Doe Acres Subdivision (Hickory Drive), 9 lots; Tocci-Dorfman (Hickory Drive, 5 lots; Castle Hill Subdivision (Deerfield Drive), 9 lots; Country Meadows Subdivision (Briar Hill Road), 5 lots; Jorie Lane Subdivision, no lots in Medfield; and Sheep Farm Lane (off Kaymark Drive) 1 lot and Cranmore Road within Belknap Estates, containing 7 lots, has been reactivated.

Two site plans for multifamily units were approved; seven condominium units at 73 Spring Street and seven units at 10 West Mill Street.

Twenty-two plans under Subdivision Control not required were signed by the Board in 1985. Twenty-eight lots were released for building within subdivisions during 1985. (See Schedule.)

The Board held four Scenic Way hearings, one for Noon Hill Street, to allow the removal of a portion of a stonewall which was to be replaced; one for a Causeway Street driveway; two for the same Pine Street driveway.

OTHER BUSINESS:

Members of the Planning Board served on several other Town committees, including the Capital Budget Committee, the Solid Waste Disposal Committee, the Bicycle Path/South Street Committee, Drainage Study Committee, School Reuse Committee and Reuse of Church Property Committee, as well as being liaisons with the Board of Selectmen, Warrant Committee, Board of Assessors, Superintendent of Streets, Water and Sewer Board, Housing Authority, Hazardous Waste Committee, MPIC, Central Business District, Park and Recreation Commission, YAC Recreational Review Commission, the Board of Appeals, School Committee, Sign Advisory Board, Historical Commission, Conservation Commission, Board of Health, Building Inspector, Landfill Committee, Development and Industrial Board and Industrial Authority.

Six appointments were made to the MPIC and two appointments to the Sign Advisory Board.

The Planning Board acknowledges with thanks the cooperation and assistance of other Town Boards and Departments during the year, with special thanks to Town Counsel, Charles Fuller, Jr., Zoning Enforcing Officer/Building Inspector, John O'Toole, Street Superintendent Kenneth Feeney, Street Foreman, Robert Kennedy.

ARTICLE 23. To see if the Town will vote to amend the Zoning Bylaw of the Town of Medfield by adding the following new sections:

1. USE	R-E	R-T	R-S	R-U	B	B-I	I-E
Section 5.4.1.2a - Family Apartment (See Section 2.1.15.a and Section 14.10.8)	SP	SP	SP	YES	SP	NO	NO

2. Section 2.1.15a - Family Apartment - A dwelling unit located within a single-family residential dwelling containing not more than two dwelling units, in which the occupant or occupants are related as parents, grandparents, children, brothers, sisters, or who bear such other relationships as the Board determines to be in keeping with the intent and purposes of Section 14.10.8, to one or more occupant of the other dwelling unit within the structure.

3. Section 14.10.8 - This Section has been included in the Bylaw in order to permit Family Apartments in residential districts, and in the business district, to provide housing for family members within the home of another member of their family when situations such as the age, physical condition or financial circumstances of a member of the family of a person occupying what would otherwise be a single-family dwelling make it necessary or desirable for the establishment of separate living quarters within that dwelling for said family member. The Board of Appeals may grant a special permit for a Family Apartment as defined in Section 2.1.15.a of this Bylaw if it finds that the use is aesthetically consistent with other structures in the neighborhood and that said use is consistent with the purpose of this Section as set forth above.

   Said special permit may be issued subject to such conditions as the Board of Appeals may deem appropriate and shall terminate upon the happening of any of the following events:

   (a) Sale of the property;

   (b) Death of those persons occupying the Family Apartment;

   (c) Permanent change of domicile of all of the persons occupying the Family Apartment from said Family Apartment to some other location either within or without the Town of Medfield.

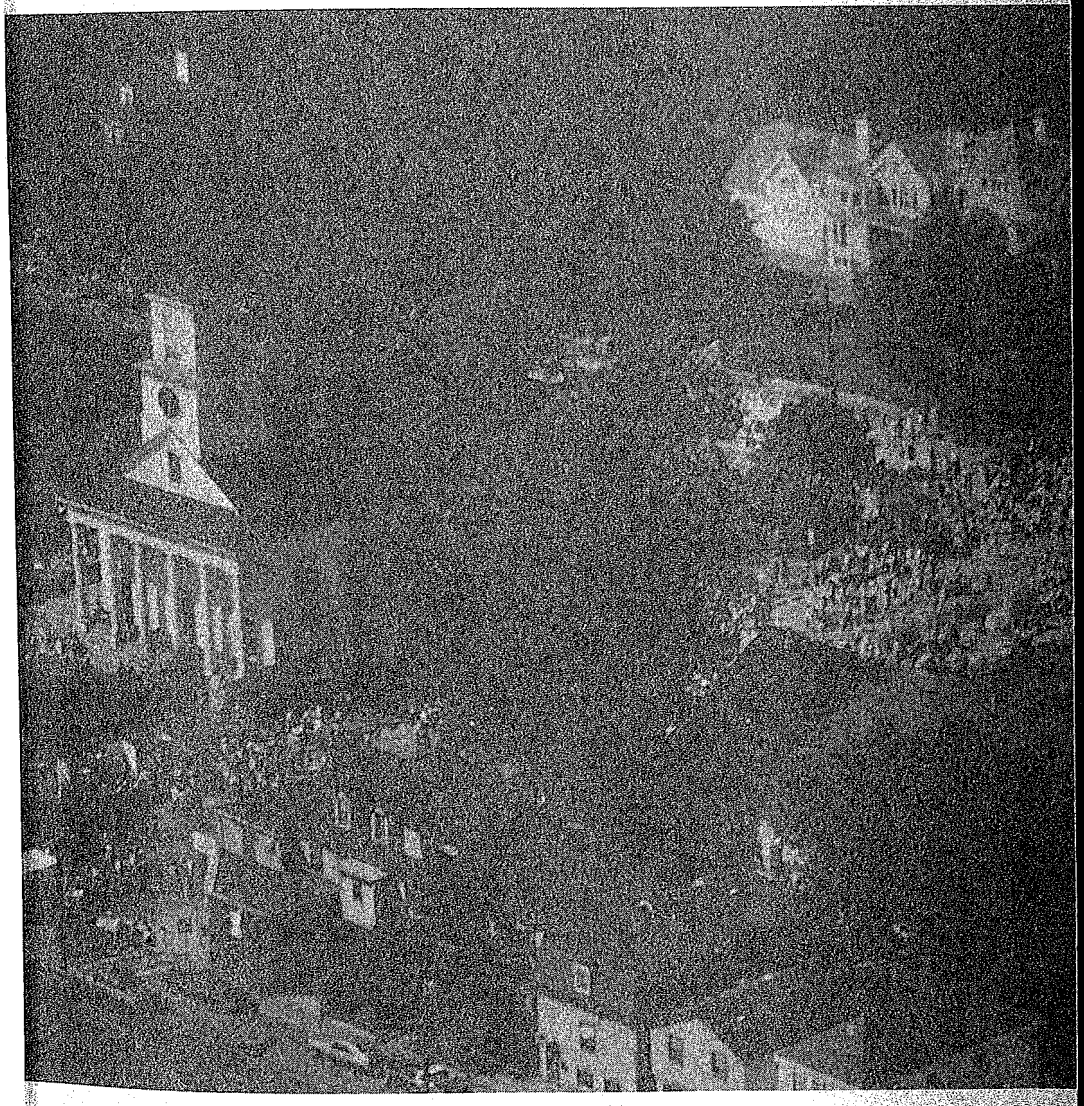
4/30/85 VOTE: Voted that the Zoning Bylaw be amended as set out in the Warrant.

ARTICLE 24. To see if the Town will vote to amend the Zoning Bylaw of the Town of Medfield by changing paragraph 14.9 to read "three" associate members be appointed instead of "two" to the Board of Appeals, or do or act anything in relation thereto.

(Planning Board)

4/30/85 VOTE: Voted that the Zoning Bylaw be amended as set out in the Warrant.

334th Annual Report of the Medfield Town Officers



1984

THE PLANNING BOARD

To the Honorable Board of Selectmen
and Residents of Medfield:

The supply of developable land in Medfield is steadily dwindling. Moreover, the remaining sites are more difficult to develop due to ledge, water table, drainage, wetlands, soil conditions and other physical characteristics. Access to town water and sewer and suitability for onsite septic systems are also limiting factors. According to the "Residential Planning Study" by Thomas Planning Associates completed in 1983, maximum residential growth under current zoning would result in a population of about 15,000 persons (about 5,000 more than we currently have).

Since only the more difficult sites remain to be developed, the Planning Board must carefully review plans for those sites where development is proposed. Major projects under review during 1984 include plans for a 100,000 s.f. industrial building and a 38,000 s.f. retail and office building. In the residential zone, the inventory of approved but not-built-on lots has dwindled to a ten-year low; however, the Planning Board has under consideration subdivision plans which would add up to 100 lots to the inventory.

No new multi-unit buildings are proposed. Virtually all the sites for multi-family houses are developed.

The Planning Board is also currently revising its Land Subdivision Rules & Regulations. These are the engineering and design guidelines used by the Board for the construction of roads and other improvements within subdivisions.

The following describes in some detail the activities of the Planning Board during 1984:

TOWN MEETING ACTIONS:

The 1984 Annual Town Meeting approved an amendment to the Zoning Bylaw permitting an accessory dwelling unit in a one-family dwelling, under conditions set forth in the amendment, the purpose of which is to encourage preservation and maintenance of the larger, older houses in Medfield and to increase the supply of affordable housing without significantly changing the character of the existing residential areas.

The Board unanimously voted to support an article by petition which would rezone approximately 5,992 square feet of land owned now or formerly by Colontonio and the Penn Central Railroad to "B" Business.

INDUSTRIAL AND COMMERCIAL DEVELOPMENT:

1984 was a busy year for Medfield in the area of commercial and industrial development, considering the relatively small amount of commercial and industrial land still available for development.

The Planning Board reviewed and approved the following commercial and industrial site plans:

A plan to double the size of the Arrow Business Forms plant on West Street.

A plan for a 100,000 sq. ft. industrial building on the west side of Route 27, south of the railroad.

A plan for expansion of Lord's Department Store and parking area.

A plan for converting and expanding the former "Colonial" restaurant building and annex on Route 109 for use as an office building.

A parking and drainage plan for a synagogue on Donnelly Drive.

A plan for a 40,000 sq. ft. commercial building at 266 Main Street.

A plan for a miniwarehouse complex on Route 27.

The Board received a definitive subdivision plan for five industrial lots off West Mill Street on land adjacent to the Penn Central Railroad tracks, action on which was pending at year's end.

RESIDENTIAL DEVELOPMENT:

The Board is in receipt of three definitive subdivision plans which are still being reviewed at year end. These subdivisions are off Farm Street, Harding Street and Main Street.

The Board has had discussions with a developer regarding a cluster subdivision off North Street. This matter will be the subject of a Board of Appeals hearing in January of 1985. Pending the Board of Appeals decision, it is anticipated that a definitive cluster plan will be presented to the Planning Board.

The subdivisions before the Board plus the proposed cluster will add a minimum of 86 building lots to the Town.

Fourteen plans under Subdivision Control not Required were signed by the Board during 1984. Twenty-eight lots were released for building during 1984. (See Schedule.)

OTHER BUSINESS:

Members of the Planning Board served on several other Town committees, including the Capital Budget Committee, the Solid Waste Disposal Committee, the Bicycle Path Committee and the Technology Study Committee, as well as being liaisons with the Board of Selectmen, Warrant Committee, Board of Assessors, Superintendent of Streets, Water and Sewer Board, Housing Authority, Hazardous Waste Committee, MPIC, Central Business District, Park and Recreation Commission, YAC Recreational Review Commission, the Board of Appeals, School Committee, Sign Advisory Board, Historical Commission, Conservation Commission, Board of Health, Building Inspector, Landfill Committee, Development and Industrial Board and Industrial Authority.

The Board appointed three members to the MPIC, and two to the Sign Advisory Board.

Members of the Board and the MPIC will be working with the Park and Recreation Commission to update the Recreation Master Plan.

BOARD OF APPEALS ON ZONING

To the Honorable Board of Selectmen
and Residents of the Town of Medfield:

During 1984 the Appeals Board conducted hearings and made decisions on the following applications for variances, special permits and other appeals:

GRANTED: Variance from side setback requirement.
Four variances from frontage requirements.
Variance from lot size.
Variance from rear setback.
Variance from sign requirements.
Special Permit for carnival.
Special Permit for doctor's office.
Special Permit for home occupation.
Special Permit to establish teenage alcohol treatment center.
Two special permits to work in Watershed Protection District.
Special permit for municipal use.

DENIED: One application over which the Board had no jurisdiction.
Variance from rear setback requirement.
Variance from side setback requirement.
Variance from frontage - two lots.
Appeal of Building Inspector's decision.
Variance from height restriction of fence.

Three applications were withdrawn. All decisions were unanimous.

The Board of Appeals welcomes new associate members, Sandra G. Munsey and Harry A. Kelleher, and the members of the Board look forward to working with them in the years ahead. The Board wishes also to acknowledge the contributions of Walter M. Frank and Jane P. McCarty to the Board during their tenure and to wish them well in their future endeavors.

Respectfully submitted,

Robert F. Sylvia, Chairman
Burgess P. Standley, Member
Ralph C. Good, Jr., Member
Sandra G. Munsey, Associate
Harry A. Kelleher, Associate
BOARD OF APPEALS ON ZONING

Passage of this article would allow family apartments by special permission of the Zoning Board of Appeals in the RE, RT, RS, and B districts.

Zoning amendment could change character of existing one family residential areas. Warrant Committee recommends dismissal.

ARTICLE 24. To see if the Town will vote to amend the Zoning Bylaw of the Town of Medfield by changing paragraph 14.9 to read "three" associate members be appointed instead of "two" to the Board of Appeals, or do or act anything in relation thereto.

(Planning Board)

This Board must have a full complement to conduct a hearing. A 3rd available member is desirable.

Warrant Committee recommends passage to assure efficiency and continuity of experience.

ARTICLE 25. To see if the Town will vote to amend the Zoning Bylaw of the Town of Medfield by changing paragraph 13.1.3 to read, "A Sign Advisory Board shall be appointed by the Planning Board and shall be composed of one local business person and two residents at large.", or do or act anything in relation thereto.

(Planning Board)

Presently the Sign Advisory Board is composed of 7 members, which was necessary while regulations were prepared. It is the consensus that 3 will now be sufficient.

Warrant Committee recommends passage.

ARTICLE 26. To see if the Town will vote to amend the official Zoning Map of the Town of Medfield by changing from Business Industrial district to Residential Urban district the following parcel of land on the northeasterly side of West Mill Street and the northwesterly side of West Street, the parcel of land described as follows:

A certain parcel of land with the buildings thereon situated at the corner of West Street and West Mill Street in Medfield, Norfolk County, Massachusetts being designated and shown as 91,185 S.F. or 2.093 Acres on a plan entitled "Plan of Land in Medfield, Mass." dated January 9, 1985 by Norwood Engineering Co., Inc. and bounded and described according to said plan as follows:

SOUTHEASTERLY	by West Street, by two lines measuring 49.46 feet and 296.25 feet;
SOUTHWESTERLY	by West Mill Street, 73 feet;
WESTERLY	by land marked "Peter A. Fickeisen" on said plan, 202.98 feet;
NORTHWESTERLY	in part by land marked "Peter A. Fickeisen" and in part by in part by (sic) land marked "Joseph A. DiMatteo" on said plan, by two lines measuring 100 feet and 235.97 feet; and
NORTHEASTERLY	by land marked "Richard J. and Elaine Kedski" on said plan, 338.66 feet.

(Petition)

By petition, we have a request to change the described parcel to Residential Urban from Business Industrial.

Warrant Committee's recommendation will be heard at Town Meeting.

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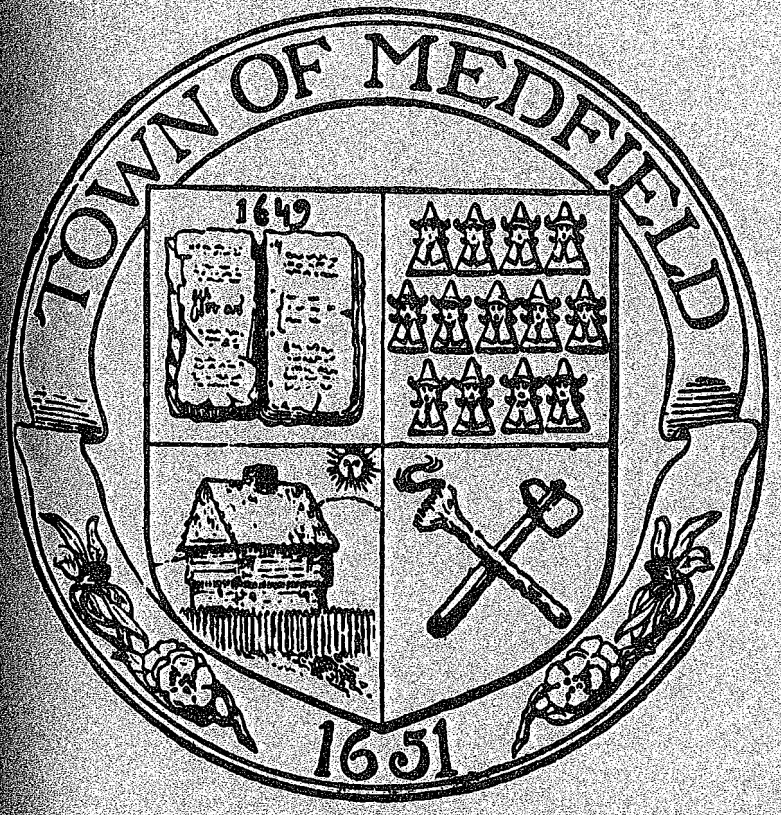


1983

THE PLANNING BOARD

To the Honorable Board of Selectmen
and Residents of Medfield:

Housing or shelter is a fundamental building block in satisfying the needs of man and its architecture is the cultural heritage of society. During the past two years, the Planning Board has been examining the local issues of housing and preservation. This study is a microcosm of a greater national issue which confronts all communities whether large or small. Our effort has been to recognize local resources and, with the assistance of consultants, to formulate a rational direction which will assure the community that the long-term interests are being protected while understanding that short-term, socio-economic issues are of equal importance.

The housing study arose out of concerns expressed by different factions. We have met with builders interested in developing marginal land as well as life-long residents who simply want to create an additional living unit in their houses in order to reduce their living expenses in retirement. These are economic and emotional issues which affect our community be creating change. This change can be beneficial through sensitive and creative planning.

Thus shelter, housing in its most meaningful form, has been the focus of an indepth analysis of the community's needs and of the community's responsibility to its current townspeople and to the future generations who will have to work with the heritage we have bestowed upon them. We, as a Planning Board, have endeavored to listen to our constituents, to our consultants, to our neighbors, to our friends and to our consciences to provide the long-term and short-term planning direction with which we are charged. With everyone's help we know we can continue to maintain the "quality of life" which our community values so highly.

The following describes in some detail the activities of our Board during 1983 in addition to housing considerations:

TOWN MEETING ACTIONS

The 1983 Annual Town Meeting approved two amendments to the Zoning Bylaw. One amendment in effect added "row dwellings" (attached dwellings with separate entrances) as a permitted type of multi-family housing. The second amendment added language to regulate adult bookstores and confine their location to the B-I zoning district.

A proposed amendment allowing medical and dental offices in the Business District by right, rather than by Special Permit, failed to gain approval.

The Planning Board actively supported articles requesting funds for engineering plans for construction of North Street as a 34-foot wide street between Frairy Street and Green Street; for construction of the realigned portion of Farm Street between the railroad and Donnelly Drive; and for a continued study of solid waste disposal alternatives. All three articles were approved.

RESIDENTIAL PLANNING STUDY

The Planning Board worked with Thomas Planning Services to complete the

aster Plan Residential Planning Study begun in 1982. The Board held public
aring in January and February on issues raised by the study - particularly
e issues of accessory apartments and split-zoned RU lots. The final report,
d a synopsis for general distribution, were completed by the consultant in
ptember.

The major findings of the study were as follows:

1) 99% of Medfield's existing housing stock is sound.

2) The remaining usable land, if fully developed under present zoning, could accommodate approximately 1450 housing units, representing a population increase of around 4700.

3) The existing development pattern of the town, with more intense development toward the center and less density in the outlying areas, satisfies Medfield's Master Plan goals, and therefore should be maintained and reinforced.

4) The town can meet its goals of preserving existing housing and increasing the supply of affordable housing by enacting appropriate amendments to the Zoning Bylaw.

During September and October, acting on the recommendations of the report, the Planning Board drafted a zoning proposal to allow one apartment in certain large older houses with a Special Permit from the Board of Appeals. Residents potentially affected by the proposal and other interested citizens responded to the proposal through two surveys carried out by the Master Plan Implementation Committee. A public meeting for further discussion of the subject was held in October. In December, the accessory apartment proposal was redrafted and ready to be submitted as a zoning article for the 1984 Town Meeting.

INDUSTRIAL AND COMMERCIAL DEVELOPMENT

1983 was a busy year for Medfield in the area of commercial and industrial development, considering the relatively small amount of commercial and industrial land still available for development.

The Planning Board reviewed and approved five commercial and industrial site plans:

- Mobile Excavating Corporation's facility for storage and maintenance of trucks and heavy equipment on West Mill Street.
- "School House Square," an office park at West and West Mill Streets, incorporating the old school house on the site into a complex with two new buildings of traditional New England design.
- An office complex comprised of two traditional-style new buildings at 5 West Mill Street, across the street from School House Square.
- An industrial building for Surgical Products, Inc., on Bridge Street, for warehousing and distribution of surgical stockings.
- A two-story mini-storage warehouse on Route 27, west of the West Street intersection.

Construction and site work for School House Square and Surgical

Products were nearly complete at year's end.

The Board approved parking plans associated with two other development projects:

- Complete reconstruction of the old "Dover Country Store" building on Park Street for use as a dental office building.
- Conversion of a portion of the industrial building at 53 Park Street to a furniture refinishing and resale business.

Six proposed projects were at various stages in the site plan approval process at year's end:

- A plan to double the size of the Arrow Business Forms plant on West Street.
- A plan for a lawn equipment sales and service business at West and West Mill Streets.
- A plan for a 100,000 sq. ft. industrial building on the west side of Route 27, south of the railroad.
- A plan for expansion of Lord's Department Store and parking area.
- A plan for converting and expanding the former "Classic Manor" restaurant building and annex on Route 109 for use as an office building.
- A parking and drainage plan for a synagogue on Donnelly Drive.

The Board received a preliminary subdivision plan for five industrial lots off West Mill Street on land adjacent to the Penn Central Railroad tracks, action on which was pending at year's end.

RESIDENTIAL DEVELOPMENT

Although no major new subdivision plans were acted on by the Planning Board in 1983, there was considerable building activity in several previously approved subdivisions, as indicated in the table following this report.

The Board did approve the extension of Westbridge Subdivision, creating an additional three lots at the end of Brastow Drive, and also approved a 45-foot wide street layout between two lots on Pound Street.

The covenant to the Ard Righ II (Dover Farm Road) subdivision was extended to September 1983, and subsequently the street was bonded and the lots released for building.

In December a preliminary subdivision plan was submitted for a nine-lot subdivision off Farm Street adjacent to Dover Farm Road.

The Board revised the fee schedule for subdivision street inspections to ensure that the cost of inspections is borne by the developer rather than by the town.

OTHER BUSINESS

Members of the Planning Board served on several other Town committees, including the Capital Budget Committee, the Solid Waste Disposal Committee,

the Bicycle Path Committee and the Technology Study Committee. They attended meetings of the Massachusetts Federation of Planning Boards and the local chapter of the American Planning Association, and the Metropolitan Area Planning Council (MAPC). The MAPC annual report for Medfield is available at the Planning Board Office.

Planning Board members were sorry to lose the able services of Robert Kinsman, who resigned in January 1983 after six years on the Board, and Dan Fritzsche, who served a five-year term. They welcomed newly-elected members Sarsfield Brennan and Joseph Parker in March.

The Board appointed six new members to the MPIC, eight to the newly-created Bicycle Path Committee, and one to the Sign Advisory Board.

Two Scenic Roads hearings were held by the Board, which resulted in approval for temporary removal of a stone wall on Orchard Street to correct a drainage problem, and permission to the Tree Warden to remove several dead trees on Pine Street.

Two representatives of the Soil Conservation Service presented a slide show and program on Medfield soils and soil mapping at a public meeting held by the Planning Board in October.

The Board continued to use the engineering services of Whitman & Howard for subdivision and site plan reviews and inspections.

The Planning Board acknowledges with thanks the cooperation and assistance of other Town Boards and Departments during the year, with special thanks to Zoning Enforcing Officer, Jack O'Toole, and Street Superintendent, Ken Feeney, for their cooperation.

Planning Board meetings are held weekly on Mondays at 8:00 p.m. at the Town House and are open to the public. Appointments with the Board must be made by the Thursday noon prior to the meeting. Requests for information or appointments should be directed to the Planning Administrator, Mildred E. Willis, at the Town House.

Respectfully submitted,

C. Richard McCullough, Chairman
Daniel W. Nye, Vice Chairman
Sarsfield P. Brennan, Secretary
Joseph R. Parker, Jr.
Margaret E. Bancroft
Robert A. Kinsman, Resigned

BOARD OF APPEALS ON ZONING

To the Honorable Board of Selectmen
and Residents of Medfield:

During 1983 the Appeals Board heard and acted on the following applications for variances and special permits:

GRANTED: Variance to allow conversion of a single-family dwelling to a two-family dwelling on a lot in an RU zone with insufficient area.

Special permits for four medical and dental offices.

Variances to park within five feet of lot lines, to allow a narrower driveway, and to allow two less parking spaces than the Zoning Bylaw requires.

Special permit to build in a floodplain district.

Special permit to allow the expansion of a manufacturing facility.

Special permit for a pumping station.

Variance to allow a sign within the front-yard setback in an Industrial-Extensive zoning district.

Two variances were granted to allow swimming pools within the rear-yard setback.

DENIED: Variance to allow the construction of a single-family house on a lot with insufficient frontage and width at setback.

Variance to allow construction in a Business zoning district within the front-yard setback.

Variance to add to a house within the front-yard setback.

WITHDRAWN: Two applications - one to construct a refreshment stand and one to construct a dwelling on a lot with insufficient width at setback.

ALL DECISIONS WERE UNANIMOUS.

Respectfully submitted,

Robert F. Sylvia, Chairman
Burgess P. Standley, Member
Ralph C. Good, Jr., Member
Walter M. Frank, Associate
Jane P. McCarty, Associate

BOARD OF APPEALS ON ZONING

ARTICLE 47. To see if the Town will vote to amend the zoning bylaw by removing from Section 5.4.4.10 the words "and medical and dental offices and by adding the following section:

	A	RE	RT	RS	RU	B	BI	IE
5.4.4.32 Medical and Dental Offices	NO	NO	NO	NO	SP	PB	PB	NO

or do or act anything in relation thereto.

(Planning Board)

VOTE: Voted against amending the zoning bylaw as set forth in Article 47 in the Warrant.

ARTICLE 48. To see if the Town will vote to amend the zoning bylaw by removing Section 2.1.12 defining row dwellings and by removing the words "except for row dwelling" from Section 5.4.1.4, or do or act anything in relation thereto.

(Planning Board)

VOTE: Voted unanimously to amend the zoning bylaw as set out in Article 48 in the Warrant.

ARTICLE 49. To see if the Town will vote to amend the zoning bylaw by adding to SECTION 5.4 TABLE OF USE REGULATIONS the following:

	A	RE	RT	RS	RU	B	BI	IE
5.4.4.33 Adult Bookstore (See Section 14.10.6.1)	NO	NO	NO	NO	NO	NO	SP	NO

and by adding to SECTION 14 ADMINISTRATION AND ENFORCEMENT the following:

14.10.6.1) For establishment of an ADULT BOOKSTORE, as defined in Section 9A of Chapter 40A of the Massachusetts General Laws, in the "B-I" District provided:

1) It shall not be located within 500 feet of any district designated by this Zoning Bylaw for any residential use;

2) It shall not be located within 500 feet of any other adult bookstore or any establishment licensed under the provisions of Section 12 of Chapter 138 of the Massachusetts General Laws;

3) No signs or other structures shall be placed on the premises without a prior permit from the Building Inspector, nor shall the building be painted in such fashion as will effectuate the same purpose as a sign, and

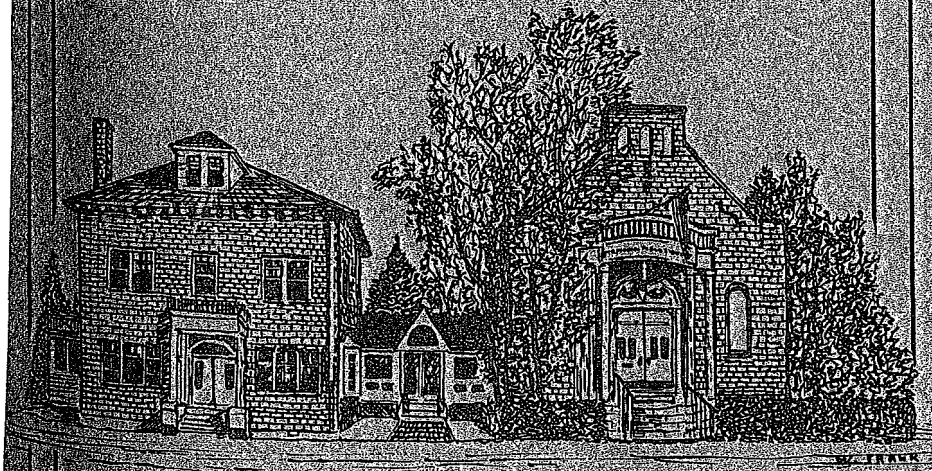
4) Merchandise, advertisements, displays or other promotional materials shall not be shown so as to be visible to the public from pedestrian sidewalks or walkways or from other areas public or semipublic outside such establishments.

or do or act anything in relation thereto.

VOTE: Voted unanimously that the zoning bylaw be amended as set out in Article 49 of the Warrant.

332nd ANNUAL REPORT of the MEDFIELD TOWN OFFICERS

1982



Memorial Public Library - Medfield

THE PLANNING BOARD

To the Honorable Board of Selectmen
and Residents of Medfield:

The Medfield Planning Board hereby submits its Annual Report for the year ending December 31, 1982.

TOWN MEETING ACTIONS:

The 1982 Annual Town Meeting voted to appropriate $15,000 for an update of the Master Plan in the area of single- and multi-family residential use in Medfield.

The Town voted to add language to the Zoning Bylaw prohibiting disposal of low-level radioactive waste in Medfield.

The Town designated as Scenic Ways Orchard Street, and Pine Street, from Cedar Lane to the Dover line.

An article to rezone a portion of two lots on South Street from RS to RU, ponsored by petition, was dismissed.

A zoning article to permit building on certain nonconforming lots, ponsored by the Selectmen for the Board of Assessors, was dismissed.

ESIDENTIAL PLANNING STUDY:

In response to recent local requests for rezoning and variances, and to ore general concerns about future residential development in Medfield, the lanning Board requested and received funding for a Residential Planning tudy at the Annual Town Meeting.

In July the Board engaged Thomas Planning Services of Boston to under- ake the study, and established two general goals for the project:

- To preserve and permit fuller use of existing housing, particularly the larger older homes in the Town.
- To provide a framework for eventual development of a well-balanced range of new housing, both through suitable new kinds of building and through resourceful use of existing buildings.

The Master Plan Implementation Committee (MPIC) compiled background ata for the consultant during August. In November, there was good attendance at a public meeting held to solicit ideas from Town boards and residents on the issues of the study.

By December the Planning Board had agreed upon one of three possible "development plans" proposed by the consultant: a plan calling for greater density of housing toward the center of town, and decreasing density toward the outskirts. This was not a new scheme - in fact, it echoes the basic planning goals set by the Town in its first zoning enacted in 1938, and again in its Master Plan, adopted in 1965.

The final and substantive phase of the residential study, to be completed in 1983, is to refine the existing zoning to encourage the desired kinds of development. By bringing up to date our zoning before there is a strong surge of pressure for development, Medfield will be better able to cope with inevitable growth in the 1980's and beyond, and will have stronger assurance that new development is an asset rather than a detriment to the quality and character of the Town.

RESIDENTIAL DEVELOPMENT:

The Board approved a revised site plan for an 11-unit condominium complex on Spring Street, construction of which was completed by December.

The Colonial Park subdivision plan was modified by abandoning Plantation Road.

Approval of the Ard Righ II (Dover Farm Road) subdivision was extended by one year.

There was considerably more construction activity in approved subdivisions in 1982 than in the previous year (see Table below).

STREETS:

The Town voted to accept as a public way the following streets:

Country Way from Station 0+88.72 to 7+52.14
Gun Hill Road from Station 0+25.03 to 4+07.84
Maplewood Road from Station 10+47.91 to 14+61.73
Onondaga Road from Station 10+50 to 18+73.40
Saw Mill Lane from Station 0+0 to 16+45.54
Spruce Way from Station 0+0 to 6+12.65

A new county layout for a section of Farm Street, straightening the sharp curve west of the railroad crossing, was accepted by the County Commissioners, with strong support from the Planning Board and other Town officials, and takings were made with funds appropriated by the Town Meeting.

Following a Scenic Roads hearing, the Board approved a plan calling for relocation of certain stone walls and removal of trees in conjunction with reconstruction of the Orchard Street bridge.

The Planning Board recommended modifications to a plan for the reconstruction of North Street from Frairy Street to Green Street. Town Meeting failed to approve funds for reconstruction. Further changes in the plan were considered by the Board, the Selectmen and Highway Superintendent Feeney in the fall.

INDUSTRIAL AND COMMERCIAL DEVELOPMENT:

The Board approved a site plan for Comark, Inc., a manufacturer of computer components, on West Street. Construction on the site was well under way at year's end.

A preliminary site plan was submitted for a three-building office complex, School House Square, at West and West Mill Streets.

A definitive site plan was submitted for a tractor-servicing facility, Mobile Excavating, Inc., on West Mill Street, on which action is pending.

Construction was completed on an office building, Medfield Professional

Building, on North Meadows Road, subject to a site plan approved in 1981.

MEDFIELD STATE HOSPITAL:

The Planning Board worked closely with the Board of Selectmen to develop and present to state officials a proposal to locate a Microelectronics Training Center, established under the newly created Massachusetts Technology Park Corporation, on the Medfield State Hospital property. Selection of a site for the facility is not expected until at least mid 1983.

During 1982 the State Hospital continued to operate at a very low capacity, leasing several of the many unused buildings to other service agencies. A proposal is pending to establish a private hospital for treatment of alcoholic youth in one building.

GENERAL:

Members of the Planning Board served on several other Town committees and attended meetings of the Massachusetts Federation of Planning Boards and other meetings of interest.

The Board appointed four new members to the MPIC and two to the Sign Advisory Board.

The Board signed a new contract with Whitman & Howard, engineering consultants, who continued to review subdivision plans and site plans, and to inspect and recommend surety for new street construction.

The Board acknowledges with special thanks the cooperation and assistance of other Town Boards and Departments over the year. The loss of Mario Pederzini, who over many years kept a good watch for the Town over construction of new subdivision streets, and of Rebel Palumbo, who administered the zoning bylaws and the building code with grace and fairness, will be felt by our Board as by so many others.

Planning Board meetings are open to the public, and the public is encouraged to attend. All appointments with the Board must be made by the Thursday noon prior to the Monday meeting. Requests for information or appointments should be directed to the Planning Administrator, Mildred E. Willis, at the Town House.

Respectfully submitted,

Margaret E. Bancroft, Chairman
C. Richard McCullough, Vice Chairman
Daniel W. Nye, Secretary
Daniel V. Fritzsche
Robert A. Kinsman

BOARD OF APPEALS ON ZONING

To the Honorable Board of Selectmen
and Residents of Medfield:

During 1982 the Appeals Board heard and acted on the following applications:

One application for variance to construct within frontyard setback was denied.

Eleven variances requested to convert former St. Edwards Church into stores and apartments were denied. Court case pending.

One variance requested to allow an existing building within twelve feet of a proposed lot line was allowed.

Three special permits for doctors' offices within the Business District were allowed.

One application for variance from frontage requirement was denied.

One application for variance for sign size was allowed.

One special permit requested to remove peat from area of well No. 5 within the watershed protection district was allowed.

One special permit requested for construction in the watershed protection district was denied. Court case pending.

One application for variance to permit 165 feet of width at setback instead of required 175 was allowed.

One application for variance to allow a driveway to be constructed within 150 feet of an intersecting street was allowed.

All decisions were unanimous.

Respectfully submitted,

BOARD OF APPEALS ON ZONING

Robert F. Sylvia, Chairman
Ralph C. Good, Jr., Member
Burgess P. Standley, Member
Walter M. Frank, Associate
Jane P. McCarty, Associate

ARTICLE 47. To see if the Town will vote to amend the zoning bylaw by removing from Section 5.4.4.10 the words "and medical and dental offices" and by adding the following section:

	A	RE	RT	RS	RU	B	BI	IE
5.4.4.32 Medical and Dental Offices	NO	NO	NO	NO	SP	PB	PB	NO

or do or act anything in relation thereto.

(Planning Board)

To allow medical and dental offices to be located in the B and BI zones without requiring a special permit from the Zoning Board of Appeals as is presently provided for. A special permit would still be required in residential zones.

Warrant Committee recommends dismissal after considerable discussion, because the current conditions give the residents additional protection. Having professional offices as a "matter of right" with a nod from the Planning Board may not be in the best interest of promoting business use in areas so designated.

ARTICLE 48. To see if the Town will vote to amend the zoning bylaw by removing Section 2.1.12 defining row dwellings and by removing the words "except for row dwelling" from Section 5.4.1.4, or do or act anything in relation thereto.

(Planning Board)

At the present time, row dwellings, or attached houses with separate entrances, are prohibited in the zoning bylaw. This would permit their construction in the RU zone.

We recommend passage of this article. The language was originally put in to exclude rowhouses, already prohibited under our zoning bylaws.

ARTICLE 49. To see if the Town will vote to amend the zoning bylaw by adding to SECTION 5.4 TABLE OF USE REGULATIONS the following:

	A	RE	RT	RS	RU	B	BI	IE
5.4.4.33 Adult Bookstore (See Section 14.10.6.i))	NO	NO	NO	NO	NO	NO	SP	NO

and by adding to SECTION 14 ADMINISTRATION AND ENFORCEMENT the following:

14.10.6.i) For establishment of an ADULT BOOKSTORE, as defined in Section 9A of Chapter 40A of the Massachusetts General Laws, in the "B-I" District provided:

1) It shall not be located within 500 feet of any district designated by this Zoning Bylaw for any residential use;

2) It shall not be located within 500 feet of any other adult bookstore or any establishment licensed under the provisions of Section 12 of Chapter 138 of the Massachusetts General Laws;

3) No signs or other structures shall be placed on the premises without a prior permit from the Building Inspector, nor shall the building be painted in such fashion as will effectuate the same purpose as a sign, and

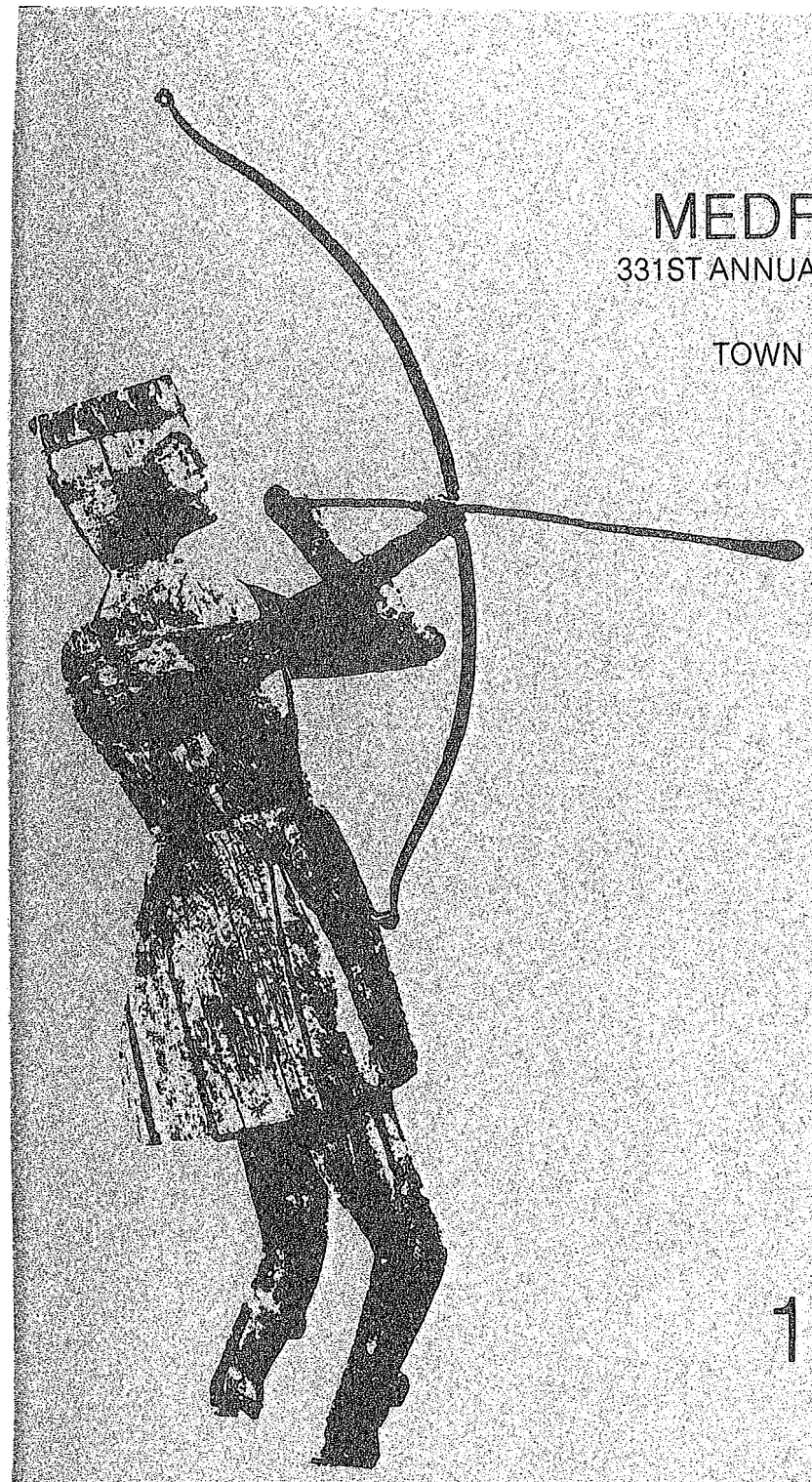
4) Merchandise, advertisements, displays or other promotional materials shall not be shown so as to be visible to the public from pedestrian sidewalks or walkways or from other areas public or semipublic outside such establishments.

or do or act anything in relation thereto.

(Board of Selectmen)

Under a new statute, the zoning bylaw can regulate but not prohibit the location and utilization of adult bookstores. This bylaw would prohibit their location in any residential zones of the town which includes all zones except BI.

Recommend passage



MEDFIELD

331ST ANNUAL REPORT
of the
TOWN OFFICERS

1981

THE PLANNING BOARD

To the Honorable Board of Selectmen
and Residents of Medfield:

The Medfield Planning Board hereby submits its Annual Report for the year ending December 31, 1981.

MEDFIELD STATE HOSPITAL

The Planning Board achieved its major goal of 1981 when the Annual Town Meeting voted unanimously to rezone the Medfield State Hospital property and adjacent areas in accordance with a land reuse plan developed over the previous sixteen months by the Board and its consultants. The 100-acre campus of the Hospital was rezoned from RT (Residential-Town) to B-I (Business-Industrial). An additional 650 acres, including the open land around the Hospital and adjacent low lying areas along the Charles River, were rezoned A (Agricultural), making Medfield the first town in Massachusetts to adopt exclusive agricultural zoning. Meanwhile, despite year-long discussion, study and controversy at the State level regarding the future of Medfield and other State Hospitals, there was no change in the status quo at year's end, the Hospital continuing to function with about 250 patients.

OTHER ZONING CHANGES

Other zoning changes recommended by the Board and approved at the Annual Town Meeting were as follows:

1. Rezoning from B to B-I a small portion of the lot occupied by Medfield Industrial Park, to bring it into conformity with the remainder of the lot.
2. Minor modification of the Sign Bylaw.
3. Driveways: Elimination of the "separate entrance and exit" requirement.
4. Parking: Reduction of minimum dimensions for required parking spaces.

OTHER BUSINESS

Because of a 34% reduction in its budget for 1981-82 (owing to Proposition 2½ austerity), the Board undertook no new planning projects during the year, but continued to carry out its Subdivision Control duties, approving two definitive subdivision plans - Equestrian Park Estates II and Fieldstone Estates II - and overseeing construction of subdivision work in progress. The Board also approved modification of Ard Righ II, a previously approved subdivision.

A site plan for an eleven-unit condominium on Spring Street was submitted to and approved by the Board.

CENTRAL BUSINESS DISTRICT

In the Central Business District, the full-scale renovation of the old hat factory buildings and grounds into new quarters for Corning Medical Re-

search Division marks a signiticant "face lift" in the downtown.

INDUSTRIAL DISTRICT

There was no new development of land in the Industrial District during the year. The Board held a public meeting to discuss possible zoning changes for a 52-acre tract of industrial/residential land, but decided against proposing rezoning this year.

TOWN MEETING ARTICLES FOR 1982 TOWN MEETING

In preparation for the 1982 Town Meeting, the Board drafted and held hearings on two proposed articles:

1) To add to the Zoning Bylaw a section prohibiting disposal of Low Level Radioactive Waste in Medfield, and
2) To propose acceptance of Pine Street from Cedar Lane to the Dover Line and Orchard Street from the Norfolk line to the Millis line as Scenic Ways.

GENERAL

Members of the Planning Board served on several other town committees and attended meetings of the Massachusetts Federation of Planning Boards and other meetings of interest. They also took an active part in supporting legislation of benefit to the Town.

The Planning Board appointed four new members to the MPIC and two to the Sign Advisory Board.

Whitman & Howard, the Board's engineering consultants, continued to assist the Board by reviewing subdivision plans and site plans, and by inspecting new street construction.

The Board acknowledges with thanks the cooperation and assistance of other Town Boards and Departments over the year.

Planning Board meetings are open to the public, and the public is encouraged to attend. All appointments with the Board must be made by the Thursday noon prior to the Monday meeting. Requests for information or appointments should be directed to the Planning Administrator, Mildred E. Willis, at the Town House.

Respectfully submitted,

Daniel V. Fritzsche, Chairman
Margaret E. Bancroft, Vice Chairman
C. Richard McCullough, Secretary
Robert A. Kinsman
Daniel W. Nye

BOARD OF APPEALS ON ZONING

To the Honorable Board of Selectmen
and Residents of Medfield:

During 1981 the Appeals Board heard and acted on 35 applications, as follows:

Six applications for variances to construct within front-, side-, and/or rear-yard setback - three were denied and three were allowed.

Six applications were received to allow construction within lots of insufficient frontage and/or width at setback - four were denied and two were allowed.

Three requests for sign variances were heard - two were allowed and one denied.

An application for a rehearing and an appeal from the Building Inspector's decision were received and both denied.

Seven applications for Special Permits to work in wetlands were heard - three were allowed and four denied; however, three of those permits were ultimately granted by the Norfolk County Superior Court.

A Special Permit to allow the use of a construction trailer was granted.

Two requests for Special Permits for home occupations were received - one was allowed and one denied.

An application for a rehearing was denied.

Two requests for Special Permit for two medical buildings were denied.

Three requests for Special Permits to excavate and transfer earth and fill material within the flood plain - two were allowed and one denied.

A Special Permit for a Community Residence was denied and a Special Permit for an industrial building, the use of which was uncertain, was also denied.

All decisions were unanimous.

Respectfully submitted,

BOARD OF APPEALS ON ZONING

Robert F. Sylvia, Chairman
Charles H. Peck, Clerk
Burgess P. Standley, Member
Paul B. Rhuda, Associate
Ralph C. Good, Jr., Associate

ARTICLE 36. To see if the Town will vote to amend the Medfield Zoning Map by extending the BI District as it presently exists along the northeast side of North Street in a southwesterly direction along said North Street to a point on the northeast side of North Street, 66.39 feet northwest of the intersection of Janes Avenue and North Street for a depth of one hundred and twenty (120) feet back from North Street, or do or act anything in relation thereto.

(Planning Board)

VOTE: Voted unanimously to amend the Medfield Zoning Map by extending the BI District as it presently exists as set forth in the Warrant.

Meeting adjourned at 10:45 P.M. to be reconvened at the Dale Street Gym on Tuesday, May 5, 1981 at 7:30 P.M.

A TRUE COPY ATTEST:

Nancy J. Preston
TOWN CLERK

ADJOURNED ANNUAL TOWN MEETING

Tuesday, May 5, 1981

Adjourned Annual Town Meeting reconvened at the Dale Street Gym, on Tuesday, May 5, 1981 at 8:30 P.M. after it was established a quoroum was present.

ARTICLE 37. To see if the Town will vote to amend the Medfield Zoning Map by changing from RT to BI that area bounded as follows:

Beginning at a stone bound on the northerly side of Hospital Road at Station 64+29.16 as shown on a plan entitled "HOSPITAL ROAD, MEDFIELD between the entrance to Medfield State Hospital and Harding Street as made by the Norfolk County Commissioners by return dated March 17, 1964"; thence northwest in a straight line to the southwest corner of a parcel shown as lot 81 Longmeadow Road on a plan entitled, "Harding Estates Subdivision Plan of Land in Medfield, Massachusetts dated June 10, 1963 recorded with Norfolk Registry of Deeds as plans numbered 990-1007 of 1963, plan book 215"; thence northerly along the boundary of the property of the Commonwealth of Massachusetts Department of Mental Health to the Dover town line; thence westerly along the Dover town line to the Charles River; thence southerly slong the Charles River and the property line of the Commonwealth of Massachusetts Department of Mental Health to Hospital Road; thence easterly along Hospital Road to the point of beginning. or do or act anything in relation thereto.

(Planning Board)

VOTE: Voted to amend Medfield Zoning Map as follows:
Delete in line 9 the clause reading "thence northerly along the boundary of the property of the Commonwealth of Massachusetts, Department of Mental Health to the Dover town line;" and replace it with the following wording:

"thence westerly 150 feet N 89° 59'27" W to a point; thence northerly by a line parallel to and 150 feet westerly of the property line of the Commonwealth of Massachusetts, Department of Mental Health, to the Dover town line;" so it will read as follows:

Beginning at a stone bound on the northerly side of Hospital Road at Station 64+29.16 as shown on a plan entitled "HOSPITAL ROAD, MEDFIELD between the entrance to Medfield State Hospital and Harding Street as made by the Norfolk County Commissioners by return dated March 17, 1964"; thence northwest in a straight line to the southwest corner of a parcel shown as lot 81 Longmeadow Road on a plan entitled, "Harding Estates Subdivision Plan of Land in Medfield, Massachusetts" dated June 10, 1963 recorded with Norfolk Registry of Deeds as plans numbered 990-1007 of 1963, plan book 215"; thence westerly 150 feet N 89° 59' 27" W to a point; thence northerly by a line parallel to and 150 feet westerly of the property line of the Commonwealth of Massachusetts, Department of Mental Health, to the Dover town line; thence westerly along the Dover town line to the Charles River; thence southerly along the Charles River and the property line of the Commonwealth of Massachusetts Department of Mental Health to Hospital Road; thence easterly along Hospital Road to the point of beginning.

YES 250
NO 8

ARTICLE 38. To see if the Town will vote to amend the Medfield Zoning Map by adding to Section 5. Use Regulations the following:

5.5 AGRICULTURAL DISTRICT

Agricultural land is an important resource to the Town of Medfield, serving the public interest through its visual, economic, traditional, ecological and food producing benefits.

5.5.1 Purposes

The purpose of the Agricultural District is to preserve land well suited to agriculture and to encourage commitment of such land to agricultural use.

5.5.2 Definitions

5.5.2a) The Agricultural District is shown on the Zoning Map of the Town of Medfield.

5.5.2b) Agricultural Use: For the purposes of Section 5.5, land shall be deemed to be in agricultural use.

1) When primarily used in raising beef cattle, dairy cattle, poultry, swine, sheep, horses, ponies, goats or bees, for the purpose of selling such animals or a product derived from them in the regular course of business, or when incidently used in a related manner which represents a customary or necessary use in raising such animals and preparing

them or the products derived therefrom for market, and/or

2) When primarily used in raising fruits, vegetables, grains, berries, nuts and other foods for human consumption, feed for animals, flowers, trees, forest products, and nursery or greenhouse products for the purpose of selling such products, in the regular course of business, or when used incidentally in a related manner which represents a customary and necessary use in raising such products and preparing them for market.

5.5.3 Use

5.5.3a) The primary use of land in the Agricultural District shall be agricultural.

5.5.3b) The construction or placement of buildings or structures, except as provided in Section 5.5.3c; and the removal, excavation or dredging of loam, peat, gravel, soil, rock or other mineral substance in such manner as to adversely affect the land's overall future agricultural potential; and other acts or uses detrimental to such retention of the land for agricultural use shall be prohibited.

5.5.3c) Construction of a one-family or two-family dwelling for the farmer, his family and his employees shall be allowed on a lot exceeding ten acres in area in the Agricultural District, and shall not derogate from the purpose of the District. Such dwellings shall comply with the dimensional regulations of the RS District. The maximum area devoted to residential use on any lot shall be 30,000 square feet.

5.5.3d) Construction of buildings for year-round retail sales of farm products raised primarily on the premises shall be allowed in the Agricultural District. Site Plan Approval by the Planning Board shall be required for all such construction exceeding 500 square feet in area. The area devoted to retail sales and parking on any lot shall be a maximum of 20,000 square feet, shall meet the yard and height requirements of the RS District, and shall meet the parking requirements of Section 8 of Medfield's Zoning By-law. Signs shall meet Business District requirements.

5.5.3e) Construction or placement of temporary (not exceeding a period of three consecutive months) structures for the retail sale of products raised primarily on the premises and for housing seasonal agricultural employees shall be permitted in the Agricultural District, and shall meet the yard and height requirements of the RS District. Signs shall meet Business District requirements.

5.5.3f) Placement of all other agricultural structures except fences shall be a minimum of 50 feet from any adjacent zoning district, and shall meet the front yard requirement of the nearest adjacent district.

and by adding to DEFINITIONS:

"2.1.0 Agricultural Use - (See Section 5.5.2b)"

and by adding to 6.2 TABLE OF AREA REGULATIONS the following:

Agricultural District."

ARTICLE 39. To see if the Town will vote to amend the Medfield Zoning Map by adding "A - AGRICULTURAL DISTRICT"; 1.) bounded on the north and west by the Charles River, bounded on the east, southeast, northeast and southeast again by the present IE District, easterly by land of the Town of Medfield, northerly by Hospital Road and easterly by property of the Commonwealth of Massachusetts, Department of Mental Health, to the point of beginning at the Charles River; and 2.) beginning at a stone bound on the northerly side of Hospital Road at Station 64+29.16 as shown on a plan entitled, "HOSPITAL ROAD, MEDFIELD between the entrance to Medfield State Hospital and Harding Street as made by the Norfolk County Commissioners by return dated March 17, 1964"; thence northwest in a straight line to the southwest corner of a parcel shown as lot 81 Longmeadow Road on a plan entitled "Harding Estates Subdivision Plan of Land in Medfield, Massachusetts dated June 10, 1963 recorded with Norfolk Registry of Deeds as plans numbered 990-1007 of 1963, Plan Book 215"; thence east, south, east, south, west, and south by the present boundary line of property of the Commonwealth of Massachusetts Department of Mental Health; thence west along Hospital Road to the point of beginning, or do or act anything in relation thereto.

(Planning Board)

VOTE: Voted unanimously to amend the Medfield Zoning Map as printed in the Warrant.

ARTICLE 40. To see if the Town will vote to amend the Zoning Bylaw by deleting Section 13.7 "Corner Lot Condition" in its entirety and by changing Section 13.8.6 to read "In a Business (B), Business-Industrial (B-I) or Industrial (I-E) District, no freestanding sign shall be located nearer any property line than the permitted setback distance for a building on the same lot.", or do or act anything in relation thereto.

(Planning Board)

VOTE: Voted unanimously to amend the Zoning Bylaw as printed in the Warrant.

ARTICLE 41. To see if the Town will vote to amend the Zoning Bylaw by deleting Section 8.3.6.g) and 8.3.6.h) as they presently read and by adding a new Section 8.3.6.g), "or any site having one means of access or egress, the width of the driveway shall not be less than 24 feet. For any site having a separate entrance or exit, the driveway shall not exceed 20 feet in width, except for a suitable curvature at the entrance.", and a new Section 8.6.3.h), "Each parking space shall be marked with a (3) three-inch wide (minimum) solid painted line on each side and along the full depth. Paint shall be white or yellow Traffic Paint as specified for pavement markings in Standard Specifications for Highways and Bridges, the Commonwealth of Massachusetts Department of Public Works." or do or act anything in relation thereto.

(Planning Board)

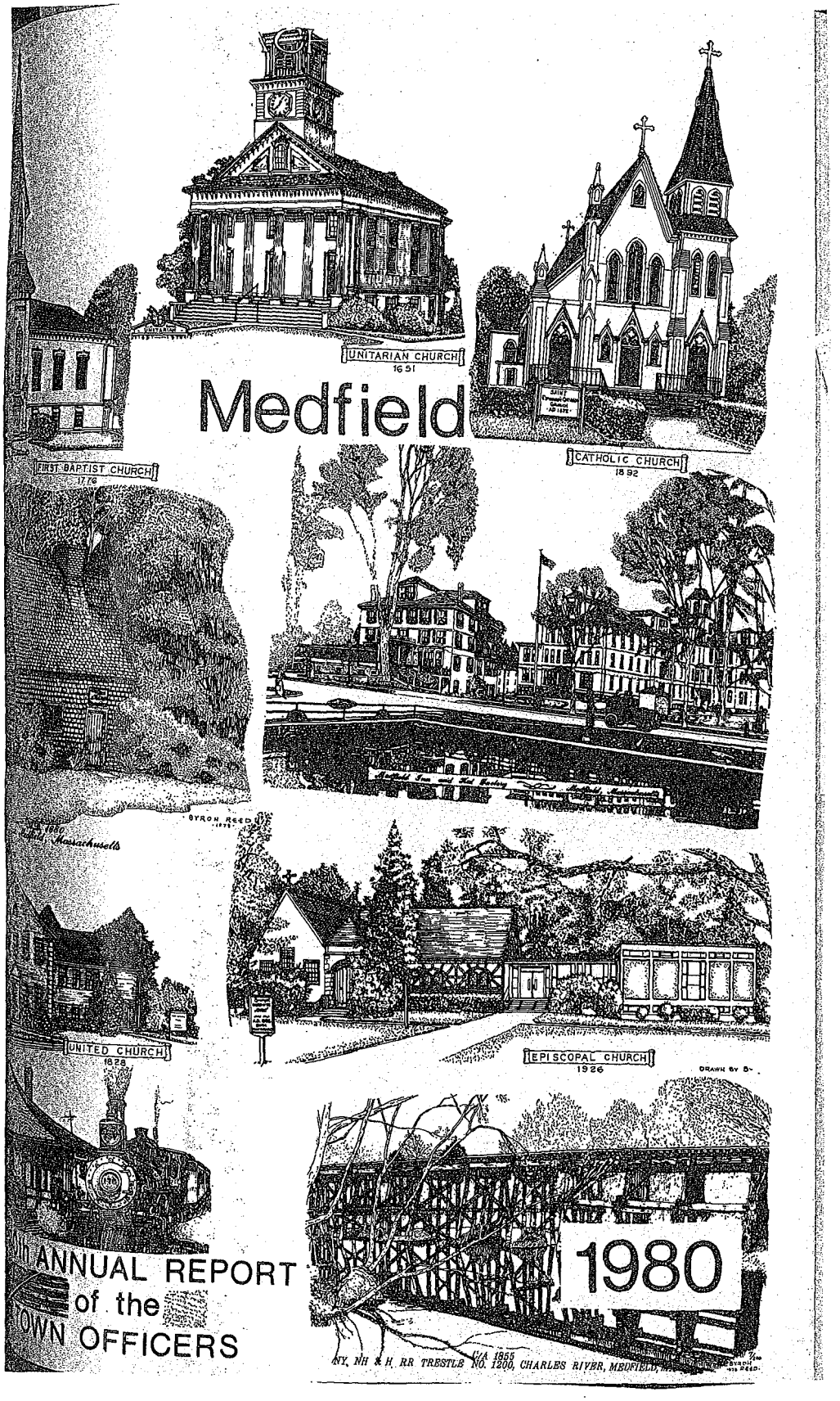
VOTE: Voted unanimously to amend the Zoning By-law as printed in the Warrant with the exception of substitution of word "and" in place of "or" in line three and in line six, so amendment reads as follows: (Lines three and five below-) N.J.P.

To amend the Zoning By-law be deleting Section 8.3.6.g) and 8.3.6.h) as they presently read and by adding a new Section 8.3.6.g), "For any site having one means of access and egress, the width of the driveway shall not be less than 24 feet. For any site having a separate entrance and exit, the driveway shall not exceed 20 feet in width, except for a suitable curvature at the entrance,", and a new section 8.6.3.h), "Each parking space shall be marked with a (3) three-inch wide (minimum) solid painted line on each side and along the full depth. Paint shall be white or yellow Traffic Paint as specified for pavement markings in Standard Specifications for Highway and Bridges, the Commonwealth of Massachusetts Department of Public Works.".

ARTICLE 42. To see if the Town will vote to amend the Medfield Zoning By-law by changing Section 2.1.36 "Parking Space" to read as follows, "An off-street space having an area of not less than 9'6" x 18', plus access and manuevering space, for exclusive use as a parking stall for one motor vehicle whether inside or outside a structure." or do or act anything in relation thereto.

(Planning Board)

VOTE: Voted unanimously to amend the Medfield Zoning By-law as printed in the Warrant.



Medfield

ANNUAL REPORT
of the
TOWN OFFICERS

1980

THE PLANNING BOARD

To the Honorable Board of Selectmen
and Residents to Medfield:

The Medfield Planning Board hereby submits its Annual Report for the year ending December 31, 1980.

MEDFIELD STATE HOSPITAL

Early in the year it became apparent that the Massachusetts Department of Mental Health and the King Administration intended to close or drastically reduce the size of the Medfield State Hospital. The Hospital has been in use since 1890, and is situated on 250 acres of high, open farmland above a bend in the Charles River - one of the most beautiful tracts of land in the Town.

The major task of the Planning Board in 1980 was to develop a reuse plan and related zoning changes which would ensure that future development of the Hospital site is in the Town's best interest. The Board engaged Sasaki Associates, planning consultants, to prepare a reuse study of the site, and worked closely with them throughout the study. The consultants' report, submitted in December, recommended that the 100+ acre campus-type building complex be adapted for use as a high-tech or research facility, or for condominium or apartment units. It was suggested that a local development corporation be established to market the property, and that the Town rezone the land for the desired use at the 1981 Annual Town Meeting.

The Sasaki report also proposed that the Hospital open land be committed to active agricultural use, and that the ownership of the water tower and well fields be transferred to the Town. The Planning Board and other Town officials met with Commissioner Frederic Winthrop and members of the Department of Food and Agriculture (DFA) to discuss how to preserve the agricultural land. Subsequently, the Board drafted zoning to establish an exclusive agricultural district, to be acted on at the 1981 Town Meeting. Meanwhile, the DFA also filed legislation to put an Agricultural Preservation Restriction on the open land.

CENTRAL BUSINESS DISTRICT AND COMMERCIAL GROWTH

The focal area of change in the center of Town in 1980 was the former St. Edward's Church property. The Planning Board strongly supported acquisition by the Town of this site in order to expand the library into the rectory building. A Board member was present on the Church Study Committee, appointed by the Selectmen, to determine whether there was a viable reuse for the church building.

The Business District continued to show signs of growth and improvement, with the upgrading of the Palumbo block, and further development along Park Street and North Meadows Road.

INDUSTRIAL DISTRICT

Except for approval of one plan for a new landscaping supply business,

There was no development of the Industrial District during 1980.

Difficulties with the terrain and with access to the existing industrial land continue to hamper development of local industry, and point to the desirability of creating a new Industrial District at the State Hospital site.

RESIDENTIAL GROWTH

Residential growth was unusually slow in 1980, owing to the discouraging effect of very high interest rates on both builders and buyers. However, the Planning Board reviewed and approved the Cedar Acres subdivision which contains 12 lots, and reviewed plans for the modification of two previously approved subdivisions; namely, Equestrian Park Estates and Fieldstone Estates.

The Board notes with interest the gradually increasing appearance in Medfield of new energy-conserving building designs, including "solar" houses and even an "earth house."

CHANGES TO ZONING BYLAW AND MAP

The 1980 Town Meeting voted to make the following changes in the Zoning Bylaw and Zoning Map:

1. To give the Planning Board Special Permit granting authority for Site Plan Approval of commercial, industrial and multi-family development, in order to ensure that new development meets the Town's standards;

2. To make several modifications in the Sign Bylaw;

3. To increase the bond for Earth Removal Permits to a minimum of $10,000 per acre;

4. To rezone three lots on West Mill Street from I-E to B-I. (This article was offered by petition, and was not supported by the Planning Board.)

The Board also supervised the updating and reprinting of the Zoning Bylaw and the Zoning Map.

OTHER BUSINESS

A member of the Planning Board was an Associate Member of the Water Tower Study Committee, which recommended Mt. Nebo as the site for a new water standpipe. The Board strongly supported this proposal, for which funding was approved at Town Meeting.

The Board voted to approve a Conservation and Open Space Master Plan for 1980-1990.

Members of the Planning Board served on various other Town committees and attended meetings of the Massachusetts Federation of Planning Boards and other meetings of planning interest.

The Planning Board appointed four new members to the MPIC, and asked the MPIC to develop a simple procedural guide to Town regulations, as an aid to residents and developers.

BOARD OF APPEALS ON ZONING

To the Honorable Board of Selectmen
and Residents of Medfield:

The Board of Appeals on Zoning submits herewith its report for the year ending December 31, 1980.

The Board was organized as follows:

Robert F. Sylvia, Chairman
Charles H. Peck, Secretary
Burgess P. Standley, Member
Paul B. Rhuda, Associate
Ralph C. Good, Jr., Associate

During the past year the following applications were heard and decided:

3 Variances from front yard setback requirement	Allowed
1 Variance from front yard setback requirement	Denied
1 Variance from area and width requirements	Withdrawn
1 Special Permit to allow work in the watershed protection district	Denied
1 Variance to construct one entrance-egress driveway	Allowed
1 Variance to allow an Inlaw Apartment	Allowed
1 Special Permit for Use	Allowed
10 Variances requested for one lot	Denied
1 Variance from set back requirements	Allowed
1 Special Permit to move earth within a watershed protection district	Allowed
1 Variance from frontage and width requirements	Denied
1 Variance from Sign Bylaw	Allowed
1 Variance from sideline setback requirements	Allowed
1 Special Permit to fill within watershed protection district	Allowed
2 Variances from rear lot line setback requirements	Allowed
1 Special Permit for Municipal Use	Withdrawn
1 Special Permit to allow construction in the flood plain	Allowed

the Planning Board and in accordance with the provisions of Section 14.

2.1.63 Special Permit Granting Authority - shall mean the Board of Selectmen for Earth Removal permits; the Planning Board Site Plan Approval for multi-family, business or industrial buildings constructed or externally enlarged and not otherwise requiring a Special Permit; and the Board of Appeals for all other Special Permits.

5.2 In the following Table of Use Regulations, symbols shall mean:

YES - A use permitted by right in the District.

SP - A use which may be permitted in the District by a Special Permit from the Board of Appeals in accordance with SECTION 14.

PB - A use which is permitted by right in the District but which requires a Special Permit indicating Site Plan Approval from the Planning Board in accordance with SECTION 14.

NO - A use which is not permitted in the District.

5.3.8 To erect or externally enlarge any multi-family, business or industrial building not requiring a Special Permit, from the Board of Appeals, a Special Permit indicating Site Plan Approval from the Planning Board is required if the ground floor area of the construction exceeds 500 square feet.

Under Table of Use Regulations 5.4.1.4 Multi-family dwelling, except for row dwelling, including Public Housing for the Elderly - add "See Section 14.13."

Under Table of Use Regulations 5.4.4 Retail and Service - add "See Section 14."

Table of Use Regulations to be changed to include Planning Board Special Permits, indicated by the symbol "PB" as follows:

5.4 TABLE OF USE REGULATIONS - Changes as follows:

USE	R-E	R-T	R-S	R-U	B	B-I	I-E
5.4.1.4 Multi-family dwelling, except row dwelling, including Public Housing for the Elderly	NO	NO	NO	PB	NO	NO	NO
5.4.3,2 Year-round greenhouse or stand for wholesale and retail sale of agricultural or farm products related to greenhouse							

ARTICLE 32. To see if the Town will vote to include the Planning Board as a special permit granting authority for site plan approval for multi-family, business or industrial buildings if the ground floor of the construction exceeds 500 square feet by amending the zoning by-law to read as follows:

"2.1.62 Special Permit - A use of a structure or lot or any action upon a premises which may be permitted under this Bylaw only upon application to and with the approval of the Board of Appeals on Zoning or

USE	R-E	R-T	R-S	R-U	B	B-I	I-E
business, such as peat or insecticides	SP	SP	SP	SP	PB	PB	NO
5.4.4.1 Stores usually selling a combination of two or more of the following: Dry goods, apparel and accessories, furniture and home furnishings, small wares, hardware and food	NO	NO	NO	NO	PB	PB	NO
5.4.4.2 Establishments primarily selling food and drink for home preparation and consumption or on their own premises	NO	NO	NO	NO	PB	PB	NO
5.4.4.4 Establishments selling new automobiles or new and used automobiles and trucks, new automobile tires and other accessories, aircraft, boats, motorcycles, and household trailers	NO	NO	NO	NO	SP	PB	NO
5.4.4.8 Personal service establishments	NO	NO	NO	NO	PB	PB	NO
5.4.4.9 Funeral home or mortuary establishment	NO	NO	NO	SP	PB	PB	NO
5.4.4.11 Membership club	SP	SP	SP	SP	PB	PB	NO
5.4.4.12 Miscellaneous business offices or services	NO	NO	NO	NO	PB	PB	NO
5.4.4.17 Miscellaneous repair service	NO	NO	NO	NO	PB	PB	PB
5.4.4.24 Commercial parking lot or structure	NO	NO	NO	NO	PB	PB	NO
5.4.4.29 Commercial or membership tennis courts or clubs, including squash and paddle tennis	NO	NO	NO	NO	PB	SP	SP
5.4.5.3 Manufacturing:							
5.4.5.3.a) Furniture, lumber and wood products	NO	NO	NO	NO	NO	SP	PB
5.4.5.3.c) Fabricated metal industrial	NO	NO	NO	NO	NO	SP	PB
5.4.5.3.d) Machinery, electrical machinery, equipment and supplies	NO	NO	NO	NO	NO	PB	PB

USE	R-E	R-T	R-S	R-U	B	B-I	I-E
5.4.5.3.e) Motor Vehicle equipment	NO	NO	NO	NO	NO	PB	PB
5.4.5.3.f) Transportation equipment	NO	NO	NO	NO	NO	PB	PB
5.4.5.3.h) Food and kindred products	NO	NO	NO	NO	NO	PB	PB
5.4.5.3.j) Apparel and other fabricated textile products	NO	NO	NO	NO	NO	PB	PB
5.4.5.3.k) Printing, publishing and allied industries, except paper manufacturing	NO	NO	NO	NO	SP	SP	PB
5.4.5.5 Trucking service and warehousing	NO	NO	NO	NO	NO	PB	PB
5.4.5.7 Wholesale trade	NO	NO	NO	NO	NO	PB	PB

14.10 SPECIAL PERMITS BY BOARD OF APPEALS

14.12 SITE PLAN APPROVAL BY BUILDING INSPECTOR AND ZONING BOARD OF APPEALS

14.12.1 No single-family or two-family building or building requiring a Special Permit from the Board of Appeals shall be erected or externally enlarged except in conformity with a site plan bearing the endorsement of approval by the Building Inspector and, in the case of permits granted by the Board of Appeals, the Building Inspector and the Board of Appeals.

14.12.2 The site plan shall show the following:

a) Dimensions of the lot.

b) The location and height of all existing and proposed buildings and structures.

c) Parking spaces, driveway openings, and driveways.

d) Front-, side- and rear-yard areas.

e) All facilities for sewerage and for surface water and drainage.

f) Zoning district or boundary of districts if the lot extends into two or more districts.

14.12.3 Upon approval of the site plan, the owner or builder may apply for a Building Permit under the appropriate section of the Commonwealth of Massachusetts State Building Code.

14.13 SPECIAL PERMITS FOR SITE PLAN APPROVAL BY PLANNING BOARD (See 5.3.8)

The purpose of Site Plan Approval is to ensure that plans for the design and layout of certain permitted developments conform to all the Town's bylaws and regulations, by requiring that the plans be approved by the Planning Board before a building permit may be issued by the

Building Inspector.

14.13.1 No multi-family, business or industrial building requiring a Special Permit indicating Site Plan approval shall be established or expanded in ground area except in conformity with a site plan bearing an endorsement of review by the Building Inspector and approval by the Planning Board. (See Medfield Land Subdivision Rules and Regulations "Table 2 - Fee Schedule.") Construction contained within a total ground floor area not exceeding 500 square feet is exempt from the provisions of this paragraph.

14.13.2 An applicant for a Special Permit for Site Plan Approval shall submit an application in writing to the Planning Board, Building Inspector and the Town Clerk. Each application shall contain the following information:

a) The full name and address of the applicant.

b) The full name and address of the record owner of the real estate concerning which the special permit is sought if different from the applicant.

c) If the applicant is other than the record owner of the real estate, the nature of the applicant's interest in the real estate (i.e., lease, option to purchase, etc.)

d) A summary of any construction or change which the applicant intends to make to the property if the special permit is granted.

e) The street address and zone for the property concerning which a special permit is sought.

14.13.3 Six (6) copies of the Site Plan shall be submitted for approval to the Planning Board for their use and distribution of one (1) copy each to the Conservation Commission, Board of Health, Water and Sewerage Board, and the Building Inspector. The Site Plan shall show the following:

a) A locus plan showing the general location of the site in relation to all adjacent and nearby roads, railroads, waterways and utility easements.

b) Bearings and distances of all lot lines, names of all adjoining owners as found in the most recent tax list, and the location of easements and existing public or private ways nearest the subject site.

c) Zoning district(s) and any boundary of zoning districts within the lot, along any lot line, or within any abutting property, including the Watershed Protection District as defined by Section 11 of this bylaw.

d) Topography for the entire site and adjacent land when appropriate of two-foot intervals with contours and principal elevations of significant existing and proposed features related to the Massachusetts Geodetic datum of 1929, unless otherwise specified.

e) The location and height of all existing and proposed buildings and structures.

f) Front-, side-, and rear-yard dimensions, lot widths and set-backs in accordance with Table 6.2 of the Bylaw.

g) Parking lots; showing driveway entrances and exits designed for safe ingress and egress, layout of parking spaces and aisles, pedestrian walks, necessary ramps, drainage, landscaping, service areas, and representative cross sections of all proposed parking areas and driveways. All of the above shall be in accordance with Section 8 of this Bylaw and with said Land Subdivision Rules and Regulations, where applicable.

h) All existing and proposed landscape features such as fences, walls, planting areas and walks. Planting details shall include species, height of species, spacing of plantings and shall be shown at sufficient scale to illustrate clearly the landscaping design. Plans for walks, walls, and fences shall include dimensions and finishes.

i) All facilities for water supply and distribution, fire protection lighting and facilities for the prevention of air pollution. The following site lighting information should be provided: type, height, wattage and foot-candle output.

j) All facilities for sewerage, garbage and rubbish, and other waste disposal.

k) All facilities for accommodating storm-water drainage and snow-melt runoff from all driveways and from all parking areas and service areas on the site. The site plan shall be accompanied by a storm drainage design analysis based on the design criteria of Section 5.22 of the Land Subdivision Rules and Regulations. This design analysis shall take into account the entire watershed area contributory to the proposed site.

l) The entire watershed area contributory to the proposed site shall be shown on a separate sheet and at a reduced scale, if necessary.

m) A plan for the control of erosion and siltation.

n) Signs may be shown as a matter of information. However, all signs must be approved in accordance with Section 13 - Sign Code.

14.13.4 HEARING

The Planning Board shall, at the expense of the applicant, give notice of a public hearing as required by the Zoning Act of Massachusetts General Laws and shall after publication of said notice hold a public hearing on the application. The public hearing shall not be held until at least 21 days have elapsed and within 65 days from the date of the filing of the application. The public hearing shall be conducted in accordance with the rules and procedures prescribed by the Planning Board as required by the Zoning Act of Massachusetts General Laws.

14.13.5 After the public hearing required by Section 14.13.4 of the Zoning Bylaw has been held, the Planning Board shall grant a Special Permit for Site Plan Approval if it concludes that a Special Permit is warranted by the site plan.

14.13.6 Should the Special Permit be denied, the Planning Board will issue a written statement to the applicant giving reasons for the denial, or do or act anything in relation thereto.

(Planning Board)

VOTE: Voted to amend the Planning Board Zoning By-Law as amendment was presented in Article 32.

YES 433 NO 149

ARTICLE 33. To see if the Town will vote to amend the Zoning Bylaw SECTION 13. SIGN CODE, so that it reads as follows:

"SECTION 13. SIGN BYLAW

13.1 ADMINISTRATION (See Section 14.2 also)

13.1.1 No sign, except noncommercial signs less than one square foot or specifically enumerated in Section 13.4 REQUIRED SIGNS and Section 13.5 TEMPORARY SIGNS shall be erected without a permit issued by the Building Inspector, application for which shall be accompanied by such scale drawings, photographs, and other information as the Building Inspector may require. The applicant must be the owner of the property or have the written permission of the owner.

13.1.2 It shall be the duty of the Building Inspectors and/or the Zoning Enforcing Officer to administer and enforce the provisions of this Sign Bylaw.

13.1.3 A Sign Advisory Board shall be appointed by the Planning Board and shall be composed of one Planning Board member, one Master Plan Implementation Committee member; one Industrial Commission member; three business persons (two to be Medfield residents, one to be a nonresident); one resident at large.

The Sign Advisory Board shall have the following responsibilities:

a) To review and recommend action on all sign permit applications.

b) To review periodically the existing Sign Bylaw and advise the Planning Board as to desirable modifications.

c) To provide assistance and advice to applicants requesting Sign Permits.

d) To bring violations of the Sign Bylaw to the attention of the Zoning Enforcing Officer.

13.1.4 Fees for sign permits shall be fixed every three years by the Board of Selectmen.

13.1.5 Owners of signs found to be in violation shall be subject to a fine of $25 per day until such sign is in conformity with this Bylaw.

13.2 SIGNING DISTRICTS

The Town of Medfield is divided into three signing districts, following zoning classifications.

13.2.1 Business Districts - Those areas of town zoned Business (B) and Business-Industrial (BI).

13.2.2 Industrial-Extensive (IE) - The area outside the Central Business District zoned (IE) Industrial-Extensive.

13.2.3 Residential - All other areas of the Town not included above.

13.3 PROHIBITED SIGNS AND SIGNING LIMITATIONS

13.3.1 Off-premise signs are prohibited.

13.3.2 No Sign or light shall move, flash, or make noise. (Indicators of time and temperature may move).

13.3.3 Any imitation of official traffic signs or signals and the use of such words as STOP, LOOK, DANGER, GO SLOW, CAUTION, or WARNING are prohibited.

13.3.4 Signs before or behind traffic signals shall not obscure or create confusion when viewed from a vehicle stopped at or approaching a signal.

13.3.5 Colored lights for sign or building illumination are prohibited in residential areas. This requirement does not apply to Christmas signs or lights.

13.3.6 A permanent window sign may not exceed one third of the total glass area of the window in which it is mounted. Permanent window signs must be included in calculating the total area of signage for that building side.

13.3.7 A freestanding or projecting sign may only include lettering and symbols to indicate the name of the business, trade-mark or logo, telephone number, and hours of operation. Freestanding directory signs for multiple-occupancy buildings may only display the name and kind of business for each occupancy. No freestanding or projecting sign may have more than two sides, excluding frames and supports.

13.3.8 There shall be no more than two different types of permanent signs employed per building regardless of the number of occupancies. Each occupant shall be restricted to no more than two signs. There shall be no more than one freestanding sign per building.

13.3.9 The registered trade-mark of a specific product may occupy no more than one quarter of the area of the sign face upon which it appears unless the specific product is at least 50% of the business by dollar volume.

13.3.10 Off-street parking facilities for ten or more cars may be identified by a sign displaying the letter "P" and a directional arrow indicating an entrance or exit. Such a sign may not exceed two square feet in sign area. Such signs are not counted in computing total sign area.

13.3.11 One entrance or exit sign of no more than three square feet per side shall be allowed for each entrance or exit from a parking area. These signs shall not be counted in computing the total sign area or in calculating the number of freestanding signs.

13.4 REQUIRED SIGNS (Sign Permit not needed)

13.4.1 The name, if any, and street number of any nonresidential building must be identified on or be legible from the exterior of the building.

13.4.2 In a nonresidential zone a construction sign is required identifying the parties involved and the nature of the construction project, on the premises where the construction is located. In a residential zone it is optional. Sign area may not be greater than 16 square feet. The sign must not be installed more than 14 days before construction commences and must be removed 14 days after any portion of any structure is occupied or after any portion of the last structure in a multiple-building construction project is occupied.

13.5.1 Temporary signs are allowed only in Business Districts.

13.5.2 Temporary window signs are allowed for no more than 30 days only if they advertise special sales or events. They may cover no more than one third of the area of the window in which they appear. Their area is not included in calculating allowable permanent sign area.

13.5.3 Temporary outdoor signs are allowed for no more than 30 days only if they advertise special sales or events. Their area is not included in calculating allowable permanent sign area, but the area of such a sign shall not exceed six square feet per side.

13.5.4 Real Estate Signs in Residential and Business Districts: One unlighted sign of up to eight (8) square feet pertaining to the sale, rental or lease of the premises on which the sign is placed. Such signs and their supports shall be removed by the realtor within 14 days after final sale, rental or lease.

13.5.5 Real Estate Signs for Industrial-Extensive Districts: One unlighted sign of up to twenty-five (25) square feet pertaining to the sale, rental or lease of the premises on which the sign is placed. Such signs and their supports shall be removed by the realtor within 14 days after final sale, rental or lease.

13.6 NONCONFORMING SIGNS

13.6.1 When the replacement of an existing nonconforming sign or the placement of a new sign on a multi-tenant building would violate the allowable sign area, a permit may be issued allowing such sign. However, the sign surface area allowed for the replacement or new sign shall be based on the proportion of floor area occupied by each tenant.

13.7 CORNER LOT CONDITION

13.7.1 For single-story buildings facing on two or more streets, the allowable sign frontage shall be based on the elevation facing the street which the structure uses as the address. In the case of multiple tenants, the allowable sign area for each tenant shall be proportional to the amount of floor area utilized by each tenant relative to the total building area.

13.7.2 In the case of multiple-story, multiple-tenant structures, the allowable sign frontage shall be based on the combined length in feet of the ground floor elevations for the two principal streets upon which the structure faces. The allowable sign area for each tenant shall be in proportion to the amount of space they occupy in the structure.

13.8 LOCATION OF SIGNS

13.8.1 A parallel sign shall project no more than 12" from the building surface. No awning, canopy or projecting sign shall project more than five feet from the building face or come within three feet of the public way reserved for vehicular traffic.

13.8.2 The bottom of a projecting sign shall be at least ten feet above ground level. The bottom of any awning or canopy sign shall not be lower than the awning or canopy to which it is attached.

13.8.3 The surface area of a freestanding sign shall extend no higher than fifteen (15) feet above ground level and the bottom shall not interfere with vehicular or pedestrian traffic.

13.8.4 No parallel sign or any portion thereof shall be allowed above the bottom of the sills of second story windows of the building on which it is mounted.

13.8.5 No sign or support for a sign may extend above the cornice line of the building to which it is attached.

13.8.6 In a Business (B) or Business-Industrial (B-I) District no free-standing sign shall be located nearer any property line than the permitted setback distance for a building on the same lot.

13.9 SIGN SURFACE AREA

13.9.1 The area of a sign is defined as the entire area within a single rectangle enclosing the extreme limits of lettering, decorative structures, logos, representations, emblems or other figures, together with any material or color forming an integral part of the sign or used to differentiate the sign from the building on which

it is mounted. Structural members bearing no sign copy and outside of the area defined above are not included in calculating sign area.

13.9.2 For two-sided freestanding or projecting signs, both sides are included in calculating sign area, whether used for copy or not.

13.9.3 In a Residential District there shall be no signs except the following:

a) On a lot occupied by a dwelling there shall not be more than one sign pertaining to the use thereof or bearing the name and occupation of any occupant or occupants, or no such sign shall exceed one square foot in area.

b) For premises used for permitted home occupations there shall be no exterior signs other than a sign not-to-exceed one square foot in area per side, carrying only the name and occupation of the occupant as allowed in Section 5.2 and/or Section 14.10.6.c.

c) In a Residential-Urban District, a multi-family dwelling complex containing ten or more units shall be allowed one sign not-to-exceed eight square feet in area per side. This sign shall contain only the name and address of the complex.

13.9.4 In the case of single-story, multi-tenant structures within the Business, Business-Industrial and Industrial-Extensive Districts, the allowable sign area shall be allotted based on the proportion of floor area occupied by each tenant.

13.9.5 Business Districts: Maximum sign area allowed is calculated according to a formula based on the building sign frontage or as otherwise indicated.

a) For one-story buildings, or multi-story, single-tenant buildings, with building sign frontage LESS than 25 feet:

Maximum sign area equals FIVE (5) times the square root of the building sign frontage.

b) For one-story buildings, or multi-story, single-tenant buildings with sign frontage MORE than 25 feet:

Maximum sign area equals TEN (10) times the square root of the building sign frontage.

c) For all multi-story, multi-tenant buildings:

The allowable sign area for the ground floor occupants shall be based on the ground floor elevation which the structure uses as an address. Upper story tenants shall be allowed an additional sign area, which shall not exceed one half the allowable sign area for the first floor and which shall be based on the proportionate amount of space occupied.

13.9.6 Industrial Extensive District: Maximum sign area allowed is calculated according to a formula based on the building sign frontage or as otherwise indicated.

a) Maximum sign area equals FIVE (5) times the square root of the building sign frontage.

b) In the case where no building sign frontage exists, the maximum sign area allowed is 32 square feet, advertising only those activities conducted on the premises.

13.9.7 Sign Area Exceptions - All Zoning Districts: Allowed in addition to the maximum sign area are the following:

a) Historic markers and commemorative tablets up to FIVE square feet in area when made a permanent and integral part of the building.

b) Signs up to two square feet in area, used for identifying nonprofit organizations, rest rooms, telephones, and other public facilities, are allowed for the purposes of identification.

13.10 OBSOLETE SIGNS

13.10.1 A sign (and its supports) which ceases to advertise a bonafide business conducted or product sold on any premises shall be removed within 30 days after written notification from the Building Inspector.

13.11 ALTERATION, REPAIR AND REPLACEMENT OF ON-PREMISE SIGNS: Except for copy changes on signs with changeable letter channels, no signs shall be reconstructed, extended, changed structurally or in content or repaired except in accordance with this ordinance. A sign which does not conform with the ordinance may be repaired provided that the cost of repair does not exceed 50% of the replacement cost of the entire sign, except that an electric time and temperature sign which is an integral part of a nonconforming sign may be repaired or replaced with no restrictions on the cost of the repair or replacement. A nonconforming sign which is deemed unsafe by the Building Inspector shall be removed by its owner."

or do or act anything in relation thereto.

(Planning Board)

VOTE: Voted that the Zoning By-law Section 13, SIGN BYLAW by unanimous vote be amended to read as set out in the warrant with the addition of the following phrase to be added to Section 13.3.7 at the end of the first sentence, i.e:

"---and lighting either indirect or illuminated from within."

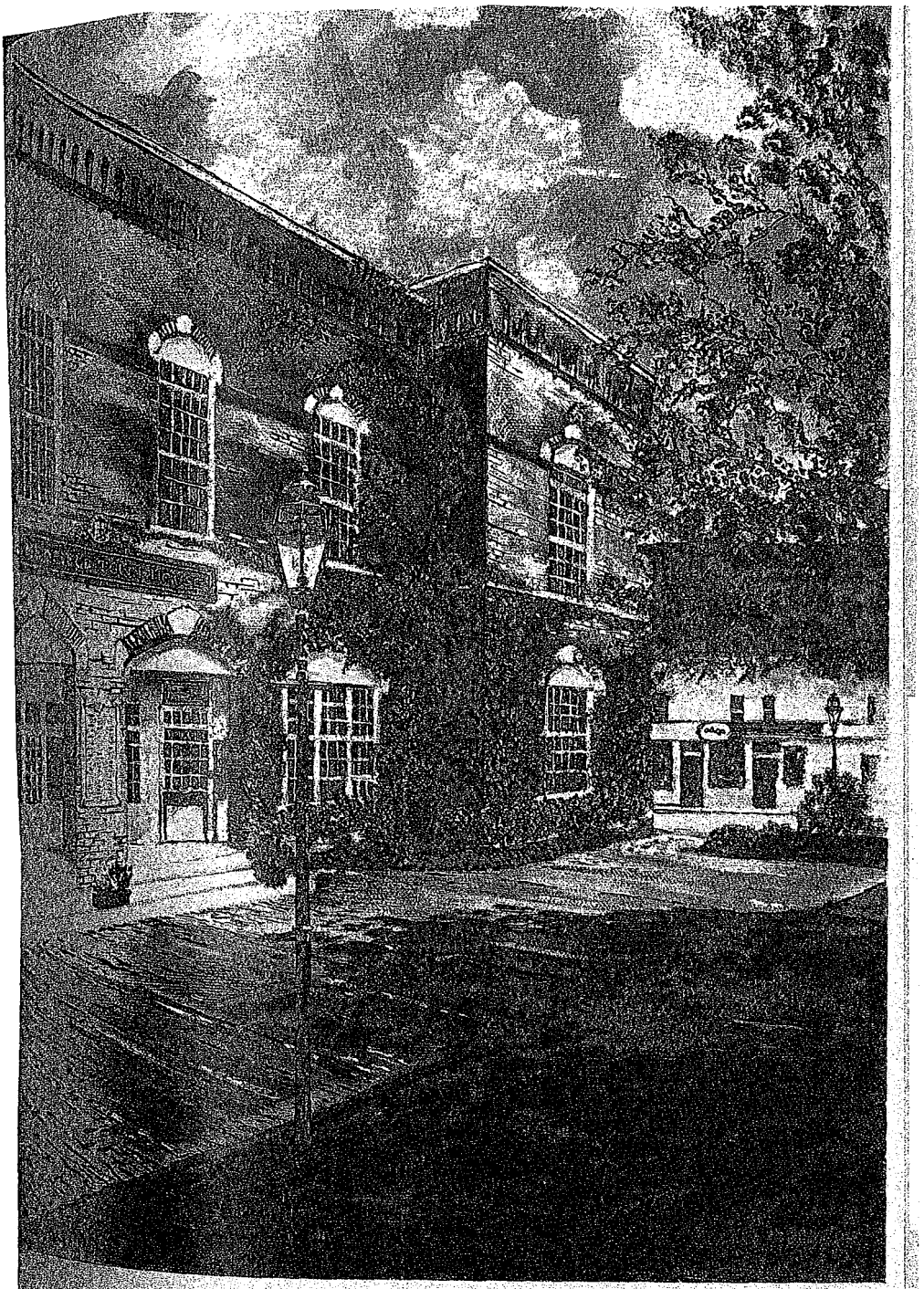
ARTICLE 34. To see if the Town will vote to amend Section 12.7.1 of Medfield's Zoning Bylaw to read as follows:

"Before approval of any plan, and in order to ensure the fulfillment of the following requirements, the Board of Selectmen will require a proper bond, or deposits of money, or negotiable securities on a scale of not less than $10,000 per acre, the exact amount to be set by the Board of Selectmen".

or do or act anything in relation thereto.

(Planning Board)

VOTE: Voted unanimously to amend Section 12.7.1 of the Zoning Bylaw to read as set out in the warrant.



329th Annual Report
of the
BEDFIELD TOWN OFFICERS

1979

THE PLANNING BOARD

To the Honorable Board of Selectmen
and Residents of Medfield:

The Medfield Planning Board hereby submits its Annual Report for the year ending December 31, 1979.

CENTRAL BUSINESS DISTRICT:

The Planning Board sums up 1979 as "The Year of the Central Business District." The movement to improve the appearance and viability of the Town Center began with the various bicentennial projects in 1976, and gained fresh vigor in the past year. The results were encouraging not only in terms of visible improvements, but also in the enthusiasm shown by the many participants whose time, energy and investment went into the planning and work accomplished. The local business community played a major role in the face-lifting of the downtown. Several businesses made substantial investments in upgrading their buildings and sites, while others are still developing plans for major renovations.

Another subject of study in the CBD has been the possible acquisition by the Town of the existing St. Edward's Catholic Church and Rectory. This property could accommodate much-needed expansion for the Library, and also could provide municipal parking and green space in the Town Center.

The Planning Board has taken steps to encourage renovation of existing buildings in the CBD by introducing zoning changes which provides incentive for developing or expanding businesses while also allowing residences as a secondary use by Special Permit. Also on Planning Board recommendation, the Town Meeting voted to rezone several split-zoned parcels on North Street and Park Street from "Business/RU" to all "Business," thereby establishing a clearer definition of the business district in those areas. This, coupled with a Sign Advisory Board who devoted unprecedented time and energy to monitoring the enforcement of the Sign Code, provided another vehicle for communicating with the businessmen, thereby giving the community another voice in shaping the CBD.

A crucial element in the ongoing revitalization of the CBD has been the sense of common purpose and the spirit of cooperation of all those involved. The 1979 Christmas parade, sponsored by many of the groups mentioned above, provided ample evidence of this community spirit. Medfield is very fortunate to have so many different interests working towards the same end -- a prosperous and attractive Town Center that will be a source of pride to us all.

MASTER PLAN:

In June the Master Plan Implementation Committee completed a report on the current status of Medfield's Master Plan, entitled Planning for Change in Medfield; 1962-1979. The report, which was the fruit of a year's work by the MPIC, was distributed to all town boards and officials, and was the subject of a "Forum on Planning" sponsored by the Planning Board and the MPIC in September. The main conclusion of the report was that for the past fifteen

Years Medfield has continued to abide by a long-standing commitment to sound long-range planning. Because of this, the town has grown well. In order to ensure that future growth is equally well managed, all town departments must continue to work together in planning for the changes that are likely to face Medfield in the new decade and beyond.

RESIDENTIAL GROWTH:

The Planning Board, as authorized under Chapter 41 of the General Laws, approved two Definitive Subdivision Plans, one containing 21 lots entitled "Equestrian Park Estates" off Route 27 on the South side of Town, and one containing 22 lots designated "Fieldstone Estates" which will extend Fieldstone Drive and Ledgetree Road.

The Board released 35 lots for building and signed 26 plans that did not come under the Subdivision Control Law.

A table is included indicating subdivision lots approved for building and the number of lots remaining in each subdivision to be built. The table covers active subdivisions.

(SEE SEPARATE SHEET FOR TABLE.)

COMMERCIAL GROWTH:

The Board reviewed Site Plans for the following projects: a substantial expansion of the shopping plaza on Route 109 east of the town center; conversion for business use of a residence on North Street; conversion of storage sheds on Park Street to a retail shopping area; and an addition of a drive-up window to a bank on Main Street. By the end of the year, all these projects were either complete or near completion. The year's commercial activity represented the response of the business community to the demands of the residents.

INDUSTRIAL GROWTH:

The Board reviewed Site Plans for industrial development of two lots off North Meadows Road, two lots off West Street and one lot off West Mill Street. Of the two West Street projects, one is complete and the other is under construction.

NEW STREETS:

The Board recommended the acceptance of Cheney Pond Road from Station 0+0 to Station 10+85.15, Garry Drive from Station 0+0 to Station 15+37.11, Hatters Hill Road from Station 0+0 to Station 15+20, Hopi Avenue from Station 0+0 to Station 4+91.16, Indian Hill Road from Station 53+00 to Station 66+42.51, Mohave Road from Station 0+0 to Station 6+72.88, Onondaga Lane from Station 0+0 to Station 10+50, Seneca Street from Station 0+0 to Station 4+87.63 and Vine Brook Road from Station 0+0 to Station 6+0.

UPDATING OF ZONING BYLAW:

The Planning Board has been working with the Sign Advisory Board to improve the Sign Bylaw, and will submit a Town Meeting article proposing changes to the Bylaw.

The Board also has been developing a proposal for Site Plan Approval by Special Permit, which will be presented for consideration at the Annual Town

BOARD OF APPEALS ON ZONING

To the Honorable Board of Selectmen
and Residents of Medfield:

The Board of Appeals on Zoning submits herewith its report for the year ending December 31, 1979.

The Board was organized as follows:

Robert F. Sylvia, Chairman
Charles H. Peck, Secretary
Burgess P. Standley, Member
Paul E. Rhuda, Associate
Ralph C. Good, Associate

During the past year the following applications were heard and decided:

1 Variance to permit driveway closer than 150 feet to center-line of intersecting street.	Denied.
2 Variances to permit houses to be built on lots with insufficient frontage.	Denied.
1 Variance to permit a house to be built on lot with insufficient frontage.	Granted.
1 Variance to permit an apartment in a Business-Industrial District.	Denied.
1 Variance to permit a secondhand/antique shop in a Residential Urban District.	Denied.
1 Variance to permit an apartment building to remain in place on the premises.	Denied.
1 Variance to permit one driveway only to parking lot.	Granted.
1 Variance to permit building within rear yard setback.	Granted.
1 Variance to permit remodeling of one-family house to two-family.	Denied.
1 Variance from lot frontage and width requirements.	Denied.
2 Special permits to allow construction within a Watershed Protection District.	Denied.
1 Special permit to allow filling within a Watershed Protection District.	Granted.
2 Special permits to allow construction within a Watershed Protection District.	Granted.

ARTICLE 28. To see if the Town will vote to amend the Zoning Map to place lot 14, Map 43, of the Medfield Assessors' Maps, now or formerly of Allan H. Goldberg and Marvin P. Goldberg, on the corner of North and Green Streets entirely within the "B" Zoning District, or do or act anything in relation thereto.

(Planning Board)

VOTE:

Voted that the Zoning Map be amended by placing lot 14, map 43 of the Medfield Assessors' Maps, now or formerly of Allan H. Goldberg and Marvin P. Goldberg, on the corner of North and Green Streets entirely within the "B" Zoning District.

YES	171
NO	73

A quorum count was taken which was 258.

ARTICLE 29. To see if the Town will vote to amend the Zoning Map to place lot 90, map 42 of the Medfield Assessors' Maps, now or formerly of William F. Nourse and Carlene M. Nourse, on the corner of North and Frairy Streets, entirely within the "B" Zoning District, or do or act anything in relation thereto.

(Planning Board)

VOTE:

Voted that the Zoning Map be amended by placing lot 90, map 42 of the Medfield Assessors' Maps, now or formerly of William F. Nourse and Carlene M. Nourse, on the corner of North and Frairy Street, entirely within the "B" Zoning District.

YES	158
NO	77

A quorum count was taken which showed 258.

Meeting adjourned at 9:50 P.M. due to a lack of a quorum.
Meeting was scheduled to meet May 14th at 7:30 at the Dale Street School

ADJOURNED ANNUAL TOWN MEETING
DALE STREET AUDITORIUM
MAY 14, 1979

The meeting was opened by the Moderator at 8:00 P.M.

ARTICLE 30. To see if the Town will vote to amend the Zoning Map to place lot 50, map 42 of the Medfield Assessors' Maps, now or formerly of John J. Horgan and Mary E. Horgan, on the corner of Cottage and North Streets entirely within the "B" Zoning District, or do or act anything in relation thereto.

(Planning Board)

VOTE:

Voted that the Zoning Map be amended by placing lot 50, map 42 of the Medfield Assessors' Maps, now or formerly of John J. Horgan and Mary E. Horgan on the corner of Cottage and North Street entirely within the "B" Zoning District.

YES	221
NO	46

ARTICLE 31. To see if the Town will vote to amend the Zoning Map to include lot 152 on map 43 of the Town of Medfield Assessors' Maps in its entirety in the "B" Zoning District and lots 81 and 83 of map 37 of the Medfield Assessors' Maps in their entirety and lots 80 and 100 of map 37 of the Medfield Assessors' maps to a depth of one hundred feet (100') in the "B" zoning district, or do or act anything in relation thereto.

(Planning Board)

VOTE:

Voted that the Zoning Map be amended to place lot 152 on map 43 of the Medfield Assessors' Maps in its entirety in the "B" Zoning District and lots 81 and 83 of map 37 of the Medfield Assessors' Maps in their entirety and Lots 80 and 100 of map 37 of the Medfield Assessors' maps to a depth of one hundred feet (100') from their lot lines on Park Street in the "B" Zoning District.

YES	258
NO	19

ARTICLE 32. To see if the Town will vote to amend the Zoning By-law by adding to the "Table of Use Regulations":

"5.4.4.31. Parking of Commercial Vehicles of Greater than GVW of 10,000 pounds. NO in all Residential Zones and YES in B, BI and IE zones," and

"5.4.5.9 Parking of Commercial Vehicles of Greater than GVW of 10,000 pounds. NO in all Residential Zones and YES in B, BI and IE zones."

or do or act anything in relation thereto.

(Planning Board)

VOTE:

Voted that the Zoning By-law be amended by adding to the "Table of Use Regulations" the language set out in the warrant.

YES 184
NO 55

The Moderator ruled there were 11 abstentions.

ARTICLE 33. To see if the Town will vote to amend the Zoning By-law by adding the following:

"5.4.3.10 Construction Trailers (not over one year as temporary office, storage of materials and equipment). SP all Districts."

or do or act anything in relation thereto.

(Planning Board)

VOTE:

Voted Unanimously to amend the Zoning By-law by adding the following:

"5.4.5.10 Construction Trailers not over one year as temporary office, storage of materials and equipment. SP all Districts."

ARTICLE 34. To see if the Town will vote to amend the Zoning By-law by changing Section 5.4.1.9. so that it reads as follows:

"5.4.1.9 Trailers (see Section 14.10.6.a. and Section 5.4.5.10)",

or do or act anything in relation thereto.

(Planning Board)

VOTE:

Voted Unanimously that the Zoning By-law be amended by changing Section 5.4.1.9 so that it reads:

"5.4.1.9 Trailers (see Section 14.10.6.a and Section 5.4.5.10)".

ARTICLE 35. To see if the Town will vote to amend the Zoning By-law by adding the following section:

"14.10.6.a.1. For use of construction trailer during the course of a building construction program a Special Permit may be issued for one year. No wheels, tires or other means of keeping the construction trailer mobile shall be removed; any construction trailer shall have no skirts, porches, fences or similar materials or equipment added which would detract from its mobility. Each construction trailer and its lot shall be subject to the requirements in the District."

or do or act anything in relation thereto.

(Planning Board)

VOTE:

Voted Unanimously that the Zoning By-law be amended by adding section 14.10.6.a.1 as set out in the warrant.

ARTICLE 36. To see if the Town will vote to amend Medfield's Zoning By-law by adding the following to Section 10.2. Definition:

"and the Vine Brook Zone A Flood area as shown on the U.S. Department of Housing and Urban Development Flood Insurance Rate Map, as amended"

at the end of the current definition, and by adding the following section:

"10.5.1.8. No new construction, improvement to existing structures, filling or other land development shall be permitted unless it is demonstrated by the applicant that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point in the Town."

or do or act anything in relation thereto.

(Planning Board)

VOTE:

Voted Unanimously that the Zoning By-law be amended by adding the language set out in the warrant.

ARTICLE 37. To see if the Town will vote to amend Section 8.3.2. of the Zoning By-law to read as follows:

"The area and access driveways thereto shall be surfaced with bituminous asphalt, concrete, brick cobblestone or pavers and shall be constructed so that there shall be no puddling of surface water."

or do or act anything in relation thereto.

(Planning Board)

VOTE:

Voted Unanimously that the Zoning By-law be amended by deleting the present Section 8.3.2 and by adding a new Section 8.3.2 to read:

The area and access driveways thereto shall be surfaced with bituminous asphalt, concrete, brick cobblestone or pavers and shall be constructed so that there shall be no puddling of surface water.

ARTICLE 39. To see if the Town will vote to amend sections of the Zoning By-law as follows:

Section 5.3.3 - Add "or Business" after Industrial on first line.
Section 5.4.1.1 One-family dwelling (See Section 14.10.5.1) - Add SP under B
Section 5.4.1.2 Two-family dwelling (See Section 14.10.5.1) - Add SP under B.
Section 5.4.1.3 Alteration of two- or multi-family dwelling - Add SP under B

To add under 6.2 Table of Area Regulations, B Zoning District, "Any other permitted business use" - Area Sq. Ft. No minimum; Frontage See Note 6.2.18; Width See Note 6.2.18; Depth, No minimum; Under Setbacks - Front 7 feet; Side 6/12/0. See Note 6. 2. 17. Rear No minimum.

To add under 6.2 Table of Area Regulations, Zoning District B, "Any permitted residential use (one- and two-family)" under Area, 10,000 sq. ft.; Frontage and Width See Note 6.2.18; Depth, No minimum; Front set-back 7 feet; Side 6/12/0. See Note 6.2.17; Rear No minimum.

by adding a new Section 6.2.17;

"6.2.17. Minimum of 12 feet on one side and 6 feet on the opposite side, either or both of which may be reduced to zero side yard provided that it is adequately demonstrated in site plan review that unobstructed emergency access to the rear of the lot can be gained, that appropriate fire-stop construction is provided for the sidewalls of the structure, and that light, air and access is not unduly obstructed from openings in the side wall of any structure on the adjacent lot. These minimums may be waived for conversion of existing structures that have non-conforming setbacks, provided that the above conditions are adequately demonstrated in Site Plan Review."

by adding a new Section 6.2.18;

"6.2.18 Width of the Building plus 24 feet unless it is noted that access can be otherwise gained by means of a public way. Frontage and width are the same."

by adding a new Section 6.2.19;

"6.2.19 Building Setback for: Any Other Permitted Structure or Residential Use within a B District may be seven (7) feet, provided that the area of the lot to the setback line is landscaped with foundation planting, shrubs, and/or lawns; which shall be properly maintained. The landscape setback area may be interrupted only be access walks and drives."

by amending 6.3. Table of Height and Bulk Regulations - B District so that it reads:

"Maximum Height "35" feet; Permitted Height (Stories "3"); Multi-family Dwelling minimum Unit Floor Area (sq. ft.) "500"

by adding to Section 8 Off-Street Parking and Loading Regulations under "Use";

"Dwelling in B District - 1.5 spaces per unit."

To add under Section 14 the following:

"14.10.5.1 One-family dwelling and two-family dwelling as a secondary use in conjunction with a principal use in the B District not otherwise requiring a Special Permit subject to the following special conditions;

"a) A Special Permit will be required

"b) The principal use to which the residential use is 'secondary' and must occupy all of the street and ground floor (with the exception of the area

for stairs or elevator necessary to gain access to the upper floor residential use). This will not preclude that the business use may occupy all or part of any floor above the street or ground floor.

"c) Residential off-street parking must be provided (See Section 8.1).

"d) The residential use will be protected from offensive noise, vibration, electromagnetic interference, dust and other particulate matter, odorous matter, heat, glare, and other objectionable influences.

"e) The area of the lot will not be less than 10,000 square feet."

or do or act anything in relation thereto.

(Planning Board)

VOTE:

Voted Unanimously to amend sections of the Zoning By-law as follows:

Section 5.3.3 -add a new paragraph as follows:
"No parking for a Business District and no vehicular access to a Business District shall be on land that is zoned other than Business."

Section 5.4.1.1 One-family dwelling (See Section 14.10.5.1) - Add SP under B
Section 5.4.1.2 Two-family dwelling (See Section 14. 10. 5. 1) - Add SP under B
Section 5.4.1.3 Alteration of two- or multi-family dwelling- Add SP under B

To add under 6.2 Table of Area Regulations, Zoning District B, "Any other residential use (one- and two-family) "under Area, 10,000 sq. ft.; Frontage and width See Note 6.2.18; Depth, No minimum; Front setback 7 feet; Side 6/12/0. See Note 6.2.17; Rear No minimum.

by adding a new Section 6.2.17;

"6.2.17. Minimum of 12 feet on one side and 6 feet on the opposite side, either or both of which may be reduced to zero side yard provided that it is adequately demonstrated in site plan review that unobstructed emergency access to the rear of the lot can be gained, that appropriate fire-stop construction is provided for the side-walls of the structure, and that light, air and access is not unduly obstructed from openings in the side wall of any structure on the adjacent lot. These minimums may be waived for conversion of existing structures that have non-conforming setbacks, provided that the above conditions are adequately demonstrated in Site Plan Review."

by adding a new Section 6.2.18;

"6.2.18 Width of the building plus 24 feet unless it is noted that access can be otherwise gained by means of a public way. Frontage and width are the same."

by adding a new Section 6.2.19;

"6.2.19 Building Setback for: Any other permitted Structure or Residential Use within a B District may be seven (7) feet, provided that the area of the lot to the setback line is landscaped with foundation planting, shrubs, and/or lawns; which shall be properly maintained. The landscape setback area may be interrupted only by access walks and drives."

by amending 6.3 Table of Height and Bulk Regulation- B District so that it reads;

Maximum Height "35" feet; Permitted Height (Stories "3"); Multi-family Dwelling minimum Unit Floor Area (sq. ft.) "500".

By adding to Section 8 Off-Street Parking and Loading Regulations under "Use":

"Dwelling in B District - 1.5 Spaces per unit."

To add under Section 14 the following:

"14.10.5.1 One Family dwelling and two family dwelling as a secondary use in conjunction with a principal use in the B District not otherwise requiring a Special Permit shall be allowed subject to the following special conditions:

"a) A Special Permit will be required

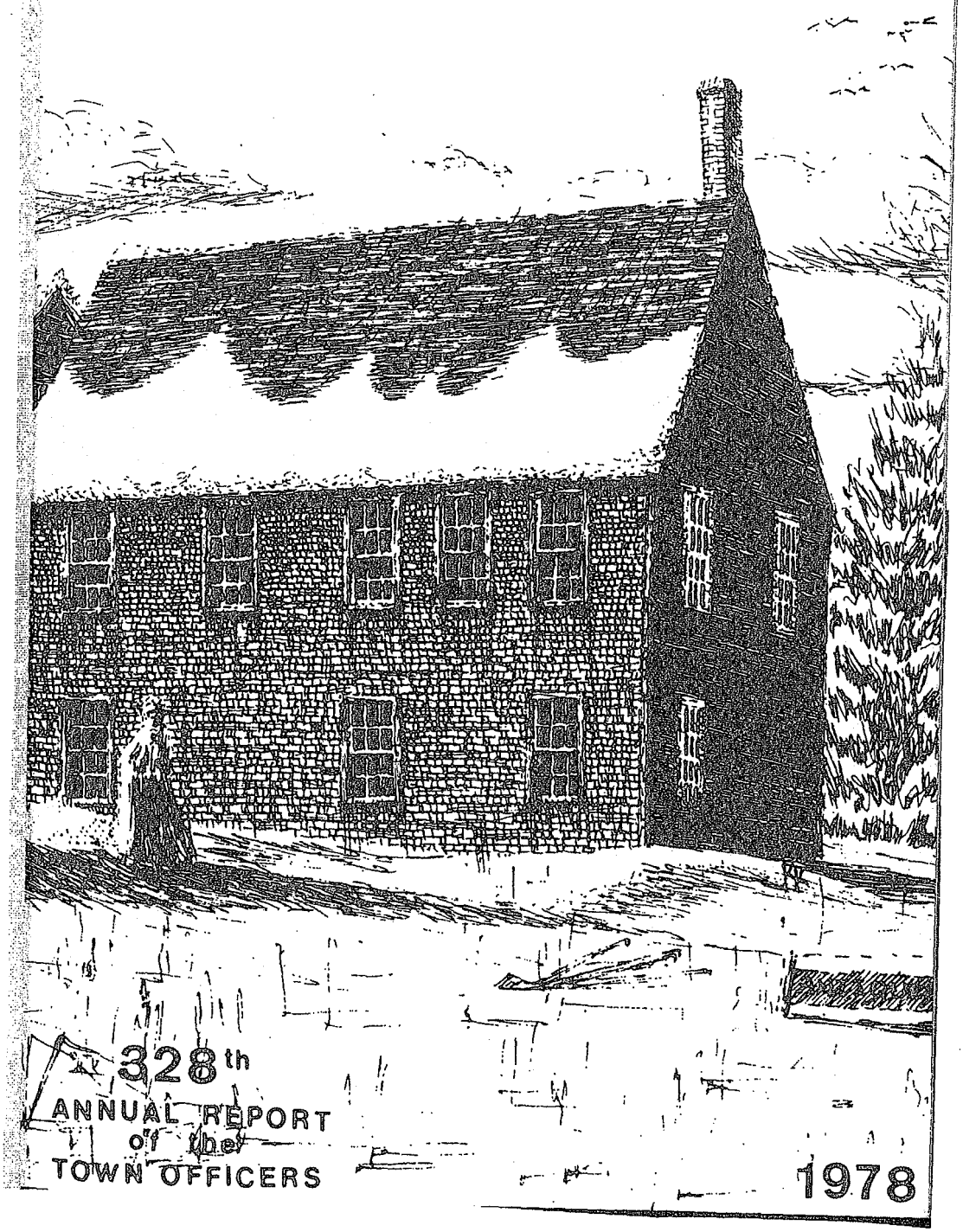
"b) The principal use to which the residential use is 'secondary' and must occupy all of the street and ground floor with the exception of the area for stairs or elevator necessary to gain access to the upper floor residential use). This will not preclude that the business use may occupy all or part of any floor above the street or ground floor.

"c) Residential off-street parking must be provided (See Section 8.1).

"d) The residential use will be protected from offensive noise, vibration, electromagnetic interference, dust and other particulate matter, odorous matter, heat, glare, and other objectionable influences.

"e) The area of the lot will not be less than 10,000 square feet.

Medfield



328th
ANNUAL REPORT
of the
TOWN OFFICERS

1978

THE PLANNING BOARD

To the Honorable Board of Selectmen
and Residents of Medfield:

The Medfield Planning Board hereby submits its Annual Report for the year ending December 31, 1978.

RESIDENTIAL GROWTH OF TOWN:

The Planning Board, as authorized under Chapter 41 of the General Laws, approved two Definitive Plans; one for the Westbridge Subdivision off Bridge Street, containing 27 lots, and one for Pondview Estates off High Street, containing 33 lots.

The Board released 13 lots for building, all within the Colonial Park Subdivision, and signed 41 plans that did not come under the Subdivision Control Law.

A table is included indicating subdivision lots approved for building and the number of lots remaining in each subdivision to be built. The table covers active subdivisions.

(SEE SEPARATE SHEET FOR TABLE)

UPDATING OF ZONING BYLAW:

Concerns of the businessmen prompted the Planning Board to dedicate this year's activities to redefining the goals and objectives of achieving a more coherent and architecturally satisfying Central Business District. The economic vitality of the Central Business District has been a fundamental consideration in this analysis of appropriate zoning changes which, it is anticipated, will assist in stimulating a more positive attitude about re-developing the CBD. To achieve these positive results the Planning Board was assisted by Sasaki Associates to develop an approach for maintaining the character of the Central Business District while providing feasible alternatives to its further development. This, coupled with meetings with the businessmen, other town committees and interested citizens, has provided the basis for the innovative approaches to be presented at this year's Town Meeting.

SITE PLAN REVIEW:

With the acceptance of Section 808 of the Acts of 1975 at last year's Town Meeting, the Planning Board is now participating in the site plan review of all apartment, commercial and industrial developments as well as the review of subdivisions. This new review process has engendered a new spirit of cooperation which should result in new developments that are more acceptable and in keeping with the desires of the community. While the site plan review has provided additional engineering assistance to the developers, it has also provided a forum for discussing the architectural considerations as well. This is a significant step in the further implementation of the Planning Board's involvement which should result in better development for

the town. Among the site plans reviewed have been Meadowview Apartments, Bay Bank/Norfolk County Trust, Medfield Village Extension, Old Colony Bank, Commercial Site on North Street, an Industrial Site on West Street and the Flatley complex on Main Street.

SIGNS:

The results of the more stringent Sign Bylaw are beginning to show. During 1978 the Board reviewed eight sign applications and would like to applaud the cooperation shown.

The Board appointed Helen Weinert, David Choate, Allen Daniels and Philip Bonnano to the Sign Advisory Board. Other Board members are Daniel V. Fritzsche, Roy Watson and Donald Harding.

MASTER PLAN IMPLEMENTATION COMMITTEE:

The Master Plan Implementation Committee, chaired by Margaret Bancroft, has been reviewing the Master Plan to determine if it is being followed. The report on the Committee's activities will be submitted to the Planning Board in the near future.

The Board appointed Marjorie Temple, Sally Adams, Robert Zabe, David Choate, and Robert Strong to serve on the MPIC. Other members serving are Margaret Bancroft, Lawrence Stiers, Sarsfield Brennan and Dorothy Sumner.

OTHER:

Members of the Board have acted as Associate Members of the Water Tower Study Committee, Historical District Study Committee, the Industrial Development Financing Authority and Landfill Committee and have attended many meetings of other Boards, as well as having a liaison to each major Board. A representative of the Board has attended MAPC Workshops.

Whitman & Howard, our engineering consultants, have assisted the Board by reviewing subdivision plans, inspecting subdivision street construction for the purpose of estimating surety, and reviewing site plans for industrial commercial and apartment buildings, and presenting their findings to the Board as a basis for planning decisions.

The Board supported the acceptance of Lakewood Terrace and the Paddock Lane; however, they did not support acceptance of Mohawk and Penobscot Streets as the acceptance plans did not meet the Land Subdivision Rules & Regulations of the Town of Medfield.

The Historic District Study Committee, as required by State Law, presented a Preliminary Report proposing an Historic District from the Peak House, extending west to Bridge Street, and including several abutting streets, homes and structures. The majority of the Planning Board felt that this would encompass too large an area and would put unwarranted restrictions on those people who owned businesses within the Main Street Central Business District. The Planning Board supports an Historic District from the Peak House to the Baptist Church and from Friendly's to Bridge Street, to determine the effect on the homeowners involved.

GENERAL:

The Board acknowledges the cooperation and assistance of other Town

BOARD OF APPEALS ON ZONING

To the Honorable Board of Selectmen
and Residents of Medfield:

The Board of Appeals on Zoning submits herewith its report for the year ending December 31, 1978.

The Board was organized as follows:

Robert F. Sylvia, Chairman
Charles H. Peck, Secretary
Burgess P. Standley, Member
Paul E. Rhuda, Associate
Ralph C. Good, Jr., Associate

During the past year the following applications were heard and decided:

1 Variance to allow a driveway closer to lot line than originally allowed.	Allowed.
1 Variance from height restrictions.	Denied.
1 Special Permit for community use.	Denied.
1 Variance to extend use 90 feet into another zone.	Denied.
1 Variance to permit greater density of apartments on a lot.	Denied.
1 Variance to permit use of area within two zones in considering number of multifamily units to be constructed.	Denied.
1 Variance to permit construction of driveway for parking lot which would accommodate more than five cars within 150 feet of an intersecting street.	Denied.
1 Variance to allow an eight-foot high fence.	Allowed.
1 Variance from rear-yard setback.	Allowed.
1 Variance from lot size.	Denied.
1 Variance to allow street to be constructed within side-yard requirements of an already-constructed house.	Denied.
1 Special Permit to allow use of swimming pool.	Denied.
1 Variance from off-street parking requirements.	Denied.
1 Special Permit for construction within a Watershed Protection District.	Withdrawn.
1 Variance from lot-line requirements.	Allowed.

ARTICLE 38. To see if the Town will vote to accept Chapter 808 of the Acts of 1975 and to revise the Zoning By-law to conform with the provisions of Chapter 40A, The Zoning Act, as inserted in the General Laws by said Chapter 808 in accordance with amendments proposed by the Planning Board and on file with said Board; and vote to increase the area requirements for apartments, to allow use by special permit for rehabilitation of the handicapped, to permit replacement of non-conforming signs, and to realign and clarify certain language in the Zoning By-law, or take any other action relative thereto.

(Planning Board)

VOTE: Voted to accept Chapter 808 of the Acts of 1975 and to revise the Zoning By-Law to conform with the provisions of Chapter 40A, The Zoning Act, as inserted in the General Laws by said Chapter 808 in accordance with amendments proposed by the Planning Board; and voted to increase the area requirements for apartments, voted to allow use by special permit for rehabilitation of the handicapped, to permit replacement on non-conforming signs, and realign and clarify certain language in the Zoning By-Law, to make the Appeals Board the Special Permit Granting Authority except for earth removal permits and to change the per cent of land in Flood Plain District to twenty-five per cent.

PROPOSED

ZONING BYLAW

for the

Town of Medfield, Massachusetts

SECTION 1

SCOPE

1.1 TITLE

This Bylaw shall be known and may be cited as the Zoning Bylaw of the Town of Medfield, Massachusetts, which herein is called "this Bylaw."

1.2 AUTHORITY

This Bylaw is adopted by virtue of and pursuant to the authority granted to the Town of Medfield by Chapter 40A of the General Laws of the Commonwealth of Massachusetts as now existing or hereafter amended herein called the Zoning Act.

1.3 PURPOSE

To promote the health, safety, convenience and welfare of the inhabitants of Medfield by lessening congestion in the streets; securing safety from fires, panic, or other danger; providing adequate light and air; preventing the overcrowding of land; avoiding undue congestion of population; facilitating the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements; and by other means in accordance with a comprehensive Master Plan prepared during the years 1963 and 1964 and since continuously updated.

SECTION 2

DEFINITIONS

2.1 For the purpose of this Bylaw, certain terms and words shall have the meaning given herein. Words used in the present tense include the future. The singular number includes the plural, and the plural the singular. The words used or occupied include the words designed, arranged, intended or offered to be used or occupied. The words building, structure, lot, land or premises shall be construed as though followed by the words "or any portion thereof." The word shall is always mandatory and not merely directory.

Terms and words not defined herein but defined in The Commonwealth of Massachusetts State Building Code shall have the meanings given therein unless a contrary intention clearly appears. Words not defined in either place shall have the meaning given in Webster's Unabridged Dictionary, Third Edition. Uses listed in the Table of Use Regulations under the classes Retail and Service Trades and Wholesale Trade and Manufacturing shall be further defined by the Standard Industrial Classification Manual published by the U. S. Bureau of the Census.

2.1.1 Abandonment - The discontinuance of a nonconforming use or the visible or otherwise apparent intention of an owner to discontinue a nonconforming use of a building or premises, or the removal of the characteristic equipment or furnishing used in the performance of the nonconforming use, without its replacement by similar equipment or furnishings, or the replacement of the nonconforming use or building by a conforming use or building.

2.1.2 Alteration - Any construction, reconstruction or other action resulting in a change in the structural parts or height, number of stories, size, use or location of a building or other structure.

2.1.3 Automotive Graveyard or Junkyard - A collection of two or more unregistered vehicles on any lot or parcel under single ownership. In order to be considered unregistered, vehicles must be of a sort which in their normal use would be required to be registered by the Registry of Motor Vehicles of the Commonwealth of Massachusetts.

2.1.4 Board - The Board of Appeals of the Town of Medfield, Massachusetts.

2.1.5 Building - A combination of any materials, whether portable or fixed, having a roof, common walls, passageways, areas and serviced by common utilities and forming a structure for the shelter of persons, animals or property. For the purposes of this definition "roof" shall include an awning or any similar covering, whether or not permanent in nature.

2.1.6 Building, Accessory - A detached subordinate building, the use of which is customarily incidental and subordinate to that of the principal building, and which is located on the same lot as that occupied by the principal building.

2.1.7 Cluster Development - A residential development in which the buildings and accessory uses are clustered together into one or more groups separated from adjacent property and other groups within the development by intervening open land.

2.1.8 Community Facilities - Premises owned and operated by a governmental or other chartered nonprofit organization, including Public Housing for the Elderly, but not including fraternal, sports or similar membership organizations.

2.1.9 Driveway, Legal Service - An open space, located on a private lot which is not more than 24 feet in width built for access to a private garage or off-street parking space.

2.1.10 Drive-in Establishment - A premise in which persons while in cars are served, view, purchase, consume as appropriate; food, movies, goods, materials or equipment.

2.1.11 Dwelling, Multifamily - A building containing three or more dwelling units.

2.1.12 Dwelling, Row - A dwelling building containing three or more attached one-family dwelling units each with its own entrance and exit.

2.1.13 Dwelling Unit - One or more living or sleeping rooms arranged for the use of one or more individuals living as a single housekeeping unit with cooking, living, sanitary and sleeping facilities.

2.1.14 Essential Services - The erection, construction, alteration or maintenance by public utilities or governmental agencies of underground or overhead gas, electrical, steam or water transmission or distribution systems, collection, communication, supply, or disposal system, including poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm boxes, police call boxes, traffic signals, hydrants and other similar equipment and accessories in connection therewith but not including buildings necessary for the furnishing of adequate service by such public utilities or governmental agencies for the public health or safety or general welfare.

2.1.15 Family - One or more persons, including domestic employees, occupying a dwelling unit and living as a single, nonprofit housekeeping unit.

2.1.16 Flood Plain District - (See Section 10.2)

2.1.17 Floor Area, Net - The sum of the areas of the several floors of a building, measured from the exterior faces of the walls. It does not include cellars, unenclosed porches, or attics not used for human occupancy or any floor space in accessory buildings or in the main building intended and designed for the parking of motor vehicles in order to meet the parking requirements of this Bylaw, or any such floor space intended and designed for accessory heating and ventilating equipment.

2.1.18 Floor Area Ratio (F.A.R.) - The ratio of the net floor area of the principal building to the total lot area.

2.1.19 Frontage - The leng[illegible]oundary line dividing a lot from the right of wa[illegible]t, et on which it bounds. This is to be measure[illegible] righ[illegible]f-way boundary and not at the centerlin[illegible]... street.

2.1.20 Height - The vertical distance from the adjacent ground to the top of the structure.

2.1.21 Home Occupation - An accessory use which by custom has been carried on entirely within and only by the occupants of a dwelling unit, which use is incidental and subordinate to the dwelling use, and which does not in any manner change the residential character of the building.

2.1.22 Loading Space - An off-street space used for loading or unloading and which is not less than 14 feet in width, 45 feet in length and 14 feet in height and containing not less than 1300 square feet, including both access and maneuvering area.

2.1.23 Lodging Unit - One or more rooms contained in a lodging house for the use of one or more individuals not living as a single housekeeping unit and not having cooking facilities. A "Lodging Unit" shall include a boarding unit, tourist house unit, or a rooming unit.

2.1.24 Lot - An area or parcel of land in the same ownership, or any part thereof designated by its owner or owners as a separate lot. A parcel shall not be designated a lot unless it conforms with the Table of Area Regulations, Section 6.2. An owner shall retain the right to alienate any parcel or portion of any parcel regardless of whether or not it is a legal lot under this Bylaw. For purposes of this Bylaw, a lot may or may not have boundaries identical with those recorded in the Norfolk County Registry of Deeds.

2.1.25 Lot, Corner - A lot at the point of intersection of and abutting on two or more intersecting streets, the angle of intersection of the street lot line, or in case of a curved street extended lot lines, being not more than 135 degrees.

2.1.26 Lot Depth - The mean horizontal distance between the front lot line and the rear lot line.

2.1.27 Lot Line, Front - The property line dividing a lot from a street. On a corner lot only one street line shall be considered the front line, except in those cases where the latest deed restrictions specify another line as the front lot line.

2.1.28 Lot Line, Rear - The lot line opposite the front lot line, except in the case of a corner lot the owner shall have the option of choosing which of the two lot lines which are not street lines is to be considered the rear lot line.

2.1.29 Lot Line, Side - Any lot line not a front or rear lot line.

2.1.30 Lot, Nonconforming - A lot lawfully existing at the effective date of this Bylaw, or any amendment thereto, which is not in conformity with all provisions of this Bylaw.

2.1.31 Lot, Through - An interior lot, the front and rear lot lines of which abut streets, or a corner lot two opposite lines of which abut streets.

2.1.32 Lot Width - The horizontal distance between the side lot lines as measured at the required front yard depth which may or may not coincide with the actual front setback line.

2.1.33 Membership Club - A nonprofit social, sports or fraternal association or organization maintaining a building or facilities which are used exclusively by members and their guests and which may or may not contain bar facilities.

2.1.34 Municipal Use - The use of any building, facility, or area owned or leased and operated by the Town of Medfield for the general use and welfare of the Town, its inhabitants or businesses located within the Town.

2.1.35 Owner - The duly authorized agent, attorney, purchaser, devisee, trustee or any person having vested or equitable interest in the use, structure or lot in question.

2.1.36 Parking Space - An off-street space having an area of not less than 200 square feet, plus access and maneuvering space, for exclusive use as a parking stall for one motor vehicle whether inside or outside a structure.

2.1.37 Permit Granting Authority - The Board of Appeals shall be the permit granting authority. The Board of Selectmen shall issue Earth Removal Permits.

2.1.38 Person - The word "person" shall include one or more individuals, a partnership, an association and a corporation.

2.1.39 Recorded - Recorded in the Norfolk Registry of Deeds or registered in the Norfolk Registry District of the Land Court.

2.1.40 Residential Area - A residential area is any area situated within a district zoned primarily for residential purposes under the Zoning Bylaw. It includes RE, RT, RS and RU.

2.1.41 Sign - Any letters, pictorial representations, symbol, flag, emblem or animated device displayed in any manner whatsoever, which directs attention of persons off the premises on which the sign is displayed to any object, subject, place, person, activity, product, service, institution, organization or business. (For the purposes of this code, American flags and directional or traffic signs and signals erected or adopted by governments or their agencies are not included in this definition.)

2.1.42 Sign, Accessory - Any billboard, sign or other advertising device that advertises, calls attention to, or indicates the person occupying the premises on which the sign is erected or the business transacted thereon, or advertises the property itself or any part thereof as for sale or to let, and which contains no other advertising matter.

2.1.43 Sign, Advertising - A sign used to direct attention to a service, sale or other activity not performed on the same premises upon which the sign is located.

2.1.44 Sign, Applied - A painted or applied sign including all lettering and symbols together with any background color other than the color of the building.

2.1.45 Sign, Awning - A sign on or attached to a temporary retractable shelter that is supported entirely from the exterior wall of a building.

2.1.46 Sign Band - A sign band is a special type of parallel sign. It is a horizontal band, integral to the building facade, and runs the full length of the building, exclusive of structural or other interruptions.

2.1.47 Sign, Business - A sign used to direct attention to a service, product sold or other activity performed on the same premises upon which the sign is located.

2.1.48 Sign, Canopy - A sign on or attached to a permanent, overhanging shelter that projects from the face of the building and is supported entirely or partially by the building.

2.1.49 Sign, Freestanding - A sign supported upon the ground and not attached to any building.

2.1.50 Sign Frontage, Building - The length in feet of the ground floor building side on which the sign is mounted. For freestanding signs, the length of the building side nearest the sign, or, the length of the entrance side, whichever is shorter.

2.1.51 Sign, Identification - A sign used simply to identify the name, address and title of an individual family or firm occupying the premises upon which the sign is located.

2.1.52 Sign, Nonaccessory - Any billboard, sign or other advertising device that does not come within the foregoing definition of an accessory sign.

2.1.53 Sign, Off-premise - A sign advertising activities, goods, products, services, etc., available elsewhere than within the building or on a lot where the sign is located.

2.1.54 Sign, On-premise - A sign advertising activities, goods, etc., available within the building or on the lot where the sign is located.

2.1.55 Sign, Parallel - A wall-mounted sign parallel to the building surface projecting not more than 12" from that surface.

2.1.56 Sign, Parking - A sign at each vehicular entrance to a parking lot or parking garage.

2.1.57 Sign, Projecting - A wall-mounted sign perpendicular to the building surface.

2.1.57½ Sign, Size - In applying the maximum height and width limitations prescribed in this Bylaw for signs, any intermediary removable surface to which a sign is affixed shall be deemed to be a part of the sign.

2.1.58 Sign, Special - Any sign or sign structure not included in the sign definitions.

2.1.59 Sign, Standing - Any sign erected on or affixed to the land and any and every exterior sign that is not attached to a building.

2.1.60 Sign, Surface Area of -

2.1.60.1 For a sign, either freestanding or attached, the area shall be considered to include all lettering, wording, and accompanying designs and symbols, together with the background, whether open or enclosed, on which they are displayed, but not including any supporting framework and bracing which are incidental to the display itself.

2.1.60 Sign, Surface Area of (continued)

2.1.60.2 For a sign painted upon or applied to a building, the area shall be considered to include all lettering, wording, and accompanying designs or symbols together with any backing of a different color from the finish material of the building face.

2.1.60.3 Where the sign consists of individual letters or symbols attached to or painted on a surface, building, wall or window, the area shall be considered to be that of the smallest quadrangle which encompasses all of the letters and symbols.

2.1.61 Sign, Window or Interior - A sign painted or applied to glass doors or windows, or installed on the interior but visible from the exterior.

2.1.62 Special Permit - A use of a structure or lot or any action upon a premises which may be permitted under this Bylaw only upon application to and the approval of the Board and in accordance with the provisions of Section 14.

2.1.63 Special Permit Granting Authority - shall mean Planning Board for cluster residential developments and the Board of Appeals for all other special permits. The Board of Selectmen shall grant Earth Removal permits.

2.1.64 Story - A "story" is defined as that part of a building between any floor and the floor or roof next above. For the purposes of this Zoning Bylaw, where a building is not divided into stories, a story shall be considered fifteen (15) feet in height. A story shall be at least 50% above grade.

2.1.65 Street - A way which is dedicated or devoted to public use by legal mapping, by user, or by any other lawful procedure and includes any avenue, boulevard, parkway, road, land, public square, highway and similar public way which affords the prescribed means of principal access to an abutting lot.

2.1.66 Structure - A combination of materials assembled at a fixed location to give support or shelter, such as a building, bridge, trestle, tower, framework, retaining wall, tank, tunnel, tent, stadium, reviewing stand, platform, bin, fence, sign, flag pole, or swimming pool.

2.1.67 Structure, Nonconforming - A structure lawfully existing at the effective date of this Bylaw or any amendment thereto, which is not in conformity with all provisions of this Bylaw.

2.1.68 Substantially Different Use - Any use which is not permitted either by right, or by Special Permit of the Board of Appeals within the District in which the lot is located.

2.1.69 Substantially Greater Extent - An accessory use which exceeds 40 per cent of the floor area of the existing structure or any principal use which encroaches into any yard or setback area.

2.1.70 Usable Open Space - Space in a yard or within a setback area on a lot that is unoccupied by buildings, unobstructed to the sky, not devoted to service driveways or off-street loading or parking spaces and available to all occupants of the building on the lot expressed as a percentage of gross floor area.

2.1.71 Use - The purpose for which a structure or lot is arranged, designed, or intended to be used, occupied or maintained.

2.1.72 Use, Accessory - A use customarily incidental and subordinate to the principal use of a structure or lot, or a use not the principal use which is located on the same lot as the principal structure.

2.1.73 Use, Nonconforming - A use lawfully existing at the effective date of this Bylaw or any amendment thereto which is not in conformity with all provisions of this Bylaw.

2.1.74 Use, Principal - The main or primary purpose for which a structure or lot is designed, arranged, or intended, or for which it may be used, occupied or maintained under this Bylaw. Any other use within the main structure or the use of any other structure or land on the same lot and incidental or supplementary thereto and permitted under this Bylaw shall be considered an accessory use.

2.1.75 Variance - Such departure from the terms of this Bylaw as the Board, upon appeal in specific areas, is empowered to authorize under the terms of Section 14.

2.1.76 Watershed Protection District - (See Section 11.2.1 and 11.2.2)

2.1.77 Yard - A portion of a lot, other than a court on the same lot as the principal building, unobstructed artificially from the ground to the sky, except as otherwise provided herein.

2.1.78 Yard, Front - A space extending for the full width of the lot between the front line of the nearest building wall and the front lot line.

2.1.79 Yard, Rear - A space, unoccupied, except by an accessory structure or accessory use as herein permitted, extending for the full width of the lot between the rear line of the building wall and the rear lot line.

2.1.80 Yard, Side - An unoccupied space extending for the full length of a building between the nearest building wall and the side lot line.

2.1.81 Zoning Act - Section 808 of the Acts of 1975.

2.1.82 Zoning Bylaw - The Zoning Bylaw of the Town of Medfield.

2.1.83 Zoning Enabling Act - Chapter 40A of the General Laws of the Commonwealth of Massachusetts and amendments thereto.

2.1.84 Zoning Enforcing Officer - Agent appointed by the Board of Selectmen charged with the enforcement of the Zoning Bylaw.

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SECTION 3
ESTABLISHMENT OF ZONING DISTRICTS

3.1 DIVISION INTO DISTRICTS

The Town of Medfield, Massachusetts, is divided into seven Zoning Districts designated as follows:

Full Name	Abbreviation
Residential Estate	R-E
Residential Town	R-T
Residential Suburban	R-S
Residential Urban	R-U
Business	B
Business-Industrial	B-I
Industrial Extensive	I-E

3.2 ZONING MAP

The location and boundaries of the Zoning Districts are established and shown on a map titled "Zoning Map, Medfield, Massachusetts" dated January 11, 1972, and revised to July 11, 1977, which is a part of this Bylaw. The authenticity of the Zoning Map shall be identified by the signature of the Town Clerk and the imprinted seal of the Town under the words: "This is to certify that this is the Zoning Map of the Town of Medfield, Massachusetts, referred to in the Zoning Bylaw of the Town of Medfield, Massachusetts, which was adopted by the Town Meeting commencing April 23, 1977." Any change in the location of boundaries of a Zoning District by amendment of this Bylaw shall be authenticated in the same manner. The Zoning Map shall be kept on file in the Office of the Planning Board. Photographic reductions of this zoning map may serve as copies of the zoning map.

3.3 BOUNDARIES OF DISTRICTS

Where uncertainty exists with respect to the boundary of Districts shown on the Zoning Map, these rules apply:

3.3.1 Where a boundary is indicated as a street, railroad, watercourse or other body of water, it shall be construed to be the centerline or middle thereof. Where such a boundary approximates a Town boundary then it runs to the limits of the Town boundary.

3.3.2 Where a boundary is indicated as running approximately parallel to a street, railroad, watercourse, or other body of water, it shall be construed to be parallel thereto at the distance shown on the Zoning Map.

3.3.3 Where a boundary is indicated as a specific elevation, it shall be construed as the distance above Mean Sea Level based on the Massachusetts Geodetic Datum of 1929.

3.3.4 When a District boundary line divides a lot that is in one ownership of record at the time such line is adopted, a use that is permitted on one portion of the lot may be extended 30 feet into the other portion provided the first portion includes the required lot width and depth. This allowance does not apply to Flood Plain or Watershed Protection Districts described in Sections 10 and 11.

SECTION 4

INTERPRETATION AND APPLICATION

4.1 INTERPRETATION

The provisions of this Bylaw shall be interpreted to be the minimum requirements adopted for this promotion of the health, safety, or the general welfare of the Town of Medfield, Massachusetts. The provisions of this Bylaw are not intended to repeal, amend, abrogate, annul or in any way impair or interfere with any lawfully adopted law, statute, ordinance, bylaw, covenants, regulations or rules. Whenever the regulations made under the authority hereof differ from those prescribed by any law, statute, ordinance, bylaw or other regulations, that provision which imposes the greater restriction or the higher standard shall govern.

4.2 APPLICATION

Except as herein provided, or as specifically exempted by a "shall clause" of The Zoning Act, the provisions of this Bylaw shall apply to the following: the erection, construction, reconstruction, alteration, or use of buildings and structure or use of land.

SECTION 5

USE REGULATIONS

5.1 APPLICABILITY OF USE REGULATIONS

No building, structure, or land shall be used or occupied except for the purposes permitted in its District.

5.2 PERMITTED USES

In the following Table of Use Regulations, the uses permitted by right in the District are designated by the word "Yes." Those uses that may be permitted by Special Permit in the District in accordance with Section 14 are designated by the letters "SP." Uses that are not permitted in the District are designated by the word "No."

5.3 USES SUBJECT TO OTHER REGULATIONS

5.3.1 Uses permitted by right or by Special Permit shall be subject to all provisions of this Bylaw.

5.3.2 There shall be no use of a building, structure, or land in any District for a purpose that is injurious, dangerous, noxious, or offensive to the community by reason of the emission of odor, fumes, dust, smoke, vibration, noise or other cause. (See Section 14.10.6.f)

5.3.3 No parking for an Industrial District and no vehicular access to an Industrial District shall be on land that is zoned other than Industrial. Vehicular access to an Industrial District shall be over a public way.

5.3.4 New public ways and ways into Industrial Districts shall be constructed in accordance with the latest Land Subdivision Rules and Regulations for the Town of Medfield, Massachusetts.

5.3.5 Existing public ways, when rebuilt, shall be constructed to conform with the latest Land Subdivision Rules and Regulations for the Town of Medfield, Massachusetts.

5.3.6 For multifamily dwellings, all waste water shall be disposed of by means of adequate connection to the sewage system of the Town of Medfield. The connecting system shall be installed in accordance with the definitive plan and shall conform with the rules of the Water and Sewerage Board and shall be installed under their direction.

5.3.7 Whether or not on the same parcel as activities permitted as a matter of right, accessory to activities permitted as a matter of right, which activities are necessary in connection with scientific research or scientific development or related production, may be permitted upon the issuance of a special permit provided the granting authority finds that the proposed accessory use does not substantially derogate

SECTION 5

USE REGULATIONS

(cont.)

5.4 TABLE OF USE REGULATIONS

The Table of Use Regulations that follows is part of this Bylaw.

5.4 TABLE OF USE REGULATIONS

USE	R-E	R-T	R-S	R-U	B	B-I	I-E
5.4.1 RESIDENTIAL							
5.4.1.1 One-family dwelling	YES	YES	YES	YES	NO	NO	NO
5.4.1.2 Two-family dwelling	NO	NO	NO	YES	NO	NO	NO
5.4.1.3 Alteration of two- or multi-family dwelling (See Section 14.10.6.h)	NO	NO	NO	SP	NO	NO	NO
5.4.1.4 Multifamily dwelling, except for row dwelling, including Public Housing for the Elderly	NO	NO	NO	YES	NO	NO	NO
5.4.1.5 Cluster Residential Development (See Section 7)	SP	SP	SP	SP	NO	NO	NO
5.4.1.6 Accessory residential building such as tool shed, boat house, shelter for domestic pets, private greenhouse, private swimming pool and private detached garage for up to three noncommercial vehicles	YES	YES	YES	YES	NO	NO	NO
5.4.1.7 Wall, fence, hedge or similar enclosure (6 feet maximum height)	YES	YES	YES	YES	YES	YES	YES

5.4 TABLE OF USE REGULATIONS (Continued)

USE	R-E	R-T	R-S	R-U	B	B-I	I-E
5.4.1.8 Storage only of a camper, trailer, house trailer or boat within a building	YES	YES	YES	YES	YES	YES	YES
5.4.1.9 Trailers (See Section 14.10.6.a)	SP	SP	SP	SP	SP	SP	SP
5.4.2 COMMUNITY FACILITIES							
5.4.2.1 Church or other religious use	YES	YES	YES	YES	YES	YES	YES
5.4.2.2 Educational use which is religious, sectarian, denominational or public	YES	YES	YES	YES	YES	YES	YES
5.4.2.3 Nonprofit recreational facility, not including a membership club	YES	YES	YES	YES	YES	YES	NO
5.4.2.4 Nonprofit country, hunting, fishing, tennis or golf club without liquor license	SP	SP	SP	SP	NO	NO	NO
5.4.2.5 Nonprofit day camp or other nonprofit camp	SP	SP	SP	SP	NO	NO	NO
5.4.2.6 Town cemetery, including any crematory	YES	YES	YES	YES	YES	NO	SP
5.4.2.7 Historical association or society	SP	SP	SP	SP	YES	SP	SP
5.4.2.8 Hospital, sanitarium or sanatorium	NO	NO	SP	SP	NO	NO	NO
5.4.2.9 Street, bridge, tunnel	YES	YES	YES	YES	YES	YES	YES
5.4.2.10 Temporary (not over 30 days) amusement enterprise, not including any permanent structures	SP	SP	SP	SP	SP	SP	SP
5.4.2.11 Temporary structures for storage of materials or equipment	SP	SP	SP	SP	SP	SP	SP
5.4.2.12 Licensed day nursery or other agency for the day care of children	YES	YES	YES	YES	NO	NO	NO
5.4.2.13 Municipal Use	SP	SP	SP	SP	SP	SP	SP

5.4 TABLE OF USE REGULATIONS (Continued)

	USE	R-E	R-T	R-S	R-U	B	B-I
5.4.3	AGRICULTURAL						
5.4.3.1	Agriculture, horticulture and floriculture, not including a greenhouse or stand for retail sale	YES	YES	YES	YES	YES	YES
5.4.3.2	Year-round greenhouse or stand for wholesale and retail sale of agricultural or farm products or products related to greenhouse business, such as peat or insecticides	SP	SP	SP	SP	YES	YES
5.4.3.3	Temporary (not exceeding a period of three consecutive months) greenhouse or stand for retail sale of agricultural or farm products raised primarily on the premises	YES	YES	YES	YES	YES	YES
5.4.3.4	Raising of livestock, horses, poultry and grazing of animals, not including the raising of swine or fur animals for commercial use, (foxes, skunks, minks, raccoons) or other furbearing animals shall not be kept or raised for commercial purposes anywhere within the Town	YES	YES	SP	NO	NO	NO
5.4.3.5	Commercial stables, kennels, or veterinary hospital in which all animals, fowl or other forms of life are in completely enclosed pens or other structures at least 200 feet from any lot line	SP	SP	SP	SP	NO	NO
5.4.3.6	Growing of crops and conservation of water plants and wild life	YES	YES	YES	YES	YES	YES
5.4.3.7	Noncommercial forestry and growing of all vegetation	YES	YES	YES	YES	YES	YES

5.4 TABLE OF USE REGULATIONS (Continued)

	USE	R-E	R-T	R-S	R-U	B	B-I
5.4.4	RETAIL AND SERVICE						
5.4.4.1	Stores usually selling a combination of two or more of the following: Dry goods, apparel and accessories, furniture and home furnishings, small wares, hardware and food	NO	NO	NO	NO	YES	YES
5.4.4.2	Establishments primarily selling food and drink for home preparation and consumption or on their own premises	NO	NO	NO	NO	YES	YES
5.4.4.3	Sales by vending machines	SP	SP	SP	SP	YES	YES
5.4.4.4	Establishments selling new automobiles or new and used automobiles and trucks, new automobile tires and other accessories, aircraft, boats, motorcycles, and household trailers	NO	NO	NO	NO	SP	YES
5.4.4.5	Hotels and motels	NO	NO	NO	NO	NO	NO
5.4.4.6	Trailer camp	NO	NO	NO	NO	NO	NO
5.4.4.7	Lodging house (See Section 14.10.6.b)	NO	NO	NO	SP	NO	NO
5.4.4.8	Personal service establishments	NO	NO	NO	NO	YES	YES
5.4.4.9	Funeral home or mortuary establishment	NO	NO	NO	SP	YES	YES
5.4.4.10	Convalescent or nursing homes and medical and dental offices	NO	NO	NO	SP	SP	SP
5.4.4.11	Membership club	SP	SP	SP	SP	YES	YES
5.4.4.12	Miscellaneous business offices and services	NO	NO	NO	NO	YES	YES
5.4.4.13	Home Occupation (See Section 14.10.6.c)	SP	SP	SP	SP	NO	NO
5.4.4.14	Auto service stations (gasoline and oil)	NO	NO	NO	NO	SP	SP
5.4.4.15	Automotive repair, automobile services and garages (not including a junk yard or automotive graveyard)	NO	NO	NO	NO	SP	SP

5.4 TABLE OF USE REGULATIONS (Continued)

USE	R-E	R-T	R-S	R-U	B	B-I	I-E
5.4.4.16 Automotive graveyard or other junk yard	NO	NO	NO	NO	NO	NO	NO
5.4.4.17 Miscellaneous repair service	NO	NO	NO	NO	YES	YES	YES
5.4.4.18 Indoor motion picture establishment	NO	NO	NO	NO	SP	SP	SP
5.4.4.19 Outdoor motion picture establishment	NO	NO	NO	NO	NO	NO	NO
5.4.4.20 Amusement and recreation services	NO	NO	NO	NO	SP	SP	NO
5.4.4.21 Commercial communications and television towers	NO	NO	NO	NO	NO	NO	NO
5.4.4.22 Airfield or landing area for fixed-wing aircraft	NO	NO	NO	NO	NO	NO	NO
5.4.4.23 Helicopter landing area, not including gyrocopters	NO	NO	NO	NO	NO	NO	SP
5.4.4.24 Commercial parking lot or structure	NO	NO	NO	NO	YES	YES	NO
5.4.4.25 Planned business development (See Section 14.10.6.d)	NO	NO	NO	NO	SP	SP	NO
5.4.4.26 Filling of land or watercourse, water body or wetlands (See Sections 10.4 and 11.4)	SP	SP	SP	SP	SP	SP	SP
5.4.4.27 Construction of drainage facilities or damming or relocating any watercourse, water body or wetlands (See Sections 10.4 and 11.4)	SP	SP	SP	SP	SP	SP	SP
5.4.4.28 Appliance and furniture repair service	NO	NO	NO	NO	SP	SP	SP
5.4.4.29 Commercial or membership tennis courts or clubs, including squash and paddle tennis	NO	NO	NO	NO	YES	SP	SP
5.4.4.30 Community Residences for rehabilitation of mentally and physically handicapped	SP	SP	SP	SP	NO	NO	NO

5.4 TABLE OF USE REGULATIONS (Continued)

USE	R-E	R-T	R-S	R-U	B	B-I	I-E
5.4.5 WHOLESALE AND MANUFACTURING (See Section 14)							
5.4.5.1 Mining and quarrying	NO	NO	NO	NO	NO	NO	NO
5.4.5.2 Storage of construction supplies and construction equipment	NO	NO	NO	NO	NO	NO	SP
5.4.5.3 Manufacturing:							
5.4.5.3.a) Furniture, lumber and wood products	NO	NO	NO	NO	NO	SP	YES
5.4.5.3.b) Primary metal industries	NO	NO	NO	NO	NO	NO	SP
5.4.5.3.c) Fabricated metal industrial	NO	NO	NO	NO	NO	SP	YES
5.4.5.3.d) Machinery, electrical machinery, equipment and supplies	NO	NO	NO	NO	NO	YES	YES
5.4.5.3.e) Motor vehicle equipment	NO	NO	NO	NO	NO	YES	YES
5.4.5.3.f) Transportation equipment	NO	NO	NO	NO	NO	YES	YES
5.4.5.3.g) Other durable goods	NO	NO	NO	NO	NO	SP	SP
5.4.5.3.h) Food and kindred products	NO	NO	NO	NO	NO	YES	YES
5.4.5.3.i) Textile and mill products	NO	NO	NO	NO	NO	SP	SP
5.4.5.3.j) Apparel and other fabricated textile products	NO	NO	NO	NO	NO	YES	YES
5.4.5.3.k) Printing, publishing and allied industries, except paper manufacturing	NO	NO	NO	NO	SP	SP	YES
5.4.5.3.l) Chemicals and allied products	NO	NO	NO	NO	NO	SP	SP
5.4.5.3.m) Other nondurable goods	NO	NO	NO	NO	NO	SP	SP

5.4 TABLE OF USE REGULATIONS (Continued)

	USE	R-E	R-T	R-S	R-U	B	B-I	I
5.4.5.4	Railroads and railway express service	NO	NO	NO	NO	NO	YES	YE
5.4.5.5	Trucking service and warehousing	NO	NO	NO	NO	NO	YES	YE
5.4.5.6	Taxicab stands and public transportation ticket sales	NO	NO	NO	NO	YES	YES	YE
5.4.5.7	Wholesale trade	NO	NO	NO	NO	NO	YES	YE
5.4.5.8	Earth removal, transfer or storage (See Section 12)	SP	SP	SP	SP	SP	SP	SP

SECTION 6

AREA, HEIGHT AND BULK REGULATIONS

6.1 APPLICABILITY OF AREA, HEIGHT AND BULK REGULATIONS

The regulations for each district pertaining to lot area, dimensions, and residential floor space shall be as specified in this section and set forth in the Table of Area Regulations and Table of Height and Bulk Regulations, and shall be subject to the further provisions of this section.

6.2 TABLE OF AREA REGULATIONS

The Table of Area Regulations that follows together with the Notes (6.2) are part of this Bylaw.

6.2 TABLE OF AREA REGULATION NOTES

6.2.1 Except for planned business and industrial developments, Public Housing for the Elderly, Community Facilities and public utilities (see Section 14) only one principal structure shall be permitted on one lot.

6.2.2 For purposes of determining setback requirements both yards of a corner lot that front on a street shall be considered front yards on the street on which they are located.

6.2.3 A legal service driveway shall have a minimum width of 12 feet and a maximum width of 24 feet.

6.2.4 For purposes of determining setback requirements both yards of a through lot that front on a street shall be considered front yards on the street on which they are located.

6.2.5 Frontage shall be measured at the street line. On corner and through lots frontage shall be measured on one street only.

6.2.6 Building within the Flood Plain District or Watershed Protection District shall be subject to Sections 10 and 11.

6.2.7 Only the following projections into required yards, or other required open spaces are permitted.

a. A balcony or baywindow limited in total length to one half the length of the building shall project not more than two feet.

b. Open terrace, steps or stoop under 4 feet in height shall project not more than one half of the required yard setback.

c. Steps or stoop over 4 feet in height, window sill, belt course, chimney, roof eave, fire escape, fire tower, storm enclosure or similar architectural features shall not project more than 2 feet into the required yard setback area.

6.2.8 In "B" and "B-I" Districts all uses shall be conducted within a completely enclosed building, except: dispensing of food, beverages or goods at a drive-in or stand; dispensing of gas, water or lubricants at a garage or gasoline service station; vegetation held for sale in a horticulture or floriculture business; permitted parking or loading; and permitted exterior signs.

6.2.9 Screening and buffers shall be required in the Industrial Extensive (I-E) District. There shall be a landscaped buffer strip along each boundary which adjoins a residential use or district. This strip shall be at least 150 feet in width and shall be portioned as follows:

a. The portion of such buffer strip within one hundred feet of the district boundary line shall be used only for, and maintained as, a planting area for lawns, trees, shrubs, or other landscape materials to provide a visual barrier between districts.

6.2 TABLE OF AREA REGULATIONS

Zoning District	Use	Minimum Required Lots: Area (sq.ft.)	Lots: Frontage (ft.)	Lots: Width (ft.)	Lots: Depth (ft.)	Yards: Front (ft.)	Yards: Side (ft.)	Yards: Rear (ft.)
R-E	Any permitted structure or principal use	80,000	180	225	200	40	25	50
R-T	Any permitted structure or principal use	40,000	142	175	150	40	15	30
R-S	Any permitted structure or principal use	20,000	96	120	125	30	12	40
R-U	One-family dwelling	12,000	80	100	100	20	12	30
	Two-family dwelling	20,000	100	100	100	20	12	30
	Multifamily dwelling (per unit)	12,000+	200	200	100	30	20	50
	Public Housing for the Elderly (per unit)	6,000						
	Convalescent or nursing home	12,000+	200	200	100	30	20	50
	Funeral home or mortuary establishment	2,000						
	Any other permitted community facility	40,000	200	200	100	50	20	50
	Any other permitted structure or principal use	40,000	200	200	100	30	20	50
		12,000	100	100	100	20	12	30
B	Automotive sales, service or repair establishment	40,000	200	200	100	25	12	12
	Motion picture or amusement and recreation establishment	40,000	200	200	100	25	12	12
	Any other permitted structure or principal use	12,000	60	60	100	15	12	12
B-I	Any permitted structure or principal use	10,000	60	60	60	10	6	12
I-E	Any permitted structure or principal use	40,000	200	200	200	25	25	25

6.3 TABLE OF HEIGHT AND BULK REGULATIONS

The Table of Height and Bulk Regulations that follows together with the Notes (6.2) are declared to be part of this Bylaw.

District	Maximum Height (ft.)	Permitted Height (Stories)	Maximum Floor Area Ratio Incl. Access. Buildings	Minimum Usable Open Space(%)	Multifamily Dwelling Minimum Unit Floor Area (sq. ft.)
R-E	35	2½	0.20	40	Not Permitted
R-T	35	2½	0.25	40	Not Permitted
R-S	35	2½	0.35	40	Not Permitted
R-U	45	3 or 4*	0.50	20	500
B	30	2	0.75	5	450** Not Permitted
B-I	30	2	0.75	5	Not Permitted
I-E	(See Commonwealth of Mass. State Building Code, Chapter 30A - Mass. General Laws, Table 2.6 for maximum permitted Height in feet and the maximum number of story heights permitted.)		0.50	10	Not Permitted

*See Section 6.2.4

**450 sq.ft. required for Public Housing for Elderly

6.2 TABLE OR AREA REGULATION NOTES (Continued)

6.2.9 b. The remaining fifty (50) feet of space may be used for off-street parking or other permitted open uses, and shall not contain any permanent structure.

6.2.10 In a Business District, a Business-Industrial District, or a lot in a RU District on which a multifamily dwelling is placed, there shall be a landscaped buffer strip along each boundary which adjoins a residential lot. The strip shall be at least 10 feet in width and shall contain a screen of plantings in the strip not less than 5 feet in width and 6 feet in height at the time of the occupancy of any lot. Individual bushes or trees shall be planted not more than 3 feet on centers, and shall thereafter be maintaine by the owner or occupants so as to maintain a dense screen year-round. All of the plantings shall be evergreen. No building shall be placed within this buffer strip.

6.2.11 In any "R" District permitted accessory buildings shall conform to the following provisions: They shall not occupy more than 40 percent of the required rear yard; they shall be not less than 60 feet from any street lot line, except on a corner lot if used for garage purposes, then the same distance as required depth of the front yard for adjacent lots; they shall not be less than 6 feet from any lot line.

6.2.12 All "I-E" uses shall conform to "I-E" District regulations.

6.2.13 All "B-I" uses shall conform to "B-I" District regulations.

6.2.14 All "B" uses shall conform to "B" District regulations.

6.2.15 All "R" uses shall conform to "R" District regulations.

6.2.16 Setback in Table of Area Regulations shall not apply to fences.

6.3 TABLE OF HEIGHT AND BULK REGULATIONS: NOTES

6.3.1 Any maximum height permitted in this Bylaw shall be further subject to the restrictions of the Commonwealth of Massachusetts State Building Code and shall not apply to:

6.3.1.a) Community facility and public utility structures, provided that the side yards, rear yards and setbacks required in the district for the highest permitted principal structure shall be increased 2 feet in width for each foot by which the height of such structure exceeds the height permitted in the district.

6.3.1.b) Necessary appurtenant structures such as church spire, belfrey, cupola, dome, smokestack, monument, derrick, conveyor, flag pole, communications tower, mast, antenna, aerial, airplane hangar, roof tank, building service equipment, roof structure other than a penthouse, chimney or parapet wall, or any similar appurtenance provided that the side yards, rear yard and setback be increased one foot horizontally for each two feet that the height of such structure exceeds the height permitted in the district.

6.3.1.c) Special industrial structures; such as a cooling tower, grain elevator, sugar refinery, gas holder or other similar structure where the industrial process requires a greater height, provided that any such structure shall not occupy more than 15 percent of the lot area and shall be not less than 50 feet from any lot line.

6.3.2 A fence, hedge, wall or other enclosure may be maintained on a corner lot, provided that it shall not, at intersecting streets, obstruct visual clearance between 3½ feet and 10 feet above the grade within the triangular area formed by the intersection of the curb lines and a straight line joining said curb lines at points which are 25 feet measured from the intersection of the curb lines. Where curbs do not exist, the lines shall be where such curb would be required if built.

6.3.3 A basement or cellar, to be inhabited, must have the ceiling not less than five (5) feet above the average elevation of the land immediately surrounding the building foundation wall.

6.3.4 Where four (4) stories are built, only three (3) stories may be inhabited.

SECTION 7

CLUSTER RESIDENTIAL ZONING

7.1 For Cluster Residential Development of Land:

7.1.1 For the purpose of encouraging the preservation of open space and promoting the more efficient use of land in harmony with its natural features and within the general intent of the Zoning Bylaw, an owner or owners or their agent of a tract of land, may, in connection with the submission of a subdivision plan for Planning Board approval under the Subdivision Control Law also make application to the Appeals Board for a Special Permit excepting his plan from the lot size and yard dimension regulations as required in the Zoning Bylaw. In no event, however, shall such permit operate as an exception from any other provision of this Bylaw.

The owner or such agent shall at the same time file a copy of the application with all accompanying plans and Environmental Impact Statement with the Board of Health, the Water and Sewerage Board, the Conservation Commission and the Planning Board, which Boards shall, within thirty days from the date of receipt of such documents by them, file their written recommendations concerning said applications with the Appeals Board. If no such recommendations are filed within thirty days, said Board shall have been deemed to have no recommendations on the application.

7.1.2 After notice and public hearing, and after due consideration of recommendations required to be filed, the Appeals Board may grant such a permit for residential use provided that:

7.1.2.1 It finds that the proposed plan will promote the purposes of this section; and

7.1.2.2 Not less than 25% of the area of the tract, exclusive of land set aside for road area and parking area, shall be Open Land; and

7.1.2.3 The maximum number of lots permitted on a given piece of land shall be determined by reducing the total acreage of the proposed subdivision by the area of ponds as shown on Town of Medfield Zoning Map, but not deducting for street right-of-way, and by dividing the remaining area by the minimum lot area requirements of the zoning district in which the subdivision is to be located; and

7.1.2.4 The size of the tract of land not less than ten times the minimum lot size permitted in the zoning district in which the tract is located and land area of not more than 25 per cent of open land in the tract may be Flood Plain District, Watershed Protection District, or have a greater than twenty per cent slope; and

7.1.2.5 The entire development shall be serviced with a public water supply and a public sewer or an on-site sewage disposal system capable of processing in excess of 2,000 gallons of sewage effluent per day and to which all units in the development shall be connected and which shall be approved by the Board of Health and the Water and Sewerage Board; and

7.1.2.6 To insure the protection of existing residences, proposed lots abutting lots with existing single-family residences shall conform to the area requirements of the adjacent zone. The Board of Appeals may substitute a requirement for a buffer zone which shall be at least fifty feet in width for the protection of the abutting lots; and

7.1.2.7 All lots adjoining existing ways shall meet all existing regulations for zoning districts in which the lots are located. Land adjoining existing ways may be used for open land, provided that its minimum dimension is fifty feet; and

7.1.2.8 Minimum lot size shall be 12,000 square feet in area, 100-foot width, 100-foot depth, 20-foot front yard, 12-foot side yards and 30-foot rear yard.

7.1.3 Open Land shall be:

7.1.3.1 Owned by a membership corporation, trust or association whose members are all the owners or occupants of the dwelling units in the tract, by the Town, or otherwise as the Appeals Board may approve; and

7.1.3.2 Restricted by a conservation restriction as defined in General Laws, Chapter 184, Sections 31, 32, and 33, running to the Town appropriate to retaining the Open Land predominantly in its natural scenic and open condition in such form as shall be approved by the Conservation Commission, the Planning Board and the Board of Selectmen. The applicant shall provide satisfactory assurance that such conservation restriction, following approvals, has been properly recorded in the appropriate Registry of Deeds or Registry District and the interest in land thereby created is not subject to any mortgage, security, interest, lien or other monetary encumbrance of any kind other than the aforesaid conservation restriction; and

7.1.3.3 Further restricted by covenants in deeds to all grantees in the tract for recreational, agricultural, conservation, or park uses on which no building may be erected more than fifteen feet in height and only incidental to the foregoing uses; and

7.1.3.4 Open to such uses by at least the owners and occupants of the dwelling units in the tract; and

7.1.3.5 Open to Town officials for purposes of maintaining public facilities; and

7.1.3.6 Subject to such further restrictions and conditions as the Board may impose.

7.1.4 A special permit for a cluster development issued hereunder by the Planning Board is primarily an authorization for the use of lots which have less than the normal lot size and yard dimension. Subsequent approval by the Planning Board of such portions of the development as constitute a subdivision will be required as set forth in the Subdivision Control Law, including approval of the street and utility systems. A favorable recommendation by the Planning Board that the special permit be issued shall not, therefore, be deemed to either constitute subdivision approval under the Subdivision Control Law or the Subdivision Rules and Regulations or imply that such approval will be given.

7.1.5 Consistent with the general purposes of this Zoning Bylaw and the specific purposes of this action, the Appeals Board may recommend and may impose, as conditions to the approval of a permit hereunder such provisions as to parking, loading, road construction and sidewalks, community service and recreational facilities, screening, and care and maintenance of Open Land as may be deemed advisable for the protection and well being of the occupants of dwelling units in the tract and of the inhabitants of the Town.

7.1.6 No lot shown on a plan for which a permit is granted under this section may be further subdivided, and a notation to this effect shall be shown upon the subdivision plan recorded with the Registry of Deeds or Registry District.

SECTION 8

OFF-STREET PARKING AND LOADING REGULATIONS

8.1 OFF-STREET PARKING AND LOADING REQUIREMENTS

In any district, if a structure is constructed or enlarged, or an existing use is enlarged or changed, or the dimensions of a lot are changed, off-street parking and loading spaces shall be provided that are off the street in accordance with the following Table of Off-Street Parking Standards for the entire structure or use unless the change in units or measurements amounts to less than 15 per cent as a whole whether such increase occurs at one time or in successive stages.

8.1 TABLE OF OFF-STREET PARKING STANDARDS

USE	NUMBER OF PARKING SPACES PER UNIT
Dwelling	Two per unit
Lodging house, motel or hotel	One and one half per rental unit, plus one for each 20 sq. ft. of floor area available for meetings or functions, plus one for each two employees
Retail, service, finance, insurance, or real estate establishment	One per each 120 sq. ft. of floor space open to the public plus one for each two employees
Medical Offices and clinics	Five spaces for each doctor having office space therein
Other professional offices	Two for each person working in the office. Minimum three spaces per office
Wholesale establishment	One per each 500 square feet of floor space
Manufacturing or industrial establishment	One per each 1000 sq. ft. of floor space
Auditorium, gymnasium, stadium, theatre, church, or other place of assemblage	One space for each four seats or each 8 feet of bench therein to be based on the maximum seating capacity

8.1 TABLE OF OFF-STREET PARKING STANDARDS (cont.)

USE	NUMBER OF PARKING SPACES PER UNIT
Public Housing for Elderly	One fourth per unit
School or college	Two per classroom in an elementary and junior high school and four per classroom in a senior high school plus spaces as required above for auditorium or gymnasium, whichever has the larger capacity
Community facility (town building, recreation, etc.) or public utility establishment	One per 300 square feet or fraction thereof of participator floor space plus space for spectators as required in auditorium, gymnasium, etc., above
Restaurants, night clubs or eating places	One space for each three seats or stools plus one space for each two employees plus space for each two lineal feet of "customer service" counter
Fast food take-out establishment and drive-in restaurant	One parking space for every ten square feet of floor space plus one for every two employees
Bowling alley	Seven spaces for each bowling lane
Barber shop, beauty parlor	Two spaces for each chair installed, and one space for each two operators
Self-service dry cleaners and self-service laundries	One space for each two machines installed, including dryers
Gasoline and service stations	Three spaces for each service bay
Hospitals, extended care facilities or homes	Two per bed at design capacity

8.2 GENERAL PARKING AND LOADING REGULATIONS

8.2.1 Accessory parking or loading spaces that are maintained in any district in connection with an existing use on the effective date of this Bylaw shall hereafter be maintained so long as the use continues, unless an equivalent number of parking or loading spaces is constructed elsewhere conforming to the requirements of these regulations.

8.2.2 When units or measurements that determine the number of required parking or loading spaces result in a requirement of a fractional space, a fraction over one half shall require one parking or loading space.

8.2.3 The required parking spaces shall be provided either on the same premises with the parking generator, or on any premises associated therewith. The walking distance between the farthest point of the parking area and the main pedestrian entrance to the building or use in question shall not exceed five hundred (500) feet, except that in the case of parking space for employees only, the distance may be increased to eight hundred (800) feet. Such walking distance shall be only over land owned or controlled by the parking generator or over a public way. When the required parking spaces are not immediately adjacent to the parking generator, directional signs to the parking spaces must be posted. Such signs shall conform with Section 13. Accessory uses must be in the same district by Special Permit or in a district in which the principal use would be permitted by right.

8.2.4 Where required parking spaces are provided away from the lot on which the use or structure they are intended to serve is located, such spaces shall be in the same possession, either by deed or lease, as the property occupied by the use or structure to which the parking spaces are accessory. If both the structure and the parking area are leased, the period of time of the parking-area lease shall be the same as the structure lease.

8.2.5 The loading spaces required for the uses listed in the above table shall in all cases be on the same lot as the use they are intended to serve. In no case shall the required loading spaces be part of the area used to satisfy the parking requirements of this Bylaw.

8.2.6 No accessory off-street parking shall be permitted within the required front yard or side yard in any "R" District.

8.2.7 For any use not enumerated in this Section, off-street parking spaces shall be one space for each employee plus one space for each 50 square feet of floor area. The Board of Appeals may make exceptions to this Section by means of a Special Permit which will be granted only after an affirmative finding that the proposed parking will be adequate and such a Special Permit must be applied for in conformance with Section 14 of this Bylaw.

8.2.8 Where differing uses occur on a single parcel of land, the number of off-street parking spaces to be provided shall be the sum of the requirements for each use.

8.2.9 All parking and loading spaces required under this Bylaw shall be reviewed and approved by the Planning Board and inspected by the Building Inspector. No occupancy permits shall be granted until said parking and loading facilities have been approved by the Planning Board.

8.3 PARKING AND LOADING SPACE STANDARDS

All parking or loading areas containing over five spaces, including automobile service and drive-in establishments, shall be either contained within structures, or subject to the following:

8.3.1 The area shall be effectively screened on each side which adjoins or faces the side or rear lot line of a lot situated in any "R" District. The screening shall consist of that required for buffers as specified in Section 6, paragraphs 6.2.8 and 6.2.9. The screening shall be set back from each street no more than the main building wall minimum set back.

8.3.2 The area and access driveways thereto shall be surfaced with a durable and dustless material and shall be constructed so that all surface water drains rapidly.

8.3.3 A substantial bumper of masonry, steel, heavy timber or concrete curb stop shall be placed at the edge of surfaced areas except driveways in order to protect abutting structures, properties and sidewalks.

8.3.4 Any fixture used to illuminate an area shall be so arranged as to direct the light away from the street and away from adjoining premises used for residential purposes.

8.3.5 Any repair or service facility for use by vehicles such as gas, oil or water shall be at least 25 feet from any lot line.

8.3.6 Any parking area shall also be subject to the following:

8.3.6.a) There shall be no vehicle parking or loading spaces within 5 feet of any front, side or rear lot line.

8.3.6.b) There shall be no vehicle repair facilities within parking areas.

8.3.6.c) There shall be no storage of material or equipment within parking areas.

8.3.6.d) Parking shall not be located within the required front yard area in any "R" district. However, access driveways may be located within the required front yard area.

8.3.6.e) Parking and loading spaces shall be so arranged as not to permit backing of automobiles onto any street.

8.3.6.f) No portion of any entrance or exit driveway to the area shall be closer than 150 feet to the centerline of an intersecting street. No more than two driveways shall serve any one area.

8.3.6.g) No point of any two driveways leading from a street to a single area shall be within 50 feet of each other at their intersections with the front lot line.

8.3.6.h) No entrance or exit driveway shall exceed 30 feet in width, except for additional radius at curbs, or the amount of additional width [illegible]

SECTION 9

NONCONFORMING USES, STRUCTURES AND LOTS

9.1 APPLICATION OF NONCONFORMITY:

9.1.1 The provisions of this Section shall apply to all districts as established in this Bylaw and as amended.

9.1.2 Construction or operations under a building or special permit shall conform to any subsequent amendment of the bylaw unless the use or construction is commenced within a period of not more than six months after the issuance of the permit and in cases involving construction, unless such construction is continued through to completion as continuously and expeditiously as is reasonable.

9.2 EXTENSION AND ALTERATION

9.2.1 A nonconforming use shall not be extended except for agriculture, horticulture or floriculture.

9.2.2 A nonconforming lot that has no structure shall not be extended except for agriculture, horticulture or floriculture.

9.2.3 A nonconforming principal use of a structure shall not be extended.

9.2.4 A conforming principal use of a nonconforming structure may be extended throughout the existing structure.

9.2.5 A nonconforming accessory use of a portion of a conforming structure or conforming accessory use of a portion of a nonconforming structure may be extended up to a maximum of 40 percent of the floor area of the existing structure.

9.2.6 A nonconforming structure located in any "R" district may be altered and the use, if conforming, may be extended throughout the altered portion provided: any conforming use shall not be made nonconforming, and the alteration shall not cause the structure to violate the maximum floor area ratio and yard regulations of the zoning district in which it is located.

9.3 REDUCTION OR INCREASE

9.3.1 A nonconforming lot or open space on a lot (yards, setbacks, courts, usuable open space, or floor area ratio) shall not be changed so as to be in greater nonconformity.

9.3.2 Any nonconforming off-street parking or loading area already containing less than the required number of spaces to serve their intended use shall not be further reduced in size or number of spaces.

9.4 CHANGE

9.4.1 A nonconforming use of a structure may not be changed to another nonconforming use.

9.4.2 A nonconforming lot, use or structure which has come into conformity shall not again be changed to a nonconforming lot, use or structure.

9.4.3 A conforming lot, structure, or use shall not be enlarged, reduced or changed in any manner so as to become nonconforming. A conforming lot shall not be divided so as to leave preexisting structures on a nonconforming lot or to render their use nonconforming.

9.5 RESTORATION

9.5.1 Any reconstruction of a nonconforming structure shall require a variance except when that reconstruction is in the same configuration as the pre-existing structure.

9.5.2 Any conforming structure damaged more than 50% by fire or other casualty located on a nonconforming lot may be restored or rebuilt. No such restoration or rebuilding shall be permitted which changes the use or structure to a nonconforming use or structure. The rebuilding or restoration of such conforming structure will not require a new variance.

9.6 ABANDONMENT

If the nonconforming use, except for agriculture, horticulture or floriculture, of a structure or lot has been abandoned for a continuous period of two years or more, the lot or structure shall not be used again except for a conforming use.

9.7 MOVING

A nonconforming structure shall not be moved to any other location on its lot or any other lot unless every portion of such structure and the use thereof shall become conforming and the change will be in accordance with the Area and Yard Regulations of this Bylaw.

9.8 UNSAFE STRUCTURE

Any nonconforming structure determined by the Building Inspector to be unsafe may be restored to a safe condition, provided that the restoration shall not place it in greater nonconformity. If the cost to restore any nonconformity exceeds 50% of its physical replacement value, it shall be reconstructed only as a conforming structure unless a new variance is secured.

SECTION 10

FLOOD PLAIN DISTRICT

10.1 PURPOSE

The purpose of this section is to promote:

(a) The health and safety of the occupants of lands subject to seasonal or periodic flooding in the Charles and Stop Rivers Flood Plain District.

(b) The preservation of the natural flood control characteristics and the water storage capacity of the Flood Plain District.

(c) The safety and purity of water; control and containment of sewage; safety of gas, electric, fuel and other utilities from breaking, leaking, shortcircuiting, grounding, igniting, electrocuting or any other dangers due to flooding.

10.2 DEFINITION

The Flood Plain District is superimposed over all Districts established by this Bylaw. The Flood Plain District is defined as all lands along or sloping to the Stop River and Charles River whose elevation is below 125 feet Mean Sea Level based on the Massachusetts Geodetic Datum of 1929 and as shown on the Zoning Map of the Town of Medfield.

10.3 USE

10.3.1 Land in the Flood Plain District may be used for any purpose otherwise permitted in the underlying District except that:

10.3.1.1 No building permit shall be issued nor any building, wall, dam or other structure shall be erected, constructed, altered, enlarged or otherwise created or moved for any purpose unless a Special Permit is issued by the Board of Appeals.

10.3.1.2 Dumping, filling, excavating or transferring of any earth or fill material within the District is PROHIBITED unless a Special Permit is issued by the Board of Appeals.

10.3.1.3 No ponds or pools shall be created or other changes in water courses allowed whether for swimming, fishing or other recreational uses, agricultural uses, scenic features or drainage improvements or any other uses unless a Special Permit is issued by the Board of Appeals.

10.3 USE (Continued)

10.3.2.1 Proper operation and maintenance of existing dams and other water control devices are permitted uses under this section. This includes the temporary alteration of the water level for emergency or maintenance purposes and the removal of any and all flashboards of a privately-owned dam in order to lower the water level.

10.3.2.2 No new dams or other water-control devices shall be created unless a Special Permit is issued by the Board of Appeals.

10.3.3 Municipal uses, such as waterworks, pumping stations and parks, are permitted under this section.

10.4 APPLICATION FOR SPECIAL PERMIT

10.4.1 Any person desiring a Special Permit for any use set out in Section 10.3.1 above within the Flood Plain District shall submit an application to the Board of Appeals, in accordance with the provisions of Chapter 40A of the Massachusetts General Laws as amended, and a copy thereof to the Building Inspector. The application shall be accompanied by plans of any construction and of the premises on which it is to be situated. All plans shall show existing and proposed finished ground contour at two-foot intervals. Contours shall be delineated within 200 feet of the proposed construction.

10.4.2 Copies of the application for Special Permit to the Board of Appeals with accompanying plans shall also be sent to the Building Inspector, Board of Health, Conservation Commission and Planning Board for their recommendations to the Board of Appeals, as to their approval, disapproval or appropriate recommendations.

10.4.3 All such plans shall be certified by a Registered Land Surveyor or a Registered Professional Civil Engineer.

10.5 ISSUANCE OF SPECIAL PERMITS

10.5.1 The Board of Appeals, after holding a public hearing, shall issue a permit under this section if it finds that the use of the premises will not endanger the health or safety of the occupants thereof or of other land in the Flood Plain District. In deciding application for a Special Permit under this section, but without limiting the generality of the foregoing, the Board of Appeals shall find affirmatively:

10.5 *ISSUANCE OF SPECIAL PERMITS* (Continued)

10.5.1.1 That the basement floor elevation for any structure having sustained living occupancy shall be at least 125 feet above Mean Sea Level, and the top of the foundation wall shall be at least 132 feet above Mean Sea Level.

10.5.1.2 That structures be so designed and secured that during flooding:

(a) The foundation would not be undermined.

(b) The structure will not be floated, battered off nor swept away.

10.5.1.3 That safe vehicular and pedestrian access to, over and from the premises is provided on ways having all elevations no less than 125 feet above Mean Sea Level.

10.5.1.4 That because of the location, elevation or for other reasons, there will be no danger of pollution to public or onsite water facilities.

10.5.1.5 That sewage, gas, electricity, fuel, and other utilities will be adequately protected from all hazards which may arise as a result of a severe flood.

10.5.1.6 That the methods of drainage are adequate.

10.5.1.7 That other land in the Flood Plain District is nevertheless protected against dimunition of value as a result of the proposed use of the premises.

10.5.2 If any land included in the Flood Plain District is found by the Board of Appeals not to be in fact subject to seasonal or periodic flooding, the Board of Appeals may grant a Special Permit for the use of such land for any purpose permitted in the underlying district.

10.5.3 No building permit shall be issued until the Board of Health has issued a permit under this section approving the proposed sanitary and storm drainage system or has allowed forty-five (45) days to elapse after receipt of the application.

10.5.4 No occupancy permit shall be issued until the Board of Appeals, the Building Inspector, the Board of Health, the Conservation Commission and the Planning Board have received a certified plan showing the foundation and floor elevations, grading of the premises, elevations of the complete structure and all elevations of the various elements

10.5 ISSUANCE OF SPECIAL PERMITS (Continued)

10.5.4 (continued) that make up the sewage disposal system, and it is determined by each Board and the Building Inspector that all requirements of all permits are satisfied or 45 days have elapsed after the receipt of such plan by the Building Inspector and each Board and notification of the Building Inspector and each Board by the applicant for the completion of the work.

10.5.5 In consideration of any of the items under "Section 10.5 - Issuance of Special Permits," the Board of Health and the Board of Appeals shall consider the minimum ground water level in the Flood Plain District to be 123 feet above Mean Sea Level, unless data indicates a higher ground.

10.6 LIMITS OF AUTHORITY

Nothing contained in this Section 10 shall limit the authority of the Board of Health with respect to premises in the Flood Plain District or limit the applicability of the Commonwealth of Massachusetts State Building Code to any structure in the Flood Plain District.

10.7 OBLIGATION OF APPLICANT

The furnishing of all plans and specifications necessary to all Boards and authorities as required by this Section shall be the obligation of the applicant. Each Board or Authority shall immediately return to such applicant a dated receipt in duplicate describing the documents received. Such receipt shall be prima facie evidence of delivery and date of delivery. A copy of each receipt shall be presented to the Board of Appeals at least two weeks before the date set for the hearing of the application.

SECTION 11

WATERSHED PROTECTION DISTRICT

11.1 PURPOSE

The purpose of this section is:

a) To preserve and protect the streams and other water courses in the Town of Medfield and their adjoining lands.

b) To protect the health and safety of persons and property against the hazards of flooding and contamination.

c) To preserve and maintain the ground water table for water supply purposes.

d) To protect the community against the detrimental use and development of lands adjoining such water courses.

e) To conserve the watershed areas of the Town of Medfield for the health, safety and welfare of the public.

11.2 DEFINITION

11.2.1 The Watershed Protection District is superimposed over any other District established by this Bylaw. The Watershed Protection District is defined as all land area along the streams and brooks for a horizontal distance of at least 25 feet from the normal high water line and adjacent low, marshy areas, as shown on the Zoning Map of the Town of Medfield. The names of the brooks included within the District are as follows: Great Pond Brook, Mill Brook, North Brook, Saw Mill Brook, Sewall Brook, Nantasket Brook, Turtle Brook, Vine Brook, Winter Brook and Brooks "A" through "J" inclusive, and all other brooks shown on the Zoning Map of the Town of Medfield.

11.2.2 The Watershed Protection District shall include all land that lies within a horizontal distance of 25 feet from the normal high water line of the following major water bodies: Baker's Pond, Cemetery Pond, Chickering Lake, Danielson Pond, Echo Lake, Flynn's Pond, Hinkley Pond, Holt's Pond, Jewell's Pond, June Pond, Kingsbury Pond, Little Chickering Lake, Notch Pond, Parker's Pond, and all other ponds that are shown on the Zoning Map of the Town of Medfield

11.3 USE

11.3.1 Land in the Watershed Protection District may be used for any purpose otherwise permitted in the underlying district except that:

11.3.1.1 No building permit shall be issued nor any building, wall, dam or other structure shall be erected, constructed, altered, enlarged, or otherwise created or moved for any purpose unless a Special Permit is issued by the Board of Appeals.

11.3 USE (Continued)

11.3.1.2 Dumping, filling, excavating or transferring of any earth material within the District is prohibited unless a Special Permit is issued by the Board of Appeals.

11.3.1.3 No ponds or pools shall be created or other changes in water courses allowed whether for swimming, fishing, or other recreational uses, agricultural uses, scenic features or drainage improvements or any other uses unless a Special Permit is issued by the Board of Appeals.

11.3.2.1 Proper operation and maintenance of existing dams and other water control devices are permitted uses under this section. This includes the temporary alteration of the water level for emergency or maintenance purposes and the removal of any and all flashboards of a privately-owned dam in order to lower the water level.

11.3.2.2 No new dams or other water-control devices shall be created unless a Special Permit is issued by the Board of Appeals.

11.3.3 Municipal uses, such as waterworks, pumping stations and parks, are permitted under this section.

11.4 APPLICATION FOR SPECIAL PERMIT

11.4.1 Any person desiring a Special Permit for any use set out in Section 11.3.1 above within the Watershed Protection District shall submit an application to the Board of Appeals, in accordance with the provisions of Chapter 40A of the Massachusetts General Laws as amended, and a copy thereof to the Building Inspector. The application shall be accompanied by plans of any construction and of the premises on which it is to be situated. All plans shall show existing and proposed finished ground contours at two-foot intervals. Contours shall be delineated within 200 feet of the proposed construction.

11.4.2 Copies of the application for Special Permit to the Board of Appeals with accompanying plans shall also be sent to the Building Inspector, Board of Health, Conservation Commission and Planning Board for their recommendations to the Board of Appeals, as to their approval, disapproval or appropriate recommendations.

11.4.3 All such plans shall be certified by a Registered Land Surveyor or a Registered Professional Civil Engineer.

11.5 ISSUANCE OF SPECIAL PERMITS

11.5.1 The Board of Appeals, after holding a public hearing, shall issue a Special Permit under this section only if it finds that the use of the premises will not endanger the health or safety of the occupants thereof or of other land in the Watershed Protection District. In deciding upon applications for a Special Permit under this section, but without limiting the generality of the foregoing, the Board of Appeals shall find in particular:

11.5 ISSUANCE OF SPECIAL PERMITS (Continued)

11.5.1.1 That the basement floor elevation for any proposed structure in a Watershed Protection District having sustained living occupancy shall be at least two feet above the elevation of the surrounding Watershed Protection District and that the top of the foundation wall shall be at least nine feet above the elevation of the surrounding Watershed Protection District.

11.5.1.2 That structures be so designed and secured that during flooding:

a) The foundation would not be undermined.

b) The structure will not be floated, battered off nor swept away.

11.5.1.3 That safe vehicular and pedestrian access to, over and from the premises is provided on ways having all elevations no less than two feet above the elevation of the surrounding Watershed Protection District.

11.5.1.4 That because of the location, elevation or for other reasons, there will be no danger of pollution to public or onsite water facilities.

11.5.1.5 That sewage, gas, electricity, fuel, and other utilities will be adequately protected from all hazards which may arise as a result of a severe flood.

11.5.1.6 That the methods of drainage are adequate.

11.5.1.7 That other land in the Watershed Protection District is nevertheless protected against dimunition of value as a result of the proposed use of the premises.

11.5.2 No building permit shall be issued until the Board of Health has issued a permit under this section approving the proposed sanitary and storm drainage system or has allowed forty-five (45) days to elapse after receipt of the application.

11.5.3 No occupancy permit shall be issued until the Board of Appeals, the Building Inspector, the Board of Health, the Conservation Commission and the Planning Board have received a certified plan showing the foundation and floor elevations, grading of the premises, elevations of the completed structure and all elevations of the various elements that make up the sewage disposal system, and it is determined by each Board and the Building Inspector that all requirements of all permits are satisfied or forty-five (45) days have elapsed after the receipt of such plan by the Building Inspector and each Board and notification of the Building Inspector and each Board by the applicant for the completion of the work.

11.5 ISSUANCE OF SPECIAL PERMITS (Continued)

11.5.4 In consideration of any of the items under Section 11.5 "Issuance of Special Permits," the Board of Health and the Board of Appeals shall consider the minimum ground water level in the Watershed Protection District to be two feet below the natural elevations of the ground at location of the proposed construction, unless data indicates a higher ground water level.

11.6 AREAS AND YARD REGULATIONS

The portion of any lot in a Watershed Protection District may be used to meet the area and yard regulations for the District in which the remainder of the lot is situated provided that not more than 75% of the lot area is within the Watershed Protection District.

11.7 WATER BODIES

All water bodies encircled by the Watershed Protection District are hereby included within said District.

11.8 LIMITS OF AUTHORITY

Nothing contained in this Section 11 shall limit the authority of the Board of Health with respect to premises in the Watershed Protection District or limit the applicability of the Commonwealth of Massachusetts State Building Code to any structure in the Watershed Protection District.

11.9 OBLIGATION OF APPLICANT

The furnishing of all plans and specifications necessary to all Boards and authorities as required by this Section shall be the obligation of the applicant. Each Board or Authority shall immediately return to such applicant a dated receipt in duplicate describing the documents received. Such receipt shall be prima facie evidence of delivery and date of delivery. A copy of each receipt shall be presented to the Board of Appeals at least two weeks before the date set for the hearing of the application.

SECTION 12

RULES AND REGULATIONS GOVERNING EARTH REMOVAL USES

12.1 REMOVAL

12.1.1 The removal of earth from all zoning districts of the Town of Medfield shall be permitted only after special permission of the Board of Selectmen and under these rules and regulations. The Board of Selectmen shall grant no such permit as would in their opinion adversely affect the scheme of growth laid down in the Zoning Bylaw or elsewhere, or the economic status of the town, or tend to impair the beauty of the town, or of the district most immediately affected, or result in health or other hazards.

12.2 APPLICATION

12.2.1 All applications for approval or endorsement for the removal of earth in the Town of Medfield shall be made in accordance with the rules and regulations hereinafter set forth.

12.2.2 Before an applicant can obtain a permit for the purpose of removing earth in the Town of Medfield, he shall present to the Board of Selectmen an original and five copies of a plan made by a Registered Engineer or Registered Land Surveyor, which shall show in detail the following information:

12.2.2.a) All the property where earth is to be removed with the boundaries shown in detail.

12.2.2.b) All buildings on said property and buildings within one hundred feet of said property lines.

12.2.2.c) All adjacent roads, their elevations, and established grades.

12.2.2.d) All adjacent waterways, brooks, swamps and their elevations.

12.2.2.e) Contour lines for the entire property at two-foot intervals and showing existing and proposed elevations.

12.2.2.f) Any and all easements existing and proposed, public or private.

12.2.2.g) Any and all benchmarks.

12.2.2.h) All land shall be divided into five-acre grids.

12.3 SITE PLAN

The plan shall be drawn to a scale of 1" equals 40'. All profiles shall be drawn to a scale of 1" equals 8'.

The Board of Selectmen after study may make such corrections and revisions as it deems advisable in the public interest.

12.4 GENERAL REQUIREMENTS

In approving the plan, the Board of Selectmen will require that the land shall be suitable for the removal of earth without danger to health and life and that proper steps are taken so as not to hinder or endanger traffic on public ways. The Board of Selectmen may require, at its discretion, that police control of the traffic be provided by the applicant at his expense. Only when the Selectmen find affirmatively that no public hazard or nuisance will result will they approve a plan for the removal of earth where intentions are shown for excavation below the level of an adjacent already-existing public way.

12.5 PROCEDURE

The Board of Selectmen will act upon application for approval of earth removal only when proper plans have been submitted with all information that is required clearly shown.

Before approval is granted, a public hearing shall be held by the Board of Selectmen, notices of which shall be sent by certified or registered mail with return receipt to mortgagees, if any, of the applicant's property and to all owners of property as appearing on the most recent tax list, any part of which lies within one hundred feet of the property of the applicant.

12.6 PUBLICATION AND NOTICES

12.6.1 The applicant shall arrange and pay for such publications and notices and shall deliver a list of said mortgagees, property owners, return receipts, and a copy of the paper containing the notice of the hearing to the Clerk of the Board of Selectmen at least twenty-four hours prior to the hearing.

12.6.2 The notice shall appear in a paper of general circulation within the Town, once in each of two successive weeks, the first publication at least fourteen (14) days before the day of the hearing.

12.6 *PUBLICATION AND NOTICES* (Continued)

12.6.3 The word "applicant" as used in these rules and regulations shall mean the owner of the property or his legal representative or persons authorized by owner.

12.6.4 Corporations shall file with the Board of Selectmen a list of their officers and designate their authority to sign legal documents.

12.7 BOND

12.7.1 Before approval of any plan, and in order to insure the fulfillment of the following requirements, the Board of Selectmen will require a proper bond, or deposits of money, or negotiable securities on a scale of not less than $2,500 per acre, the exact amount to be set by the Board of Selectmen.

12.7.2 Said bond or security shall be held by the Town of Medfield until all requirements of the Specifications have been complied with. The Board of Selectmen shall be the agent to enforce compliance with these rules and regulations, and upon satisfactory completion will release the security.

12.7.3 No applicant will be allowed to work more than one five-acre grid at any one time.

12.8 SPECIFICATIONS

12.8.1 All work shall be done in accordance with the following specifications:

12.8.1.a) Trees are to be cut (not bulldozed).

12.8.1.b) All trees, brush and stumps are to be chipped on the site, unless removed for commercial purposes. DISPOSAL BY BURNING NOT PERMITTED.

12.8.1.c) All loam and subsoil must be bulldozed into piles for future respreading. No loam or subsoil may be removed from the property.

12.8.1.d) Earth may be removed only to contours as specified by the Board of Selectmen. In earth removal areas, ledge shall not be left exposed above the approved grade and boulders, when encountered, shall be buried at least such that their tops are six feet below the approved grade and in the event that ledge is encountered prior to reaching the approved grade, a revision of the approved grade plan must be immediately obtained.

12.8 SPECIFICATIONS (Continued)

12.8.1.e) After the earth has been removed from the first five-acre grid, and before proceeding to the next five-acre grid, excavation shall be graded to the approved grade and all loam and subsoil shall then be respread over the excavation, except in such areas as are required in subsequent operations.

12.8.1.f) Rye grass shall be seeded on this reloamed area at the rate of two-hundred pounds per acre.

12.8.1.g) Fingerling fir, white pine or other approved trees shall be planted over the entire area, five to six feet on centers.

12.8.1.h) Upon completion and approval by the Board of Selectmen of a five-acre grid, the security may be released in part of in whole or it may be advanced to the next grid.

12.9 REMOVAL OR EARTH NOT INTENDED FOR BUSINESS

12.9.1 Noncommercial removal of earth for the improvement of a person's property in an area not exceeding one acre will be allowed on a weekly permit upon such conditions and terms as specified by the Board of Selectmen. This type of permit must be renewed every seven days at a time and place set by the Board of Selectmen.

12.9.2 If a violation of the terms of an earth removal permit occurs, the selectmen shall forthwith revoke the permit and not renew it until the violation has been corrected to the satisfaction of the Board of Selectmen.

12.9.3 These rules and regulations governing earth removal uses in the Town of Medfield shall not apply to operations that were in progress and operated on land owned by the applicant prior to April 9, 1938, except that the final grade of the land shall be approved by the Board of Selectmen immediately upon the approval of this Bylaw.

12.9.4 The Board of Selectmen may delegate authority to inspect the earth removal operations under these rules and regulations.

12.9.5 The Board of Selectmen shall reserve the right to limit the days and hours of operation and may require antidust treatment in those areas that, in the Board of Selectmen's opinion, require such treatment.

12.9.6 The Board of Selectmen may also require additional surety to cover the cost of damage to existing town roadways or clean-up requirements caused by the earth removal operation.

12.10 DEFINITION OF EARTH

12.10.1 Earth as used in this section shall include all material, fragmental or otherwise, normally composing part of the surface of the globe, excluding water.

SECTION 13

SIGN CODE

13.1 ADMINISTRATION (See Section 14.2 also)

13.1.1 No sign, except noncommercial signs less than one square foot or specifically enumerated in Section 13.4 Temporary Signs, shall be erected without a permit issued by the Building Inspector, application for which shall be accompanied by such scale drawings, photographs, and other information as the Building Inspector may require. The applicant must be the owner of the property or have the written permission of the owner.

13.1.2 Fees for sign permits shall be fixed every three years by the Board of Selectmen.

13.1.3 Owners of signs found to be in violation shall be subject to a fine of $25 per day until such sign is in conformity with this Bylaw.

13.1.4 A Sign Advisory Board shall be established for the following purposes:

a) To review periodically the existing Sign Bylaw and advise the Planning Board as to desirable modifications.

b) To provide assistance and advice.

c) To bring violations of the Sign Bylaw to the attention of the Zoning Enforcing Officer.

Sign Advisory Board members shall be appointed by the Planning Board and shall be composed of the following: one Planning Board member; one Master Plan Implementation Committee member; one member of Industrial Commission, three businessmen (two to be Medfield residents, one to be nonresident), one member of Building Code Board of Appeals.

13.2 SIGNING DISTRICTS

The Town of Medfield is divided into three signing districts, following zoning classifications.

13.2.1 Business District those areas of town zoned Business (B) and Business Industrial (BI).

13.2 SIGNING DISTRICTS (Continued)

13.2.2 Industrial Extensive - the area outside the Central Business District zoned (IE) Industrial Extensive.

13.2.3 Residential - all other areas of the Town not included above.

13.3 PROHIBITED SIGNS AND SIGNING LIMITATIONS

13.3.1 Off-premise signs are prohibited.

13.3.2 No sign or light shall move, flash, or make noise. (Indicators of time and temperature may move.)

13.3.3 Any imitation of official traffic signs or signals and the use of such words as STOP, LOOK, DANGER, GO SLOW, CAUTION, or WARNING are prohibited.

13.3.4 Signs before or behind traffic signals shall not obscure or create confusion when viewed from a vehicle stopped at a signal.

13.3.5 Colored lights for sign or building illunination are prohibited in residential areas. This requirement does not apply to Christmas signs or lights, or to signs installed for a period of less than 14 days.

13.3.6 A permanent window sign may not exceed one third of the total glass area of the windows on the section of the building elevation occupied by the business the sign advertises. Any permanent window signs must be included in calculating the total area of signage for that elevation.

13.3.7 A freestanding sign may only include lettering to indicate the street number, the name and kind of business, service or facility conducted on the premises, the year the business was established, the hours of operation, time, temperature, telephone number and lettering and symbols that are part of a trade-mark. Freestanding signs for multiple-occupancy buildings may display the name and kind of business for each occupancy.

13.3.8 The registered trade-mark of a specific product may occupy no more than one quarter of the area of the sign face upon which it appears unless the specific product is at least 50% of the business by dollar volume.

13.3.9 Off-street parking facilities for ten or more cars may be identified by a sign displaying the letter "P" in a size between eight (8) and eighteen (18) inches high, and a directional arrow indicating an entrance or exit. No more than one such sign per entrance or exit is allowed. Such a sign may also identify the building (or its principal occupant) to which the parking is accessory in letters not to exceed eight (8) square feet per sign face in area and four feet in height. Such signs are not counted in computing total sign area.

13.4 REQUIRED SIGNS

13.4.1 The name, if any, and street number of any nonresidential building must be identified on or legible from the exterior of the building.

13.4.2 In a nonresidential area a construction sign is required identifying the parties involved and the nature of the construction project, on the premises where the sign is located. In a residential area it is optional. Sign area may not be greater than 16 square feet. The sign must not be installed more than 14 days before construction commences and must be removed 14 days after any portion of any structure is occupied or after any portion of the last structure in a multiple-building construction project is occupied.

13.4.3 The sign permit number issued by the Building Inspector is required on every sign except those existing at the time of the adoption of this bylaw. Also, sign permits shall not be required for window and temporary signs.

13.5 REPLACEMENT OF NONCONFORMING SIGNS

13.5.1 When the replacement of an existing nonconforming sign or the placement of a new sign would violate the allowable sign area, a permit may be issued allowing such sign. However, the sign surface area for the replacement sign shall not exceed that normally allowed for that specific structure divided by the number of leasehold tenants.

13.5.2 In the case of multiple-story structures occupied by more than one tenant, the building sign frontage will be shared proportionately among the tenants.

13.5.3 All existing signs must be in compliance with this bylaw no later than July 1, 1980. Owners of signs found to be in violation shall be subject to a fine of $25 per day until such sign is conformity with this bylaw.

13.6 CORNER LOT CONDITION

13.6.1 For single-story buildings facing on two or more streets, the allowable sign area shall be based on the elevation facing the street which the structure uses as the address. In the case of multiple tenants, the allowable sign area for each tenant shall be proportional to the amount of floor area utilized by each tenant relative to the total building area.

13.6 CORNER LOT CONDITION (Continued)

13.6.2 In the case of multiple-story, multiple-tenant structures, the allowable sign area shall be based on the length in feet of the ground floor for the two principal streets upon which the structure faces. The allowable sign area for each tenant shall be in proportion to the amount of space they occupy in the structure.

13.6.3 When a building with multiple tenants is situated on a site so that tenants have no allowable building sign frontage, the total allowable sign area shall be shared proportionately among the tenants based on the amount of floor area utilized by each tenant relative to the total building area.

13.7 TEMPORARY SIGNS

13.7.1 Temporary window signs are allowed only if they advertise special sales or events lasting no more than 60 days. They may cover no more than one third of the area of the window in which they appear. Their area is not included in calculating allowable permanent sign area.

13.7.2 Real Estate Signs: One unlighted sign of up to eight (8) square feet pertaining to the sale, rental or lease of the premises on which the sign is placed. Such signs shall be removed by the realtor within 14 days after final sale, rental or lease.

13.8 NUMBER OF SIGNS

13.8.1 There shall be no more than two different types of permanent signs employed per building regardless of the number of occupancies.

13.8.2 There shall be no more than one freestanding sign per building.

13.9 LOCATION OF SIGNS

13.9.1 A parallel sign shall project no more than 12" from the building surface. No awning, canopy or projecting sign shall project more than five feet from the building face or come within three feet of the public way reserved for vehicular traffic.

13.9.2 The bottom of a projecting sign shall be at least ten feet above ground level. The bottom of any awning or canopy sign shall not be lower than the awning or canopy to which it is attached, and shall not be lower than six (6) feet and eight (8) inches above the ground level.

13.9 LOCATION OF SIGNS (Continued)

13.9.3 The surface area of a freestanding sign shall extend no higher than fifteen (15) feet above ground level and the bottom shall not interfere with vehicular or pedestrian traffic.

13.9.4 No parallel sign or any portion thereof shall be allowed above the bottom of the sills of second story windows of the building on which it is mounted.

13.9.5 No sign or support for a sign may extend above the cornice line of the building to which it is attached.

13.9.6 In a Business (B) or Business-Industrial (B-I) District no freestanding sign shall be located nearer to the street line than the permitted setback distance for a building on the same lot.

13.10 SIGN SURFACE AREA

13.10.1 Except as noted below, the area of a sign is defined as the entire area within a single rectangle enclosing the extreme limits of lettering, decorative structure, logos, representations, emblems or other figures, together with any material or color forming an integral part of the sign or used to differentiate the sign from the building on which it is mounted. Structural members bearing no sign copy and outside of the area defined above are not included in calculating sign area.

13.10.1.1 For two- or three-sided freestanding or projecting signs, all vertical sides are included in calculating sign area, whether used for copy or not.

13.10.1.2 For freestanding or projecting signs having more than three sides (e.g., a cube sign), the sign area is calculated as the sum of one less than the number of vertical sides.

13.10.1.3 For parallel signs composed of individual letters mounted directly to a building, with no differentiating background color or material, the sign area shall be calculated as the sum of the areas of rectangles enclosing the individual letters.

13.10.2 In a Residential District there shall be no signs except the following: On a lot occupied by a dwelling there shall not be more than one sign pertaining to the use thereof or bearing the name and occupation of any occupant or occupants, and no such sign shall exceed one square foot in area; for premises used for home occupations there shall be no exterior signs other than a sign not to exceed one square foot in area, and

13.10 SIGN SURFACE AREA (Continued)

13.10.2 (Continued) and similar occupations or professions or as allowed in Section 5.2.

13.10.3 Business District: Maximum sign area allowed is calculated according to a formula based on the building sign frontage or as otherwise indicated.

13.10.3.1 For buildings with building sign frontage less than 25 feet:

Maximum sign area equals ten times the square root of the building sign frontage.

13.10.3.2 For buildings with building sign frontage more than 25 feet:

Maximum sign area equals fifteen times the square root of the building sign frontage.

13.10.4 Industrial-Extensive District:

13.10.4.1 Maximum sign area equals five times the square root of the building sign frontage.

13.10.5 In the case where no building sign frontage exists, the maximum sign area allowed is 32 square feet, advertising only those activities conducted on the premises.

13.10.6 Sign Area Exceptions: Allowed in addition to the maximum sign area are the following:

13.10.6.1 Historic markers and commemorative tablets up to five square feet in area when made a permanent and integral part of the building.

13.10.6.2 Signs up to two square feet in area, including identifying nonprofit organizations, rest rooms, telephones, and other public facilities are allowed for the purposes of identification.

13.11 OBSOLETE SIGNS

13.11.1 A sign which ceases to advertise a bonafide business conducted or product sold on any premises shall be removed within 30 days after written notification from the Building Inspector.

13.12 ALTERATION, REPAIR, AND REPLACEMENT OF ON-PREMISE SIGNS

13.12.1 Except for copy changes on signs with changeable letter channels, no signs shall be reconstructed, extended, changed structurally or in content or repaired except in accordance with this ordinance. A sign which does not conform with this ordinance may be repaired provided that the cost of repair does not exceed 50% of the replacement cost of the entire sign, except that an electric time and temperature sign which is an integral part of a nonconforming sign may be repaired or replaced with no restrictions on the cost of the repair or replacement. A nonconforming sign which is deemed unsafe by the Building Inspector shall be removed by its owner.

SECTION 14

ADMINISTRATION AND ENFORCEMENT

14.1 BUILDING INSPECTOR AND/OR ZONING ENFORCING OFFICER

It shall be the duty of the Board of Selectmen, which may appoint agents, the Building Inspectors and Zoning Enforcing Officers, to administer and enforce the provisions of this Bylaw.

14.2 PERMIT REQUIRED

It shall be unlawful for any owner or person to erect, construct, reconstruct, or alter a structure or change the use, increase the intensity of use, or extend or displace the use of any building, other structure or lot without applying for and receiving from the Building Inspectors or Board of Selectmen the required permit. For purposes of administration the application procedure involving a permit for a structure or use may be made at the same time and combined with the permit required under the Building Code. In addition to the plot plans and drawings required by the Commonwealth of Massachusetts State Building Code (prepared and certified to by a professional engineer and/or land surveyor), plans and information for signs and off-street parking and loading shall also be filed with the Building Inspector. An application for a permit in the Flood Plain or Watershed Protection Districts shown on the Zoning Map shall meet all requirements of Sections 10 and 11.

14.3 PREVIOUSLY APPROVED PERMITS

Construction or operations under a building or special permit shall conform to any subsequent amendment of the bylaw unless the use or construction is commenced within a period of not more than six months after the issuance of the permit and, in cases involving construction, unless such construction is continued through to completion as continuously and expeditiously as is reasonable.

14.4 CERTIFICATE OF USE AND OCCUPANCY REQUIRED

It shall be unlawful to use or occupy any structure or lot for which a permit is required herein until the owner applies for and receives from the Building Inspector a certificate of use and occupancy. Nothing herein shall negate the necessity of a use and occupancy permit required under the Building Code.

14.5 PERMIT AND CERTIFICATE FEES

Fees shall be established by the Board of Selectmen.

14.6 SPECIAL PERMIT TIME LIMITS

The recipient of a Special Permit shall apply for a building permit within 6 months of the date of authorization by the Board or the Special Permit will become null and void. Any work for which any permit has been issued by the Building Inspector shall be actively prosecuted within 90 days and completed within one year of the date of the issuance of the Special Permit. Any Special Permit issued for a project which is actively prosecuted for one year may be extended up to an additional year at the discretion of the Board of Selectmen.

14.7 VIOLATIONS AND PENALTY

14.7.1 The Building Inspectors or Zoning Enforcing Officers shall serve a notice of "VIOLATION and ORDER" to any owner or person responsible for any violation of the provisions of the Bylaw or violation of any approved plan, information or certificate issued under the provisions of this Bylaw. Such order shall direct the discontinuance of the unlawful action, use or condition and the abatement of violation within a time to be specified by the Building Inspector or Zoning Enforcing Officer. Any owner who having been served with a notice and who ceases any work or other activity shall not leave any structure or lot in a condition that is a hazard or menace to the public safety, health or general welfare. The Building Inspector shall have the power to require that premises be put in safe condition or such condition that he directs to bring them into conformity with this Bylaw.

14.7.2 Violation of any of the provisions of this Bylaw shall be fined not more than $100 for each offense. Each day that such violation continues shall constitute a separate offense.

14.8 PROSECUTION OF VIOLATION

If the notice of "VIOLATION and ORDER" is not complied with promptly, the Building Inspector or Zoning Enforcing Officer, shall request the Board of Selectmen to institute the appropriate action or proceeding at law or in equity to restrain and correct the violation.

14.9 BOARD OF APPEALS

There shall be a Board of Appeals of three members and two associate members appointed as provided in Chapter 40A of the General Laws, as amended, which shall act on all matters within its jurisdiction under this Bylaw in the manner prescribed in said section, subject always to the rule that it shall give due consideration to promoting the public health, safety, convenience, and welfare, and conserving property values; that it shall permit no building or use injurious, noxious, offensive or detrimental to a neighborhood; special permits may be issued only

for uses which are in harmony with the general purpose and interest of this Bylaw and shall be subject to general or specific provisions set forth herein; and that it shall prescribe appropriate conditions, safeguards and limitations on time or use.

14.10 SPECIAL PERMITS

Certain uses, structures or conditions are designated as SP in Section 5, paragraph 5.4 Table of Use Regulations. These uses require a Special Permit from the Board of Appeals which may be obtained only by use of the following procedure. Special permits required by Section 10 - Flood Plain District and Section 11 - Watershed Protection District shall be exempt from the provisions of this Section 14.10 and shall be governed by the provisions of Sections 10 and 11 of this Bylaw.

14.10.1 FORM OF APPLICATION

Any person desiring to apply for a special permit hereunder shall submit an application in writing to the Board of Appeals with a copy to the Building Inspector, the Board of Health, the Planning Board and Town Clerk. Each application shall contain the following information:

a) The full name and address of the applicant.

b) The full name and address of the record owner of the real estate concerning which the special permit is sought if different from the applicant.

c) If the applicant is other than the record owner of the real estate, the nature of the applicant's interest in the real estate (i.e., lease, option to purchase, etc.).

d) The street address and zone for the property concerning which a special permit is sought.

e) A summary of any construction or change which the applicant intends to make to the property if the special permit is granted.

f) A plot plan showing the boundary lines of the premises and the locations of structures thereon.

g) Plans showing any proposed construction, alterations or renovation of the premises for which the special permit is sought.

h) If the proposed use contemplates removal or disturbance of any earth, topographical plans of the property shall be furnished which show existing and finished ground contours at two-foot intervals.

i) A summary of applicant's reasons for seeking the special permit.

j) Such special permit-granting authority shall adopt and from time to time amend rules relative to the issuance of such permits, and shall file a copy of said rules in the Office of the Town Clerk.

The Board of Appeals may require from any applicant for a special permit such additional information as it may determine to be necessary to determine the effect of the proposed use upon neighboring persons and property, and upon the welfare of the Town.

14.10.2 If no recommendations are received within 35 days after the date on which a copy of the application is submitted to the Building Inspector, the Board of Health and the Planning Board, as required by Section 14.10.1, it shall be deemed lack of their opposition thereto.

14.10.3 HEARING

The Board of Appeals shall, at the expense of the applicant, give notice of a public hearing as required by the Zoning Act of Massachusetts General Laws and shall after publication of said notice hold a public hearing on the application. The public hearing shall not be held until at least 21 days have elapsed and within 65 days from the date of the filing of the application. The public hearing shall be conducted in accordance with the rules and procedures prescribed by the Board of Appeals as required by the Zoning Act of Massachusetts General Laws.

14.10.4 The Board of Appeals shall adopt and from time to time amend rules relative to the issuance of special permits and shall file a copy of said rules in the Office of the Town Clerk.

14.10 SPECIAL PERMITS (Continued)

14.10.5 After the public hearing required by Section 14.10.3 has been concluded, 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:

a) In R-E, R-T, R-S and R-U Districts, the proposed use will not result in a public hazard due to substantially increased vehicular traffic or parking in the neighborhood. In deciding this, the Board shall find affirmatively that the road's structure, surroundings and configuration are such as will support the added traffic safely.

b) The proposed use will not have an adverse effect upon property values in the neighborhood.

c) The proposed use is architecturally and aesthetically consistent with the other structures in the neighborhood.

d) The proposed use will not create any hazard to public safety or health in the neighborhood.

e) The proposed use will not create any danger of pollution to public or private water facilities.

f) The methods of drainage at the proposed site are adequate.

g) If public sewage is not provided, plans for on-site sewage disposal systems are adequate and have been approved by the Board of Health.

h) That no excessive noise, light or odor shall be emitted.

i) That no nuisance shall be created.

j) There is an adequate supply of potable water approved by the Board of Health or the Water and Sewer Board.

14.10.6 CONDITION

If the Board of Appeals elects to grant a special permit pursuant to this Section 14.10, it may impose conditions

14.10 SPECIAL PERMITS (Continued)

14.10.6 CONDITION (Continued) upon the granting thereof in its discretion. No building permit shall be granted for construction authorized by special permit granted hereunder until plans have been submitted to the Building Inspector which specify in detail the manner of compliance with any conditions set by the Board of Appeals.

14.10.7 The Board shall also impose the conditions specified below for the following uses:

14.10.7.a) For the use of a TRAVEL TRAILER or MOBILE HOME located in any District provided; any travel trailer or mobile home shall not be used for more than six months; no wheels, tires or other means of keeping the travel trailer or mobile home mobile shall be removed; any travel trailer or mobile home shall have a current state motor vehicle license; and no skirts, porches, fences or similar materials or equipment shall be added to any travel trailer or mobile home which would detract from its mobility. Each travel trailer or mobile home and its lot shall be subject to the requirements of the District.

14.10.7.b) For the conversion to or location of a LODGING HOUSE in the "R-U" District, provided: it shall be limited to not more than five persons; it shall be located in the principal building; official residence shall be maintained therein by the owner of the premises; it shall be used for nontransients only.

14.10.7.c) For the use of a one-family dwelling in any "R" District for a home occupation, provided: not more than one nonresident shall be employed therein; not more than 500 square feet of floor area is devoted to such use; the use is carried on strictly within the principal building; not more than 40 percent of the existing floor area not to exceed 500 square feet is devoted to such use; that there shall be no display of goods or wares visible from the street; there shall be no advertising on the premises other than a small nonelectrical sign not to exceed one square foot in area and carrying only the name and occupation of any occupant of the premises such as physician, artisan, teacher, day nurse, lawyer, architect, engineer, clergyman, accountant, osteopath, dentist, and similar occupations or professions; the buildings or premises occupied shall not be rendered objectionable or detrimental to the residential character of the neighborhood due to the exterior appearance, emission of odor, gas, smoke, dust, noise, electrical disturbance or in any other way; the building shall include no features of design not customary in buildings for residential use. Such uses as clinics, barber shops, beauty parlors, tea rooms, real estate offices, tourist homes, animal hospitals, kennels, and others of a similar nature shall not be considered home occupations.

14.10.6.d) For the planned business or industrial development of land for any permitted use in "B" or "B-I" District subject to a floor area ratio more than the maximum permitted in the Table of Area Regulations and less than the parking requirements contained in Section 8, provided: the tract in single or consolidated ownership at the time of application shall be at least three acres in size; a development plan shall be presented for the entire tract; the development shall be served by one common parking area, exit and entrance; the maximum floor area ratio shall not exceed 0.50; the reduction in parking space requirements shall not exceed by 10 per cent or more the normal application requirements of the "B" or "B-I" District.

14.10.6.e) For the manufacturing or other industrial use of any lot in any "I" District listed as an exception provided: the proposed use shall not emit any smoke or a shade darker than No. 2 on the Ringelmann Smoke Chart as published by the U. S. Bureau of Mines; no air pollution particle concentrations shall exceed 0.3 grains per cubic foot; all inflammable or radioactive liquids shall be stored underground; the discharge or wastes shall be into a public sewer or the system subject to written approval of the Massachusetts Department of Public Health; vibration shall not exceed the safe range of Table 7, U. S. Bureau of Mines, Bulletin No. 442; there shall be no unusual or objectionable odor; no direct or sky-reflected glare shall be permitted; and all materials shall be stored within a completely enclosed building.

14.10.6.f) For the use of land or the erection and use of any building or other structure in any District for a principal or accessory use where the provisions for a Bylaw cannot reasonably be interpreted to provide anywhere in this Bylaw for such use, provided: the Board determines in each instance such use shall be essential to the general welfare of the Town; they shall be permitted only in a District where uses similar to the use shall be permitted; the use shall be subject to all provisions prescribed in this Bylaw for the District in which the similar use is provided for as a permitted use.

14.10.6.g) For the enlargement of any nonconforming structure (not including a sign) beyond the maximum floor area ratio and yard regulations in any District, and the extension of the use thereof refer to Section 9.

14.10.6.h) For alteration of single-, two- or multi-family dwelling to adapt them to additional limited two- or multiple-family use upon the following conditions:

14.10.6.h) (Continued)

14.10.6.h)(1) That there will be no change in the existing district use and the approval shall automatically cease when the structure is removed.

14.10.6.h)(2) That a minimum floor space of five hundred (500) square feet per family unit be provided.

14.10.6.h)(3) That satisfactory off-street parking be provided.

14.10.6.h)(4) That each family unit be a complete housekeeping unit.

14.10.6.h)(5) That additions or appurtenances may not be added without the prior approval of the Board of Appeals, except for openings for ingress and egress, for necessary stairs and steps including shelters therefor, and for the housing of one motor vehicle per family unit.

14.10.6.h)(6) Other conditions that may lawfully be required by the Board of Health, the Building, Plumbing and Wiring Inspectors, the Planning Board and the Board of Appeals, consistent with the foregoing.

14.11 VARIANCE

The Board shall have the power to grant variances in accordance with provisions of Massachusetts General Law, Section 40A. Applications for a variance shall conform with the requirements of 14.10.1.

14.12 SITE PLAN APPROVAL

14.12.1 No single-family, two-family, multi-family, business or industrial building shall hereafter be erected or externally enlarged, and no business or industrial use shall hereafter be establisheed or expanded in ground area except in conformity with a site plan bearing an endorsement of approval by the Building Inspector and, in the case of permits granted by the Board of Appeals, the Building Inspector and the Board of Appeals. Site plans for multi-family, business and industrial sites must be submitted to the Planning Board for review and approval. The Planning Board shall approve such site plans if they provide for proper drainage, parking area, buffer zones and which are in conformance with the Land Subdivision Rules and Regulations of the Town of Medfield and the Zoning Bylaws. See Medfield Land Subdivision Rules & Regulations "Table 2 - Fee Schedule."

14.12.2 The site plan shall show the following:

14.12.2a) Dimensions of the lot.

14.12.2b) The location and height of all existing and proposed buildings and structures.

14.12.2c) Parking spaces, driveway openings, driveways, service areas, and open roads.

14.12.2d) Front-, side- and rear-yard areas.

14.12.2e) All facilities for sewerage, refuse, and other waste disposal, and for surface water drainage.

14.12.2f) All landscape features, such as fences, walls, planting areas and walks.

14.12.2g) Zoning district or boundary of zoning districts if the lot extends into two or more districts.

14.13 APPROVAL OF SITE PLAN

Upon approval of the site plan, the owner or builder may apply for a Building Permit under the appropriate section of the Commonwealth of Massachusetts State Building Code.

14.14 APPEAL PERIODS

14.14.1 Any appeal to the Board of Appeals to any order or decision relative to this Bylaw shall be made in conformance with the conditions set out by the Zoning Act. All such appeals shall be conducted in accordance with the Zoning Act.

14.14 APPEAL PERIODS (Continued)

14.14.2 Any person aggrieved by a decision of the Board of Appeals or the Planning Board may petition the court within the period of time set forth in the Zoning Act.

14.15 The furnishing of all plans and specifications necessary to all Boards and Authorities as required by this Section shall be the obligation of the applicant. Each Board of Authority shall immediately return to such applicant a dated receipt in duplicate describing the documents received. Such receipt shall be prima facie evidence of delivery and date of delivery. A copy of each receipt shall be presented to the Board of Appeals or the Planning Board at least two weeks before the date set for the hearing of the application.

SECTION 15

AMENDMENT, VALIDITY AND EFFECTIVE DATE

15.1 AMENDMENT

This Bylaw may be amended from time to time in accordance with the Zoning Act.

During the amendment procedure subdivision plans in process of review by the Planning Board under the Subdivision Control Law shall be subject to the provisions of the Zoning Act.

15.2 VALIDITY

The invalidity, unconstitutionality or illegality of any provision of this Bylaw or boundary shown on the Zoning Map shall not have any effect upon the validity, constitutionality or legality of any other provisions or boundary.

15.3 EFFECTIVE DATE

This Bylaw shall take effect upon the date resulting from the procedure provided for in Chapter 40 of the General Laws of the Commonwealth of Massachusetts.

The following resolution was voted:

RESOLVED: to spread upon the records of the Medfield Town Meeting an expression of gratitude of the residents of the Town of Medfield for the prompt response and many hours of labor and equipment given to the Town of Medfield by the United States Army Corps of Engineers during the Great Blizzard of 1978; and further RESOLVED to convey the appreciation of the townspeople to the many town employees, officials and volunteers who labored long hours to preserve the safety of the Town during the State of Emergency which existed during the Blizzard of 1978 and which resulted in the public ways of Medfield being restored to normal at an early date without serious mishap. The excellence of the accomplishments under adverse conditions in our town of Medfield was outstanding.

ARTICLE 39. To see if the Town will vote to amend the Zoning Map of the Town of Medfield by removing from the RS - Residential Suburban District and placing in the B - Business District a certain parcel of land containing 1.79 acres, more or less belonging to John Basile, Jr. and George H. Basile on North Meadows Road shown as Lot B on a plan drawn for said owners dated October 20, 1977 by Guerriere and Halnon, Inc. and bounded and described as follows:

Beginning at the northerly corner of the premises at a concrete bound on said southwesterly side of said North Meadows Road as laid out by the Massachusetts Department of Public Works in 1972 and at land, now or formerly, of the Robert H. Palson Estate; thence

S-48-06-35-E by said Road a distance of 220.00 feet to other land of said John Basile, Jr. and George H. Basile; thence

S-31-12-38-W by last named land a distance of 188.23 feet to a concrete bound at land, now or formerly, of George E. Noonan and Phyllis R. Noonan; thence

S-33-44-51-W by last named land a distance of 97.22 feet to a concrete bound at Lot A on said plan; thence

S-69-30-50-W by said Lot A on said plan a distance of 61.64 feet to land, now or formerly, of Alfred J. Ouelette and Joan Ouelette; thence

N-20-29-10-W a distance of 130.00 feet to a point; thence

N-42-29-10-W a distance of 174.82 feet to a concrete bound at said Palson Estate; the last two lines bounding on said Ouelette; thence

N-49-04-45-E a distance of 128.23 feet to a concrete bound at the end of a stone wall; thence

N-62-49-43-E along said wall a distance of 110.74 feet to an iron pipe in the end of said wall; thence

N-28-39-25-E a distance of 28.55 feet to the point of beginning; the last three lines bounding on said Palson Estate;

or take any action relative thereto.

(Planning Board)

VOTE: Voted that the Zoning Map be amended as set out in the war

Yes 173
No 73 NOTE: There were at least 5 abstentions

will vote to accept as a

Subdivision rules ... of the Town.

ARTICLE 9. To see if the Town will vote to amend the Zoning By-law by adding to Section 8.2.3.:

"Accessory uses must be in the same district except by special permit, or in a district in which the principal use would be permitted by right."

VOTE: Voted that the Zoning By-Law be amended by adding to Section 8.2.3.: "Accessory uses must be in the same district except by Special Permit or in a district in which the principal use would be permitted by right."

ARTICLE 10. To see if the Town will vote to amend the Zoning By-law by adding the following language:

"Section 5.4.2.14 Municipal water wells, municipal water storage standpipes and access roads allowing as a right in the RE, RT, RS and RU zones and disallowing in the B, B-I and I zones;

"to Section 6.2.5. 'Frontage for municipal water wells and water storage standpipes shall not be required'; and

"to Section 6.3.1.a 'Height restrictions shall not apply to municipal water wells and municipal water storage standpipes'

or do or act anything in relation thereto.

(Planning Board)

The meeting was adjourned at 10:45, until May 2, 1978 at the Amos Clark Kingsbury High School at 7:30 P.M.

ADJOURNED SPECIAL TOWN MEETING
May 2, 1978

The meeting was called to order by the Moderator at 7:45 P.M. after ascertaining that a quorum was present.

Action on Article 10 was continued. After a 2 hour debate a vote was taken. Article 10 as written in the warrant was defeated by a vote of 361 yes, 235 no. This was not a 2/3 majority necessary. Discussion continued and the following action was passed.

VOTE: Voted unanimously to add to Section 6.2.5. "Frontage for municipal water wells and water storage standpipes shall not be required."

The meeting was adjourned until May 8, 1978 at the Dale Street School.

327th Anniversary



ANNUAL REPORT

of the

TOWN OFFICERS

FOR THE YEAR ENDING DECEMBER 31, 1977

THE PLANNING BOARD

To the Honorable Board of Selectmen
and Residents of Medfield:

The Medfield Planning Board hereby sumbits its Annual Report for the year ending December 31, 1977.

RESIDENTIAL GROWTH OF TOWN:

The Planning Board, as authorized under Chapter 41 of the General Laws, approved a revised plan of Colonial Park and one Definitive Plan of Noon Hill Estates III containing 47 lots off Orchard Street.

The Board released 15 lots for building within subdivisions and signed 26 plans that did not come under the Subdivision Control Law. This is the smallest number of lots released within the last ten years.

A table is included indicating subdivision lots approved for building and the number of lots remaining in each subdivision to be built. The table covers active subdivisions.

(SEE SEPARATE SHEET FOR TABLE)

UPDATING OF ZONING BYLAW:

In response to a mandate by the State, the Board spent many hours reviewing the Zoning Bylaws with Town Counsel to bring them in accordance with the Zoning Act of 1975 for vote at the 1978 Annual Town Meeting. In working with the businessmen and other interested citizens within the community, we have had hearings to discuss how to best enlarge the Central Business District, at the same time reviewing the Metcalf & Eddy recommendations in the Commercial and Industrial Impact Study, Plan and Program for the Town of Medfield, Massachusetts. These discussions have resulted in the Planning Board proposing 220 feet of land on North Meadows Road for rezoning to Business and changing the requirements for apartments which will lessen the possibility of any drastic increase in population density due to apartment construction.

SUBDIVISION RULES & REGULATIONS UPDATE:

The Board has been working with their consultant over the past two years on the Land Subdivision Rules and Regulations for the Town of Medfield. The future strength of the community - aesthetic and economic - relies on its growth. The value and beauty of growth are results of proper land Subdivision Rules & Regulations.

OTHER ACTIVITIES:

As a result of these activities the Land Subdivision Rules & Regulations are now in conformity with Chapter 41 and the revised Zoning Bylaws will bring us into conformity with Chapter 808 of the Acts of 1975.

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As a result of these activities the Land Subdivision Rules & Regulations are now in conformity with Chapter 41 and the revised Zoning Bylaws will bring us into conformity with Chapter 808 of the Acts of 1975.

Members of the Board have attended various meetings with other Town Boards, the Landfill Site Selection Committee, the Historic District Study Committee, the Park and Recreation Advisory Board, the Selectmen, as well as having liaisons with all major Town Boards. Board members have also attended meetings of the MAPC, Massachusetts Federation of Planning Boards, the Charles River Watershed Association, and Natural Valley Storage project meetings.

Whitman & Howard, an engineering consultant, again reviewed subdivision plans, inspected subdivision street construction for the purpose of estimating surety and performed other engineering services as required. They also assisted in bringing together the new Subdivision Rules & Regulations of the Planning Board.

The Planning Board is continuing its awareness of the concern of the residents and businessmen of the town regarding the Central Business District and the Residential Urban area. In response to this concern we are proposing changes for apartment zoning that will allow for less density in the RU District. As a result of last year's annual meeting and in accordance with Metcalf & Eddy's recommendation, we are proposing the expansion of the business district on North Meadows Road.

The residential change was an outgrowth of the Metcalf & Eddy Physical-Social-Economic Impact Study of Various Types of Housing upon the Town of Medfield. At the same time the Board is proposing that site plan approval be included in the scope of the Planning Board's duties. Such a provision will allow the Board to act to protect the historical and natural resources of the Town.

The Planning Board recommended all or portions of Essex Road, Mohawk Street, Indian Hill Road, Penobscot Street, Hemlock Lane, Eastmount Road and Pilgrim Lane for town acceptance in 1977.

During the year the Board reviewed 19 Sign Permit applications and parking plans for two commercial buildings and one apartment complex. The Board reappointed Margaret Bancroft and appointed Dorothy Sumner and Lawrence Stiers for a three-year term as members of the Master Plan Implementation Committee.

Under the provisions of the New Sign Code adopted at the 1977 Annual Meeting, the Planning Board also appointed Donald H. Harding, Henrietta Maloney, John K. Squier, Roy C. Watson, C. Richard McCullough and Robert N. Zabe to the Sign Advisory Board.

GENERAL:

The Board acknowledges the cooperation and assistance of other Town Boards and departments over the year.

All regular Planning Board meetings are open to the public; however, appointments must be made the Thursday before the Monday meeting. Requests for information may be obtained from the Planning Administrator, Mildred E. Willis.

Respectfully submitted,

Donald J. MacDonald, Chairman
C. Richard McCullough, Vice Chairman
Robert J. Larkin, Secretary
Robert A. Kinsman
Kenneth M. Childs, Jr.

BOARD OF APPEALS ON ZONING

To the Honorable Board of Selectmen:

The Board of Appeals on Zoning submits herewith its report for the year ending December 31, 1977.

The Board was organized as follows:

Robert F. Sylvia, Chairman
Charles H. Peck, Secretary
William F. McCarthy, Member
Burgess P. Standley, Associate
Paul E. Rhuda, Associate

During the past year the following applications were heard and decided:

4 variances from lot frontage requirements	Allowed
1 variance to allow homes to be built on undersized lots	Denied
1 variance from lot size	Denied
1 special permit for dentist office	Granted
1 variance to build residences on industrial land	Denied
1 variance to allow retail buildings on residentially-zoned lot	Denied
2 variances to allow a lot made nonconforming to be considered to be a conforming lot	Denied
1 variance to allow a parking lot in two districts B and RU	Granted
1 variance to allow a real estate office in an RT zone	Denied
1 special permit for home occupation	Allowed
1 variance from lot size, and setbacks	Denied
1 variance from frontage requirments	Denied
1 variance from lot line restrictions for pool	Denied
1 variance from side and rear setback for garage and porch	Allowed

ARTICLE 29. To see if the Town will vote to amend the Zoning By-law by adding to Section 6.2, "Table of Area Regulations," the following:

6.2.16 Setback in the Table of Area Regulations shall not apply to fences.

or take any action relative thereto.

(Planning Board)

Presently in the zoning by-law, a fence is defined as a structure and as a result is subject to setback requirements. This would remove fences from the setback requirements of the zoning by-law. It requires a 2/3 vote for passage.

RECOMMEND THAT THIS ARTICLE PASS.

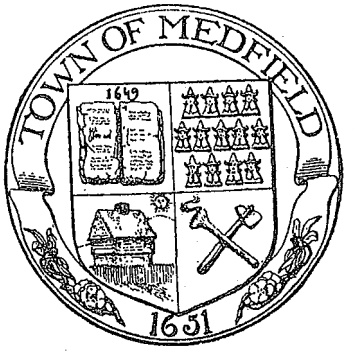
ARTICLE 30. To see if the Town will vote to amend Section 13.9, "Board of Appeals," of the Zoning By-law by deleting the words, "one associate member" and adding the words, "two associate members," or take any action relative thereto.

(Board of Appeals on Zoning)

The present Board of Appeals is a three-member Board. Under applicable law, three members must be present to provide a quorum. To ensure that there will be a quorum and that advertised hearings will not have to be cancelled, the Board of Appeals is recommending two associate members. This article requires a 2/3 vote.

RECOMMEND THAT THIS ARTICLE PASS.

326th Anniversary



ANNUAL REPORT

of the

TOWN OFFICERS

FOR THE YEAR ENDING DECEMBER 31, 1976

THE PLANNING BOARD

To the Honorable Board of Selectmen:

The Medfield Planning Board hereby submits its Annual Report for the year ending December 31, 1976.

RESIDENTIAL GROWTH OF TOWN:

The Planning Board, as authorized under Chapter 41 of the General Laws, approved one Definitive Plan of 79 lots named Colonial Park off High Street. The Essex Road Subdivision off Bridge Street has been completed. The Board has reviewed two Preliminary Plans - one off West and Bridge Streets and one off Orchard Street. An open space plan off High Street has been under discussion.

The Board released 54 lots for building within subdivisions and signed 23 plans that did not come under the Subdivision Control Law. This shows the highest release of lots for building since 1969 and indicates that Medfield is still growing at a comfortable pace.

A table is included indicating subdivision lots approved for building and the number of lots remaining in each subdivision to be built. The table runs from 1956 to date:

(SEE SEPARATE SHEET FOR TABLE)

CONTINUED UPDATING OF THE MASTER PLAN:

A "Commercial and Industrial Impact Study, Plan and Program for the Town of Medfield" has been completed by our planning consultant, Metcalf & Eddy. This report will be used to assist the Board in planning for the future growth of the commercial and industrial areas of the town.

OTHER ACTIVITIES:

Members of the Board have attended various meetings with other Town Boards, the Landfill Site Selection Committee, the Historic District Study Committee and the Park and Recreation Advisory Board, as well as having Planning Board liaisons with all major Town Boards. Mrs. Munsey chaired the Growth Policy Committee. Board members have also attended meetings of the MAPC, Massachusetts Federation of Planning Boards and the Charles River Watershed Association.

The Board worked with the Master Plan Implementation Committee and the businessmen in presenting a new Sign Code to the Town at the 1976 Annual Town Meeting. Section 7 - Sign Code - of the Medfield Zoning Bylaw was adopted and is another step in the improvement of the appearance of our town. The Board would like to express its appreciation to Jane Minesinger for her able assistance in working with the business community for the development and passage of the Sign Bylaw.

Whitman & Howard, an engineering consultant, again reviewed preliminary and definitive subdivision plans, inspected subdivision street construction for the purpose of estimating surety and performed other engineering services as required.

The Planning Board recommended all or portions of Kaymark Drive, Lake Drive, Morse Lane, Ridge Road and Stonybrook Road for acceptance.

During the year the Board reviewed sixteen Sign Application requests parking plans for new commercial buildings and apartments.

Two appointments were made to the MPIC; namely, Sarsfield Brennan and Alexander Smith, Jr.

BOARD OF APPEALS ON ZONING

To the Honorable Board of Selectmen:

The Board of Appeals on Zoning submits herewith its report for the year ending December 31, 1976.

The Board was organized as follows:

James T. Regan, Chairman
Robert F. Sylvia, Clerk
William F. Spang, Member
James O. Aronson, Associate

During the year, the following applications were heard and decided:

1 Variance for Lot Frontage to allow a driveway.	Allowed
1 Variance for Sign.	Denied
1 Variance from rear and side setback requirements.	Denied
1 Variance from side setback requirements.	Denied
1 Variance from rear yard setback requirements.	Allowed
2 Variances from lot frontage requirements.	Denied
1 Variance from lot frontage requirements.	Allowed
1 Variance to build residences on industrial land. Decision not yet rendered.	
1 Variance to build stores on residential land. Decision not yet rendered.	
1 Special Permit for Dentist's Office.	Allowed
1 Variance from lot frontage.	Denied

In each case, the decision of the Board of Appeals was unanimous.

Respectfully submitted,

James T. Regan, Chairman
BOARD OF APPEALS ON ZONING

ARTICLE 31. To see if the town will vote to delete Section 7 of the l Zoning Bylaw, "Signs" and substitute in place thereof the following ne Section 7:

SECTION 7

SIGN CODE

7.1 SIGNING DEFINITIONS

7.1.1 Sign — Any letters, pictorial representations, symbol, fl emblem or animated device displayed in any manner whatsoever, which directs attention of persons off premises on which the sign is displayed to any obje subject, place, person, activity, product, service, institution, organization or business. (For the purposes of this code, American flags and directional or traffic signs and signals erected or adopted by governments or their agencies are not included in this definition.)

7.1.2 Sign Surface Area - The entire area within a single rectangle (for purposes of calculation) enclosing the extreme limits of decorative structure, lettering, representations, emblems or other figures, together with any material or color forming an integral part of the display or used to differentiate the sign from the background against which it is placed. Structural members bearing no sign copy and outside of the above area are not included.

7.1.3 Building Sign Frontage - The length in feet of the ground floor building side on which the sign is mounted. For freestanding signs, the length of the building side nearest the sign, or, the length of the entrance side, whichever is shorter.

7.1.4 Off-premise Sign - A sign advertising activities, goods, products, services, etc., available elsewhere than within the building or on a lot where the sign is located.

7.1.5 On-premise Sign - A sign advertising activities, goods, etc., available within the building or on the lot where the sign is located.

7.1.5.1 Applied Sign - A painted or applied sign including all lettering and symbols together with any background color other than the color of the building.

7.1.5.2 Awning Sign - A sign on or attached to a temporary retractable shelter that is supported entirely from the exterior wall of a building.

7.1.5.3 Canopy Sign - A sign on or attached to a permanent overhanging shelter that projects from the face of the building and is supported entirely or partially by the building.

7.1.5.4 Freestanding Sign - A sign supported upon the ground and not attached to any building.

7.1.5.5 Parallel Sign - A wall-mounted sign parallel to the building surface projecting not more than 12" from that surface.

7.1.5.6 Projecting Sign - A wall-mounted sign perpendicular to the building surface.

7.1.5.7 Parking Sign - A sign at each vehicular entrance to a parking lot or parking garage.

7.1.5.8 Sign Band - A sign band is a special type of parallel sign. It is a horizontal band, integral to the building facade, and runs the full length of the building, exclusive of structural or other interruptions.

7.1.5.9 Window or Interior Sign - A sign painted or applied to glass doors or windows, or installed on the interior but visible from the exterior.

7.1.5.10 Special Sign - Any sign or sign structure not included in the previous definitions.

7.2 SIGNING DISTRICTS - The Town of Medfield is divided into three signing districts, following zoning classifications.

7.2.1 Business District - those areas of town zoned Business (B) and Business Industrial (BI).

7.2.2 Industrial Extensive - the area outside the Central Business District zoned IE.

7.2.3 Residential - All other areas of the town not included above.

7.3 PROHIBITED SIGNS AND SIGNING LIMITATIONS

7.3.1 Off-premise signs are prohibited.

7.3.2 No sign or light shall move, flash, or make noise. (Indicators of time and temperature may move.)

7.3.3 Any imitation of official traffic signs or signals and the use of such words as "stop", "look", "danger", "go slow", "caution" or "warning" are prohibited.

7.3.4 Signs before or behind traffic signals shall not obscure or create confusion when viewed from a vehicle stopped at a signal.

7.3.5 Colored lights for sign or building illumination are prohibited in residential areas. This requirement does not apply to Christmas signs or lights, or to signs installed for a period of less than 14 days.

7.3.6 A permanent window sign may not exceed one third of the total glass area of the windows on the section of the building elevation occupied by the business the sign advertises. Any permanent window signs must be included in calculating the total area of signage for that elevation.

7.3.7 A freestanding sign may only include lettering to indicate the street number, the name and kind of business, service or facility conducted on the premises, the year the business was established, the hours of operation, time temperature, telephone number and lettering and symbols that are part of a trade-mark. Freestanding signs for multiple occupancy buildings may display the name and kind of business for each occupancy.

7.3.8 The registered trade-mark of a specific product may occupy no more than one quarter of the area of the sign face upon which it appears unless the specific product is at least 50% of the business by dollar volume.

7.3.9 Off-street parking facilities for ten or more cars may be identified by a sign displaying the letter "P" in a size between eight (8) and eighteen (18) inches high, and a directional arrow indicating an entrance or exit. No more than one such sign per entrance or exit is allowed. Such a sign may also identify the building (or its principal occupant) to which the parking is accessory in letters not to exceed eight (8) square feet per sign face in area and four feet in height. Such signs are not counted in computing total sign area.

7.4 REQUIRED SIGNS

7.4.1 The name, if any, and street number of any nonresidential building must be identified on or legible from the exterior of the building.

7.4.2 In a nonresidential area a construction sign is required identifying the parties involved and the nature of the construction project, on the premises where the sign is located. In a residential area it is optional. Sign area may not be greater than 16 square feet. The sign must not be installed more than 14 days before construction commences and must be removed 14 days after any portion of any structure is occupied or after any portion of the last structure in a multiple-building construction project is occupied.

7.4.3 The sign permit number issued by the Building Inspector is required on every sign except those existing at the time of the adoption of this bylaw. Also, sign permits shall not be required for window and temporary signs.

7.5 TEMPORARY SIGNS

7.5.1 Temporary window signs are allowed only if they advertise special sales or events lasting no more than 60 days. They may cover no more than one third of the area of the window in which they appear. Their area is not included in calculating allowable permanent sign area.

7.5.2 Real Estate Signs: One unlighted sign of up to 8 square feet pertaining to the sale, rental or lease of the premises on which the sign is placed. Such signs shall be removed by the realtor within 14 days after final sale, rental or lease.

7.6 NUMBER OF SIGNS

7.6.1 There shall be no more than three different types of permanent signs employed per building regardless of the number of occupancies.

7.6.2 There shall be no more than one freestanding sign per building.

7.7 LOCATION OF SIGNS

7.7.1 A parallel sign shall project no more than 12" from the building surface. No awning, canopy or projecting sign shall project more than five feet from the building face or come within three feet of the public way reserved for vehicular traffic.

7.7.2 The bottom of a projecting sign shall be at least ten feet above ground level. The bottom of any awning or canopy sign shall not be lower than the awning or canopy to which it is attached, and shall not be lower than 6 feet and 8 inches above the ground level.

7.7.3 The surface area of a freestanding sign shall extend no higher than 15 feet above ground level and the bottom shall not interfere with vehicular or pedestrian traffic.

7.7.4 No parallel sign or any portion thereof shall be allowed above the bottom of the sills of second story windows of the building on which it is mounted.

7.7.5 No sign or support for a sign may extend above the cornice line of the building to which it is attached.

7.7.6 In a Business (B) or Business-Industrial (BI) District no freestanding sign shall be located nearer to the street line than the permitted setback distance for a building on the same lot.

7.8 SIGN SURFACE AREA

7.8.1 Except as noted below, the area of a sign is defined as the entire area within a single rectangle enclosing the extreme limits of lettering, decorative structure, logos, representations, emblems or other figures, together with any material or color forming an integral part of the sign or used to differentiate the sign from the building on which it is mounted. Structural members bearing no sign copy and outside of the area defined above are not included in calculating sign area.

7.8.1.1 For two- or three-sided freestanding or projecting signs, all vertical sides are included in calculating sign area, whether used for copy or not.

7.8.1.2 For freestanding or projecting signs having more than three sides (e.g., a cube sign), the sign area is calculated as the sum of one less than the number of vertical sides.

7.8.1.3 For parallel signs composed of individual letters mounted directly to a building, with no differentiating background color or material, the sign area shall be calculated as the sum of the areas of rectangles enclosing the individual letters.

7.8.2 In a Residential District there shall be no signs except the following: On a lot occupied by a dwelling there shall not be more than one sig pertaining to the use thereof or bearing the name and occupation o any occupant, or occupants, and no such sign shall exceed one sq foot in area; for premises used for home occupations, there sha no exterior signs other than a sign not to exceed one square fo area, and carrying only the name and occupation of any occupant the premises such as a physician, artisan, beautician, lawyer, tect, engineer, clergyman, accountant, osteopath, dentist and s occupations or professions or as allowed in Section 5.2.

7.8.3 Business District: Maximum sign area allowed is calculated acc to a formula based on the building sign frontage or as otherwise dicated.

7.8.3.1 For buildings with building sign frontage less than 25 feet:

Maximum sign area equals ten times the square root of the buildi sign frontage.

7.8.3.2 For buildings with building sign frontage more than 25 feet:

Maximum sign area equals fifteen times the square root of the building sign frontage.

7.8.4 Industrial-Extensive District:

7.8.4.1 Maximum sign area equals five times the square root of the building sign frontage.

7.8.5 In the case where no building sign frontage exists, the maximum sign area allowed is 32 square feet, advertising only those activities conducted on the premises.

7.8.6 Sign Area Exceptions: Allowed in addition to the maximum sign area are the following:

7.8.6.1 Historic markers and commemorative tablets up to 5 square feet in area when made a permanent and integral part of the building.

7.8.6.2 Signs up to 2 square feet in area, including signs identifying non-profit organizations, rest rooms, telephones, and other public facilities are allowed for the purposes of identification.

7.9 ADMINISTRATION (See Section 13.2 also.)

7.9.1 No sign, except noncommercial signs less than one square foot or specifically enumerated in Section 7.5 Temporary Signs, shall be erected without a permit issued by the Building Inspector, application for which shall be accompanied by such scale drawings, photographs, and other information as the Building Inspector may require. The applicant must be the owner of the property or have the written permission of the owner.

7.9.2 Fees for sign permits shall be fixed every three years by the Board of Selectmen.

7.9.3 Fines for violations of the Sign Bylaw shall be established by the Board of Selectmen.

7.9.4 A Sign Advisory Board Shall be established for the following purposes:

a) To review periodically the existing Sign Bylaw and advise the Planning Board as to desirable modifications.

b) To provide assistance and advice.

c) To bring violations of the Sign Bylaw to the attention of the Zoning Enforcing Officer.

The Sign Advisory Board members shall be appointed by the Planning Board and shall be composed of the following: one Planning Board member; one Master Plan Implementation Committee member; one member of Industrial Commission, three businessmen (two to be Medfield residents, one to be nonresident), one member of Building Code Committee.

7.10 OBSOLETE SIGNS

7.10.1 A sign which ceases to advertise a bonafide business conducted or product sold on any premises shall be removed within 30 days after written notification from the Building Inspector.

7.11 ALTERATION, REPAIR, AND REPLACEMENT OF ON-PREMISE SIGNS

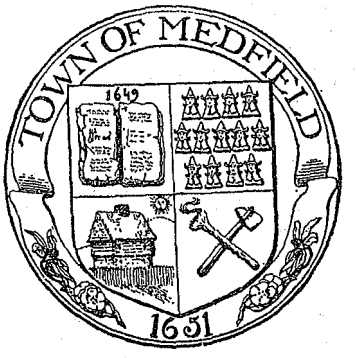
7.11.1 Except for copy changes on signs with changeable letter channels, no signs shall be reconstructed, extended, changed structurally or in content or repaired except in accordance with this ordinance. A sign which does not conform with this ordinance may be repaired provided that the cost of repair does not exceed 50% of the replacement cost of the entire sign, except that an electric time and temperature sign which is an integral part of a nonconforming sign may be repaired or replaced with no restrictions on the cost of the repair or replacement. A nonconforming sign which is deemed unsafe by the Building Inspector shall be removed by its owner.

or do or take any action relative thereto.

(Planning Board)

VOTE: Voted unanimously to amend the Zoning Bylaws by deleting Section 7 thereof entitled "Signs" and substituting in place thereof a new Sign Code as printed in Article 31.

325th Anniversary



ANNUAL REPORT

of the

TOWN OFFICERS

FOR THE YEAR ENDING DECEMBER 31, 1975

THE PLANNING BOARD

To the Honorable Board of Selectmen:

The Medfield Planning Board hereby submits its Annual Report for the year ending December 31, 1975.

RESIDENTIAL GROWTH OF TOWN

The Planning Board, after following the procedure as set out in Chapter 41 of the General Laws - Municipal Planning and Subdivision Control legislation, approved one preliminary plan totalling approximately 80 lots.

The Board released 29 lots for building in subdivisions and signed 21 plans that did not come under the Subdivision Control Law.

A table is included indicating subdivision lots approved for building, and the number of lots remaining in each subdivision to be built. The table runs for 1956 to date.

(SEE SEPARATE SHEET FOR TABLE)

CONTINUED UPDATING OF THE MASTER PLAN

A "Commercial and Industrial Impact Study, Plan and Program for the Town of Medfield" is close to completion by our planning consultant, Metcalf & Eddy assisted by the Master Plan Implementation Commission, as well as other Town Boards and the League of Women Voters. This will be a valuable aid in Planning Board deliberations relative to the Central Business District and Industrial areas.

OTHER ACTIVITIES

Members of the Board have attended various meetings with other Town Boards and the Sidewalk Study Committee and, in addition, each Planning Board member has several liaisons with other Town Committees to keep the Board apprised of what other committees are doing. Board members have also attended meetings of the MAPC and Massachusetts Federation of Planning Boards and a meeting called by Representative George Sprague to explain changes in the new Zoning Enabling Act, which has been passed by the State Legislature.

A complete revision of the Medfield Zoning Bylaw was presented to the 1975 Town Meeting and was unanimously accepted; however, the Attorney General took exception to Section 9.5.1 as voted by the Town and disallowed it. At a Special Town Meeting held on November 3, 1975, the Board proposed a new Section 9.5.1. At the Town Meeting an amendment was added and voted. A ruling has not yet been received from the Attorney General on this vote of the Town Meeting.

Whitman & Howard, an engineering consultant, was again engaged to review preliminary and definitive subdivision plans, to inspect subdivision street construction for the purpose of estimating surety, and to perform other engineering services as needed.

Designs & Devices, a graphics design consultant, was contracted to review the Town signage problem and assist the Board in developing a Commercial Graphic Standards Bylaw. The Commercial Graphic Standards Bylaw will be presented to the 1976 Annual Town Meeting for approval.

The Planning Board recommended and the Town voted to accept all or portions of Carmen Circle, Eastmount Road, Evergreen Way, Fieldstone Drive, Grace Drive, Indian Hill Road, Lee Road, Longmeadow Road, Nauset Street, Oxbow Road, Ridge Road, Spring Valley Road, Steven Lane, Surrey Run, The Paddock Lane and Wilson Street.

The premises of the Frances Cafe on Frairy Street were rezoned to "Business" by Town Meeting vote.

During the year the Planning Board has reviewed sign application requests and parking plans for new buildings.

Four appointments to the MPIC were made; i.e., Sandra Fitch, Francis Rossi, Alexander Smith, Jr. and Robert Zabe.

BOARD OF APPEALS ON ZONING

To the Honorable Board of Selectmen:

The Board of Appeals on Zoning submits herewith their report for the year ending December 31, 1975.

The Board was organized as follows:

James T. Regan, Chairman
Ralph C. Copeland, Clerk
James O. Aronson, Member
William F. Spang, Associate
Mildred E. Willis, Secretary

Mr. Ralph C. Copeland resigned from the Board and on July 10, 1975, Mr. Robert F. Sylvia was appointed to the Board and elected Clerk.

During the year the following applications were heard and decided:

1 Special Permit for enlargement of a veterinary clinic and Variance from the side line requirements. Allowed.

1 Variance from lot line requirements. Allowed.

1 Variance from the Lot Depth and Width requirements for 9 lots. Allowed.

2 Special Permits for filling of flood plain land. Denied.

1 Special Permit for motorbike trails and membership club. Denied.

1 Special Permit for 4 apartments where 3 previously existed. Allowed.

1 Special Permit for home occupation. Denied.

1 Special Permit and Variances for area, frontage and depth. Allowed.

1 Special Permit for home occupation. Allowed.

1 Variance from frontage requirements for multi-family dwelling. Allowed.

ARTICLE 18. To see if the Town will vote to amend the Zoning Bylaws as follows:

Add Section 9.5.1 "Any reconstruction of a nonconforming structure shall require a variance."

or do or act anything in relation thereto. (Planning Board)

ARTICLE 18. Voted to amend the Zoning Bylaws by adding the following section:

Section 9.5.1 "Any reconstruction of a nonconforming structure shall require a variance except when the reconstruction is in the same configuration as the pre-existing structure."

Yes	302
No	49

ARTICLE 40. To see if the Town will vote to approve Wight Street and Farm Street as scenic roads, or take any action related thereto.

(Planning Board)

VOTE:
ARTICLE 40. Voted to approve Wight Street as a scenic road.

THREE HUNDRED TWENTY-FOURTH

ANNUAL REPORT

of the

TOWN OF MEDFIELD

FOR THE YEAR ENDING DECEMBER 31, 1974

THE PLANNING BOARD

To the Honorable Board of Selectmen:

The Medfield Planning Board hereby submits its Annual Report for the year ending December 31, 1974.

GUIDING THE TOWN'S RESIDENTIAL GROWTH

The Planning Board, after following the procedure as set out in Chapter 41 of the General Laws - Municipal Planning and Subdivision Control legislation, approved two definitive plans totalling 24 lots under the subdivision Control Law. The Board released 43 lots for building in subdivisions and signed 14 plans that did not come under the Subdivision Control Law, one plan comprising 22 lots.

A table is included indicating subdivision lots approved for building, number of lots released during the year for building, and the number of lots remaining in each subdivision to be built. The table runs from 1956 to date.

(SEE SEPARATE SHEET FOR TABLE)

CONTINUED UPDATING OF THE MASTER PLAN

The "Land Use and Land Utilization Study" and "Recreation and Conservation in Medfield - An Open Space Plan" authorized by the Town Meeting of 1973 were completed. A "Commercial and Industrial Impact Study, Plan and Program for the Town of Medfield" is now underway. These projects have been conducted by the Board in conjunction with the Master Plan Implementation Committee and Metcalf & Eddy, consultants, as well as other Town Boards.

OTHER ACTIVITIES

Members of the Board have attended various meetings with other Town Boards and also attended meetings of the MAPC, Massachusetts Federation of Planning Boards and the New England Law Institute.

The opportunity for developers to plan subdivisions to complement the contours of their land was added to Medfield's Zoning Bylaw; namely, Open Area Zoning.

Another step ahead for the Town was the result of the 1974 Town Meeting wherein funds were voted to allow the use of an engineering consultant to review preliminary and definitive subdivision plans, inspect subdivision construction to estimate surety for completion of streets and sidewalks and other engineering and consulting services as required.

A change in Medfield's Land Subdivision Rules and Regulations was incorporated which requires developers of new subdivisions to pay a fee for preliminary and definitive plan review and for setting and reducing surety. The Board anticipates that eventually this revenue will completely cover the cost of our engineering consultant.

The Board has been actively engaged in trying to prevent a change in the Zoning Enabling Act by the State Legislature which will allow one person, instead of the Board of Appeals, to grant special permits and variances.

The Planning Board recommended and the Town voted to accept Erik Road, Partridge Road and Camelot Lane as public ways in 1974.

THE BOARD OF APPEALS ON ZONING

To the Honorable Board of Selectmen and
Residents of the Town of Medfield:

The Board of Appeals on Zoning submits herewith the report for the year ending December 31, 1974.

The Board was organized as follows:

James T. Regan, Chairman
Ralph C. Copeland, Clerk
James O. Aronson
William P. Spang, Associate
Mrs. Mildred E. Willis, Secretary

During the year twenty hearings were held and, in summary, the decisions were as follows:

2 Comprehensive permits for construction of apartments. Granted.

1 Variance of frontage requirement. Granted.

1 Special permit for addition to an existing building. Granted.

1 Variance from parking requirements. Granted.

2 Special permits for home occupation. Granted.

1 Special permit for accessory building. Denied.

2 Variances for real estate office in residential area. Denied.

1 Special permit to alter existing dwelling. Waived and moot.

1 Variance for parking lot. Granted.

1 Variance for tennis courts in I-E District. Denied.

1 Variance to construct 250 foot communications tower. Denied.

1 Special permit to allow construction in the flood plain. Granted.

1 Special permit for home occupation. Denied.

1 Special permit to convert existing dwelling to multifamily. Granted.

1 Variance from lot line requirements. Withdrawn.

2 Variances from lot line requirements. Granted.

1 Special permit to construct second dwelling on single lot. Granted.

In each case the decision of the Board of Appeals was unanimous.

ARTICLE 40. To see if the Town will vote to approve Wight Street and Farm Street as scenic roads, or take any action related thereto.
(Planning Board)

Chapter 40, Section 15C provides for the designation of certain streets as scenic roads. After having been so designated, no work can be done that will involve cutting trees, or tearing down stone walls, except with the written consent of the Planning Board.

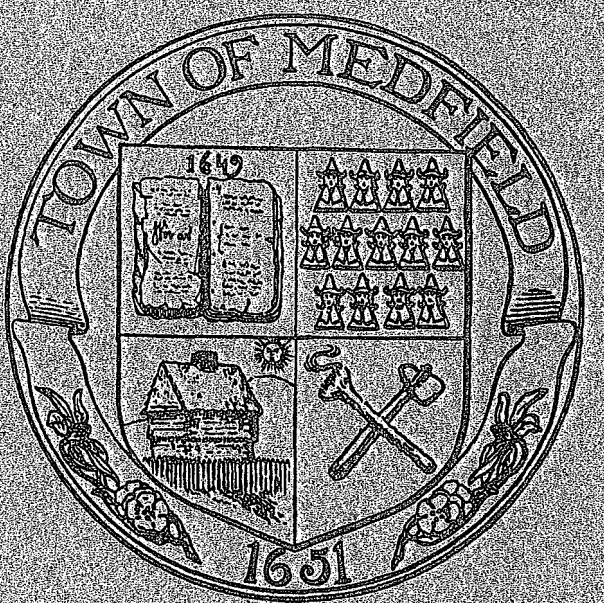
THE WARRANT COMMITTEE RECOMMENDS APPROVAL OF WIGHT STREET AS A SCENIC ROAD, BUT AT THIS WRITING WILL ASK FOR THE DISMISSAL OF FARM STREET AS A SCENIC ROAD. WE EXPECT MORE INFORMATION REGARDING FARM STREET, BUT AS OF THIS PRINTING, THE HIGHWAY DEPARTMENT HAS EXPRESSED RESERVATIONS.

THREE HUNDRED TWENTY-THIRD

ANNUAL REPORT

of the

TOWN OFFICERS



FOR THE YEAR ENDING DECEMBER 31, 1973

THE PLANNING BOARD

To the Honorable Board of Selectmen:

The Medfield Planning Board hereby submits its Annual Report for the year ending December 31, 1973.

GUIDING THE TOWN'S RESIDENTIAL GROWTH

The Planning Board reviewed one Preliminary Plan and conducted hearings on two Definitive Plans under the Subdivision Control Law. During 1973 the Board gave final approval to one Definitive Plan. The Board signed 20 plans that did not come under the Subdivision Control Law.

The Board reached a settlement of the litigation with the developers of Gun Hill Park. The dispute concerned the size of undeveloped lots, the statutory approval of which had expired. The Planning Board considers that the settlement protects reasonably the interests of the Town.

A table is included showing subdivision lots approved for building, number of lots released during the year for building and the number of lots remaining in each subdivision to be built. The table runs from 1956 to date.

(SEE SEPARATE SHEET FOR TABLE)

CONTINUED UPDATING OF THE MASTER PLAN

The Housing Impact Study authorized by the Town Meeting of 1972 was completed. An inventory and evaluation of existing land and a recreation and conservation study have now been started, as authorized by the Town Meeting of 1973. All these projects have been conducted by the Board in conjunction with the Master Plan Implementation Committee and Metcalf & Eddy, consultants.

OTHER ACTIVITIES

Members of the Board attended various meetings with other boards. Also members attended Conservation sessions at Stony Brook Center in Norfolk, and a Land Use Meeting held in Boston.

THE BOARD OF APPEALS ON ZONING

To the Honorable Board of Selectmen
and Residents of the Town of Medfield:

The Board of Appeals on Zoning submits, herewith, the report for the year ending December 31, 1973.

The Board was organized as follows:

Charles Kenny, Chairman

James T. Regan, Clerk

James O. Aronson

Ralph C. Copeland, Associate Member

Mrs. Mildred E. Willis, Secretary

During the year fourteen hearings were held at the Town Hall and in summary, the decisions were as follows:

1 Variance for office building in a residential area. Denied.

1 Variance of sideline and parking spaces. Granted

1 Special Permit to use industrially zoned land for construction purposes. Granted

1 Special Permit to operate nonprofit tennis membership club and special permit to enable appropriate crossing of North Brook. Granted. This decision has been appealed to the courts.

1 Special Permit for gasoline station within business district. Granted.

1 Variance of setback line for existing single-family dwelling. Granted.

1 Special Permit for sewer outfall lines within flood plain. Granted.

1 Variance of side and front yard set back. Denied.

2 Special permits to excavate for pipe lines within Watershed Protection District and Flood Plain District. Granted.

1 Special Permit to board horses. Granted.

ARTICLE 36. To see what number the Town will vote as a quorum for town meetings, or do or act anything in relation thereto.

(Board of Selectmen)

This article seeks to provide the Town with greater flexibility in accomplishing its business. It is aimed at situations in which the Town must act, no new money is being appropriated, and the business to be transacted is not sufficiently controversial to attract the usual quorum.

Recommend that this article be dismissed.

It would permit small groups to pass action binding the Town and despite its limitation to non-financial items, it could nevertheless deal with policy issues that have implications far greater than finances.

ARTICLE 37. To see if the Town will vote to amend the Zoning By-law as follows:

1. Amend Section 5 by substituting for Section 5.4.1.5 the following:

   5.4.1.5 Open area residential development (See Section 13.10.2.a)
   SP-SP-SP-SP-NO-NO-NO

2. Amend Section 13 by substituting for 13.10.2.a the following:

   13.10.2.a) For Open Area Residential Development of land subject, however, to the following terms and conditions:

   (1) For the purpose of encouraging the preservation of open space and promoting the more efficient use of land in harmony with its natural features and within the general intent of the Zoning Bylaw, and to protect and promote the health, safety, convenience and general welfare of the inhabitants of the Town, an owner or owners of a tract of land, may, in connection with the submission of a subdivision plan for Planning Board approval under the Subdivision Control Law, make application to the Board of Appeals for a Special Permit excepting his plan from the lot size and yard dimension regulations as required in the Zoning Bylaw. In no event, however, shall such permit operate as an exception from any other provision of this bylaw.

   The owner or such agent shall at the same time file a copy of the application with all accompanying plans and Environmental Impact Statement with the Board of Health, the Water and Sewerage Board, the Conservation Commission and the Planning Board, which Boards shall, within thirty days from the date of receipt of such documents by them, file their written recommendations concerning said applications with the Board of Appeals. If no such recommendations are filed by any board within thirty days, said board shall have been deemed to have no recommendations on the application.

(2) After notice and public hearing, and after due consideration of recommendations required to be filed, the Board may grant such a permit for residential use provided that:

(i) It finds that the proposed plan will promote the purposes of this section; and

(ii) Not less than 25% of the area of the tract, exclusive of land set aside for road area and parking area, shall be Open Land; and

(iii) The maximum number of lots permitted on a given piece of land shall be determined by reducing the total acreage of the proposed subdivision by the area of ponds as shown on Town of Medfield zoning map, but not deducting for street right-of-way, and by dividing the remaining area by the minimum lot area requirements of the zoning district in which the subdivision is to be located; and

(iv) The size of the tract of land is not less than ten times the minimum lot size permitted in the Zoning District in which the tract is located and land area of not more than fifty per cent of the open land in the tract may be Flood Plain District, Watershed Protection District, or have a greater than twenty per cent slope; and

(v) The entire development shall be serviced with a public water supply and a public sewer or an on-site sewage disposal system capable of processing in excess of 2,000 gallons of sewage effluent per day and to which all units in the development shall be connected and which shall be approved by the Board of Health and the Water & Sewerage Board; and

(vi) To insure the protection of existing residences, proposed lots abutting lots with existing single family residences shall conform to the area requirements of the adjacent zone. The Board of Appeals may substitute a requirement for a buffer zone which shall be at least fifty feet in width for the protection of the abutting lots; and

(vii) All lots adjoining existing ways shall meet all existing regulations for zoning districts in which the lots are located. Land adjoining existing ways may be used for open land, provided that its minimum dimension is fifty feet; and

(viii) Minimum lot size shall be 12,000 square feet area, 100-foot width, 100-foot depth, 20-foot front yard, 12-foot side yards and 30-foot rear yard.

(3) Open Land shall be:

(i) Owned by a membership corporation, trust, or association whose members are all the owners or occupants of the dwelling units in the tract, by the Town, or otherwise as the Board may approve; and

(ii) Restricted by a conservation restriction as defined in General Laws, Chapter 184, Sections 31, 32, and 33, running to the Town appropriate to retaining the Open Land predominately in its natural scenic, and open condition in such form as shall be approved by the Conservation Commission, the Planning Board, and the Board of Selectmen. The applicant shall provide satisfactory assurance that such conservation restriction, following approvals, has been properly recorded in the appropriate Registry of Deeds or Registry District and the interest in land thereby created is not subject to any mortgage, security interest, lien or encumbrance of any kind other than the aforesaid conservation restriction; and

(iii) Further restricted by covenants in deeds to all grantees in the tract for recreational, agricultural, conservation, or park uses on which no building may be erected more than fifteen feet in height and only incidental to the foregoing uses; and

(iv) Open to such uses by at least the owners and occupants of the dwelling units in the tract; and

(v) Open to Town officials for purposes of maintaining public facilities; and

(vi) Subject to such further restrictions and conditions as the Board may impose.

(4) A special permit for a cluster development issued hereunder by the Board of Appeals is primarily an authorization for the use of lots which have less than the normal lot size and yard dimension. Subsequent approval by the Planning Board of such portions of the development as constitute a subdivision will be required as set forth in the Subdivision Control Law, including approval of the street and utility systems. A favorable recommendation by the Planning Board that the special permit be issued shall not, therefore, be deemed to either constitute subdivision approval under the Subdivision Control Law of the Subdivision Rules & Regulations or imply that such approval will be given.

(5) Consistent with the general purposes of this Zoning Bylaw and the specific purposes of this section, the Planning Board may recommend, and the Board may impose, as conditions to the approval of a permit hereunder such provisions as to parking, loading, road construction and sidewalks,

community service and recreational facilities, screening, and care and maintenance of Open Land as may be deemed advisable for the protection and well-being of the occupants of dwelling units in the tract and of the inhabitants of the Town.

(6) No lot shown on a plan for which a Permit is granted under this section may be further subdivided, and a notation to this effect shall be shown upon the subdivision plan recorded with the Registry of Deeds or Registry District.

or do or act anything in relation thereto.

(Planning Board

The above amendment to the Zoning By-law is proposed as an alternative to Article 38 to provide Open Area Residential Development of land. Its intent is to promote the more efficient use of land in harmony with its natural features within the general intent of the present Zoning By-law. It will overlay all present residential districts. The major points are as follows: Article 37 excludes multi-family units such as apartments and will permit within the tract only single family detached dwellings on lots at least 12,000 square feet in area (the same as the present RU district lots). This does not substantially increase the number of dwelling units that can be built on the total tract. The tract shall be at least ten times the minimum lot size permitted in the district in which it is located; not more than 50% of the open land may be Flood Plain or Watershed Protection District or steep slope; no individual on-site sewage disposal will be permitted; development may be only by special permit issued by the Zoning Board of Appeals; development must also meet the requirements of the Planning Board, Water and Sewerage Board, Conservation Commission and Board of Health, in accordance with the Subdivision Control Law and Regulations.

Recommend that this article pass.

This cluster zoning provision was originally drafted for inclusion in the By-law revisions voted in the 1972 Town Meeting. Withdrawn at that time due to several uncertainties, the provision has been modified to provide a logical and workable approach to cluster building. Addition of this section will nearly complete the By-laws and enable the Planning Board to better administer its function.

ARTICLE 41. To see if the Town will vote to approve as Scenic Roads Noon Hill Street, Causeway Street and Foundry Street or take any action relative thereto. (Planning Board)

Under the newly-enacted Scenic Roads Law, a recommendation is being made to protect the three roads named in the article above from unauthorized change. Construction work, trenching, widening, etc., cannot take place on such protected roads without a public hearing before the Planning Board.

Recommend that this article pass.

THREE HUNDRED TWENTY-SECOND

ANNUAL REPORT

of the

TOWN OFFICERS

FOR THE YEAR ENDING DECEMBER 31, 1972

REPORT OF THE PLANNING BOARD

To the Honorable Board of Selectmen:

The Medfield Planning Board hereby submits its Annual Report for the year ending December 31, 1972.

Meetings: The Planning Board held regular weekly meetings at the Town Hall. In addition to these meetings numerous inspections were made by Board members to examine areas proposed for new subdivisions and subdivisions already under construction.

Subdivisions: Plans for new subdivisions were presented to the Board for its action.

A table is included showing subdivision lots approved for building, number of lots released during the year for building and the number of lots remaining in each subdivision to be built. The table runs from 1956 to date.

(SEE SEPARATE SHEET FOR TABLE)

The portion of Colonial Road from Station 15 + 04 to Station 19 + 80 was recommended to the Board of Selectmen for acceptance.

Other Matters: A revision of the Zoning By-law of the Town of Medfield was approved by the Town Meeting in March 1972. This was a culmination of five years' work of the Board. During 1972 a subcommittee on a new Sign By-law was formed consisting of Mrs. Sandra G. Munsey and Mr. Robert A. Vanslette of the Planning Board and Messrs. Vincent Palumbo, Francis Rossi, Winfred Crocker and William Walsh, representing the business community.

The Planning Board worked with the Master Plan Implementation Committee and Mr. James Woglom of Metcalf & Eddy to make a Housing Impact Study as a continued updating of the original Master Plan as authorized by the Town Meeting of 1972.

General: The Planning Board would like to express its appreciation to the many citizens, Town officials and builders who gave the Board their cooperation and assistance in 1972.

All regular Planning Board meetings are open to the public. Requests for information may be obtained from the Planning Board Assistant, Mrs. John C. Willis, at either 359-8505 or 359-2726.

REPORT OF THE BOARD OF APPEALS ON ZONING

To the Honorable Board of Selectmen
and Residents of the Town of Medfield:

The Board of Appeals on Zoning submits, herewith, the report for the year ending December 31, 1972.

The Board was organized at a meeting held on April 6, 1972 as follows:

Charles Kenny, Chairman

James T. Regan, Clerk

James O. Aronson

Ralph C. Copeland, Associate Member

Mrs. Karen Halloran, Secretary

During the year nine hearings were held at the Town Hall and in summary, decisions were as follows:

2 Permits for "Home Occupation" business. Granted.

2 Permits for "Home Occupation" business. Denied.

1 Variance for gasoline service station. Granted.

1 Variance concerning on-site sewerage system. Denied.

1 Permit for tennis-swimming pool club. Granted.

1 Variance concerning inadequate lot frontage. Denied.

1 Permit for kennel-veterinary hospital. Granted.

In each case the decision of the Board of Appeals was unanimous.

Respectfully submitted,

CHARLES KENNY

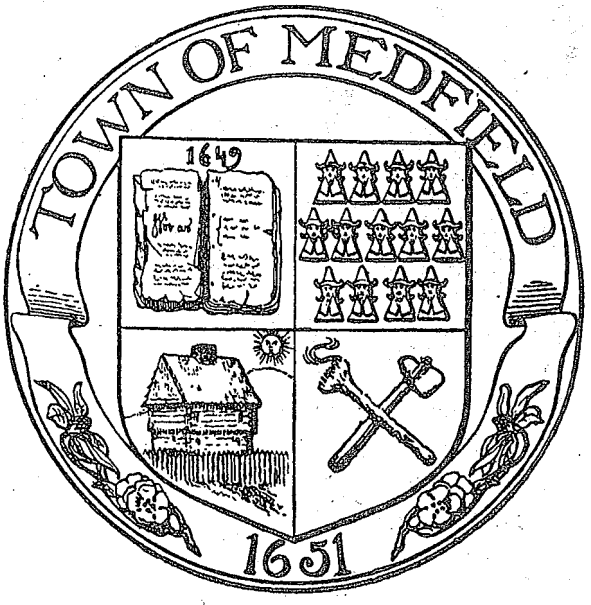
Chairman

THREE HUNDRED TWENTY-FIRST

ANNUAL REPORT

of the

TOWN OFFICERS



FOR THE YEAR ENDING DECEMBER 31, 1971

REPORT OF THE PLANNING BOARD

To the Honorable Board of Selectmen:

The Medfield Planning Board hereby submits its annual report for the year ending December 31, 1971.

MEETINGS

The Planning Board held regular weekly meetings at the Town Hall. In addition to these meetings, the Board members met frequently to work on revising the Zoning By-law of the Town of Medfield. A complete revision of the Zoning By-law has been made by the Board and will be presented to the Town for its consideration.

Saturday, Sunday and evening inspections were made by Board members to inspect areas proposed for new subdivisions and subdivisions already under construction.

SUBDIVISIONS

Plans for new subdivisions were presented to the Board for its action.

A table is included showing subdivision lots approved for building, number of lots released during the year for building, and the number of lots remaining in each subdivision to be built. The table runs from 1956 to date.

(SEE SEPARATE SHEET FOR TABLE)

Portions of the following streets within the subdivisions were recomended to the Board of Selectmen for acceptance:

Lakewood Drive from Granite Street to Station 6 plus 75
Lee Road from Station 14 plus 90 to Station 20 plus 89.76

ARTICLE 50. To see what sum of money the Town will vote to raise and appropriate and/or transfer from available funds for the purpose of updating the Master Plan, or take any other action relative thereto.

(Planning Board)

Recommend that $5,000 *be raised on the* 1972 *Tax Levy for the purposes of this article.*

The proposed Master Plan update will study the impact of various types of housing upon the Town. Considered in the study will be financial implications, population makeup, and the wide range of physio-social requirements of the different types of housing. The study will continue the program initiated last year to update the Master Plan by focusing on specific areas to provide the Town with objective information on timely issues.

ARTICLE 55. This article describes the new zoning by-law except for signs, as described in the warrant.

(Planning Board)

Recommend that this article pass excluding those sections pertaining to cluster zoning, and that the sum of $2075 be raised on the 1972 Tax Levy to print the approved Bylaw and make it available to those who need it.

The proposed New Zoning Bylaw is the culmination of more than four years of work by the Planning Board to provide the Town with an up-to-date Bylaw to meet the complex needs of today. The proposal is more definitive to enable the Planning Board to better administer its function. Zoning changes have been made to provide overall consistency, modify aspects in keeping with professional evaluation such as the soil survey, and tie together recent additions initiated by the flood plain and watershed protection restrictions. The Finance Committee recommends the removal of the Cluster Zoning provisions in this proposal (5.4.4.13 *and* 13.10.2e) *due to a number of uncertainties which might arise.*

ARTICLE 56. This article describes the signs portion of the new zoning by-law described in the warrant.

(Planning Board)

Recommend that this article pass.

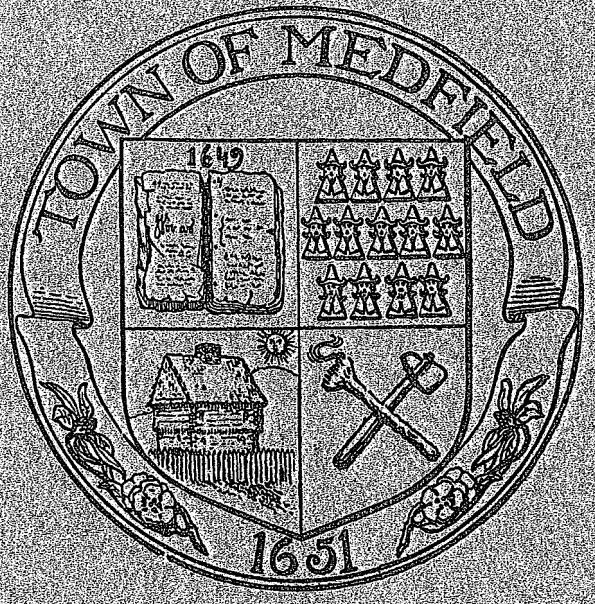
This reflects the Town's consensus advocating the simpler more rural atmosphere which was outlined in the Master Plan of the early 1960's *and reaffirmed in the Master Plan poll of last year. The proposal is modeled after a National Sign Code and similar to those in effect in the Towns of Brookline and Wellesley. Provisions have been made to allow for conformity by all parties affected by changes in the code over a period varying from one to five years.*

THREE HUNDRED TWENTIETH

ANNUAL REPORT

of the

TOWN OFFICERS



FOR THE YEAR ENDING DECEMBER 31, 1970

REPORT OF THE PLANNING BOARD

TO THE HONORABLE BOARD OF SELECTMEN:

The Medfield Planning Board hereby submits its annual report for the year ending December 31, 1970.

MEETINGS

The Planning Board held regular weekly meetings at the Town Hall.

In addition to the regular meetings, the Board members held sessions to work on revising the Zoning Bylaws. Also during the year there were meeting with the Board of Selectmen, Board of Health, Water and Sewerage Board, the Master Plan Implementation Committee and other Medfield boards and committees.

Saturday, Sunday and evening inspections were made by the Board members, occasionally with Superintendent of Streets, William E. McCarthy present, to inspect areas proposed for new subdivisions under development.

SUBDIVISIONS

Two new subdivisions were approved by the Board after following the legal procelure required for such approval; namely Camelot Lane, a six-lot subdivision off Granite Street, and Carol Ann Drive, an eight-lot subdivision off Flint Locke Lane.

A proposed subdivision entitled "Noon Hill Estates — Section II" was submitted to the Planning Board. To date a decision on the acceptance of the 104-lot subdivision has not been made.

A table is included showing subdivision lots approved for building, number of lots released during the year for building and the number of lots remaining in each subdivision to be built. The table runs from 1956 to date.

(See separate sheet for Table)

Portions of the following streets within the subdivisions were recommended to the Board of Selectmen for acceptance:

Tamarack Road	Lee Road
Flint Locke Lane	Snyder Road
Green Street	Oxbow Road
Cypress Street	Colonial Road
Curtis Drive	Blacksmith Drive
Spring Valley Road	Hutson Road

OTHER MATTERS

The Soil Survey, authorized by the Town of Medfield in 1969, was received from the Soil Conservation Service of the United States Department of Agriculture. This report is an extremely useful tool for the Town and will help insure Medfield's growth in areas most suitable for building.

The Planning Board has worked with the Board of Selectmen and State and County officials on the relocation of Route 27 and North Street.

The Master Plan Implementation Committee was put under the direction of the Planning Board by Town Meeting vote. The MPIC and the Planning Board have been working together on articles for the Town Warrant concerning the updating of the Master Plan, with emphasis on a Capital Outlay Program for the Town.

A program for the lowering of the water table in the Harding Estates and Kaymark Drive areas was embarked upon with the Norfolk Conservation District. The work which has been completed to date has resulted in a remarked improvement in the ground water level.

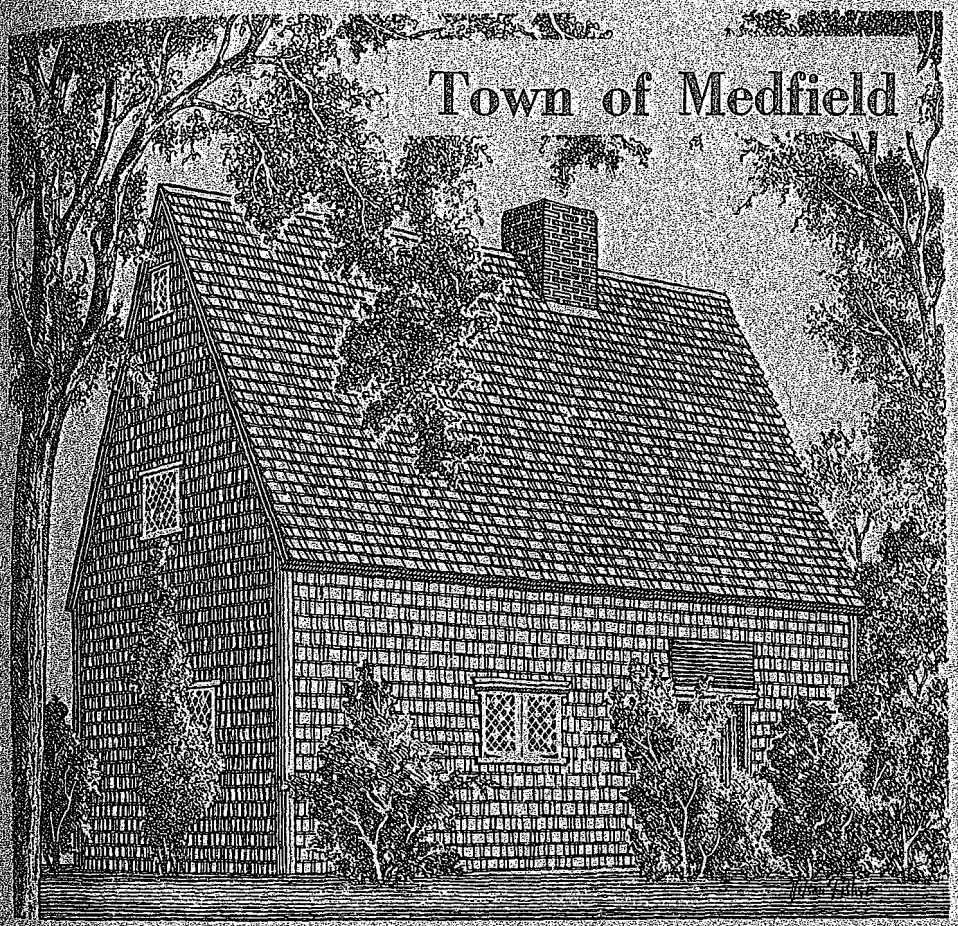
GENERAL

The Planning Board would like to express its appreciation to the many citizens, town officials and builders with whom we have worked during the year for their cooperation and assistance.

Requests for information and appointments may be obtained from the Planning Board Assistant, Mrs. John C. Willis, at either 359-8505 or 359-2726.

Respectfully submitted,

MEDFIELD PLANNING BOARD
Norman A. Gray, Jr., Chairman
Richard M. Ezequelle, Vice Chairman
William F. Rogers, Jr., Secretary
Robert A. Vanslette
F. Gordon Yarlott



Peak House

THREE HUNDRED NINETEENTH

ANNUAL REPORT

of the

TOWN OFFICERS

FOR THE YEAR ENDING DECEMBER 31, 1969

REPORT OF THE PLANNING BOARD

To the Honorable Board of Selectmen:

The Medfield Planning Board hereby submits its annual report for the year ending December 31, 1969.

MEETINGS

The Planning Board held regular weekly meetings at the Town Hall.

In addition to the regular meetings, the Board members held work sessions to finish work on the Flood Plain District and Watershed Protection District zoning to have this ready for a town meeting vote. Also during the year there were meetings with the Board of Selectmen, Board of Health, Water and Sewerage Board, the Industrial Commission, the Master Plan Implementation Committee and other Medfield boards and committees. The Board also met with town representatives from Norfolk, Walpole, Millis, Sherborn and Needham.

Saturday, Sunday and evening inspections were made by the Board members, occasionally with Superintendent of Streets William E. McCarthy present, to inspect the areas proposed for new subdivisions and to check street construction and drainage in subdivisions under development.

SUBDIVISIONS

Wagonwheel Heights, a subdivision of 32 lots, was approved by the Board following the legal procedure required for such approval. The Noon Hill Estates subdivision of 116 lots, originally submitted in 1962, was resubstituted under the Subdivision Control Law and 13 lots were added, changing the former "Noon Hill Estates No. 1" to read "Noon Hill Estates No. IA" and changing the total lots within this subdivision to 129.

Eight subdivisions were active during 1969. A table is included showing subdivision lots approved for building, number of lots released during the year for building and the number of lots remaining in each subdivision to be built. The table runs from 1956 to present.

Portions of the following streets within the subdivisions were recommended to the Board of Selectmen for acceptance:

Tamarack Road	Lee Road
Flint Locke Lane	Snyder Road
Green Street	Oxbow Road
Cypress Street	Colonial Road

ZONING BY-LAW

After many months of studying requirements for the Flood Plain and Watershed Protection Districts, which included the inspection of each brook and wet area in Medfield by members of the Board, two amendments to the "Zoning By-Law, Town of Medfield, Massachusetts" were presented to the people at a Special Town Meeting held on October 27, 1969. These amendments were passed unanimously.

OTHER MATTERS

Work sessions were held with a consultant to study possible solutions to the Central Business District problems. An open meeting was held with Medfield businessmen and other interested citizens to discuss the Central Business District. The Board intends to work with a committee composed of interested businessmen to assist in finding final solutions to the problems of the business district.

A soil survey authorized by the Town of Medfield in 1969 was conducted by the Soil Conservation Service of the United States Department of Agriculture. Final reports have yet to be received by the Board.

The Planning Board corresponded with Federal and State agencies urging the preservation of rights of way that may be abandoned by railroads as entities for other future use. Correspondance received from these agencies indicates that they are studying this matter.

After study and a public hearing, the Planning Board revised the "Land Subdivision Rules and Regulations", principally to remedy on-lot drainage problems.

The Planning Board has worked with the Board of Selectmen and State and County officials on the relocation of Routes 109 and 27.

The Board met with the Industrial Commission to discuss a proposed zoning change to permit use of land for apartments in areas now zoned for industry and residences.

REPORT OF THE BOARD OF APPEALS ON ZONING

To the Honorable Board of Selectmen:

The Board of Appeals on Zoning submits, herewith, its report for the year ending December 31, 1969.

The present Board was organized at a meeting on May 22, 1969 as follows: Charles Kenny, Chairman; James T. Regan, Clerk; Paul E. Nyren, Richard A. Chagnot, Associate Member; Mrs. Kathleen C. Conners, Secretary.

In summary, hearings were held during 1969 on requests for the following:

One Special Permit to permit the alteration of a single family unit to allow for housing of relatives. **Granted**

One Variance from side yard restrictions. **Granted**

One change of non-conforming use to permit parking. **Granted**

One Permit for building two apartment structures connected to town sewers. **Denied**

One Special Permit for construction of a gasoline station. **Granted**

Two Variances from Zoning By-Laws to permit on-site sewage disposal. **Both Granted**

One Special Permit for municipal use of land located in an "A" Residence District. **Granted**

In each case the decision of the Board of Appeals was unanimous.

Respectfully submitted,
CHARLES KENNY, Chairman

ARTICLE 18. Voted unanimously to amend the Zoning By-law by adding "Section XI. FLOOD PLAIN DISTRICT" and to amend the Zoning Map of the Town of Medfield, Massachusetts, accordingly as follows:

SECTION XI. FLOOD PLAIN DISTRICT

1. **Purpose**

The purpose of this section is to promote:

(a) The health and safety of the occupants of lands and subject to seasonal or periodic flooding in the Charles and Stop Rivers Flood Plain District.

(b) The preservation of the natural flood control characteristics and the water storage capacity of the Flood Plain District.

(c) The safety and purity of water; control and containment of sewage; safety of gas, electric, fuel and other utilities from breaking, leaking, short-circuiting, grounding, igniting, electrocuting or any other dangers due to flooding.

2. **Definition**

(a) The Flood Plain District is superimposed over any other district established by this by-law. The Flood Plain District is defined as all lands along or sloping to Stop River and Charles River whose elevation is below 125 feet Mean Sea Level based on the Massachusetts Geodetic Datum of 1929 and as shown on the Zoning Map of the Town of Medfield.

3. **Use**

(a) Land in the Flood Plain District may be used for any purpose otherwise permitted in the underlying district except that:

(1) No buliding, wall, dam or other structure shall be erected, constructed, altered, enlarged or otherwise created or moved for any purpose unless a Special Permit from the Board of Appeals is issued.

(2) Dumping, filling, excavating or transferring of any earth material within the District is prohibited unless a Special Permit from the Board of Appeals is issued.

(3) No ponds or pools shall be created or other changes in water courses, for swimming, fishing or other recreational uses, agricultural uses, scenic features or drainage improvements or any other uses unless a Special Permit from the Board of Appeals is issued.

(b) Proper operation and maintenance of dams and other water control devices are permitted uses under this section. This includes the temporary alteration of the water level for emergency or maintenance purposes and the removal of any and all flashboards of a privately-owned dam in order to lower the water level.

(c) Municipal use, such as waterworks, pumping stations and parks, is permitted under this section.

4. **Application for Special Permit**

(a) Any person desiring a special permit for any use set out in Section 3 (a) above within the Flood Plain District shall submit an application to the Board of Appeals, in accordance with the provisions of Chapter 40A of the Massachusetts General Laws as amended, and a copy thereof to the Building Inspector. The application shall be accompanied by plans of any construction and of the premises on which it is to be situated. All plans shall show existing and proposed finished ground contours at two-foot intervals. Contours shall be delineated within 200 feet of the proposed construction.

(b) Copies of the application for special permit to the Board of Appeals with accompanying plans shall also be sent to the Building Inspector, Board of Health and Planning Board for their recommendations to the Board of Appeals, as to their approval, disapproval or appropriate recommendations.

(c) All such plans shall be certified by a Rgistered Land Surveyor or a Registered Professional Civil Engineer.

5. **Issuance of Special Permits**

(a) The Board of Appeals, after holding a public hearing shall issue a permit under this section if it finds that the use of the premises will not endanger the health or safety of the occupants thereof or of other land in the Flood Plain District. In deciding applications for a special permit under this section, but without limiting the generality of the foregoing, the Board of Appeals shall assure:

(1) That the basement floor elevation for any structure having sustained living occupancy shall be at least 125 feet above Mean Sea Level, and the top of the foundation wall shall be at least 132 feet above Mean Sea Level.

(2) That structures be so designed and secured that during flooding:

(i) The foundation would not be undermined.

(ii) The structure will not be floated off, battered off or swept away.

(3) That safe vehicular and pedestrian movement to, over and from the premises is provided on ways having a profile no less than 125 feet above Mean Sea Level.

(4) That because of the location or elevation of the building, filling of the area, or for other reasons, there will be no danger of pollution to public or on-site water facilities.

(5) That the containment of sewage; safety of gas, electric, fuel and other utilities from breaking, leaking, short-

circuiting, grounding, igniting, electrocuting or any other dangers due to flooding will be adequately protected.

(6) That the methods of drainage are adequate.

(7) That other land in the Flood Plain District is protected against detrimental or offensive uses of the premises.

(b) If any land included in the Flood Plain District is found by the Board of Appeals not in fact to be subject to seasonal or periodic flooding, the Board of Appeals may grant a Special Permit for the use of such land for any purpose permitted in the underlying district.

(c) No building permit shall be issued until the Board of Health has issued a permit under this section approving the proposed sanitary and storm drainage system or has allowed forty-five (45) days to elapse after receipt of the application.

(d) No occupancy permit shall be issued until the Board of Appeals, the Building Inspector, the Board of Health and the Planning Board have received a certified plan showing the foundation and floor elevations, grading of the premises, elevations of the completed construction and all elevations of the various elements that make up the sewage disposal system, and that all requirements of all permits are satisfied.

(e) In consideration of any of the items under "Section 5 — Issuance of Special Permits," the Board of Health and the Board of Appeals shall consider the minimum ground water level in the Flood Plain District to be 123 feet above Mean Sea Level, unless date indicates a higher ground water level.

6. **Limits of Authority**

(a) Nothing contained in this Section XI shall limit the authority of the Board of Health with respect to premises in the Flood Plain District or limit the applicability of the Medfield Building Code to any structure in the Flood Plain District.

ARTICLE 19. Voted unanifously to amend the Zoning By-law by adding "Section XII. WATERSHED PROTECTION DISTRICT" and to amend the Zoning Map of the Town of Medfield, Massachusetts, accordingly as follows:

SECTION XII. WATERSHED PROTECTION DISTRICT

1. **Purpose**

The purpose of this section is:

(a) To preserve and protect the streams and other water courses in the Town of Medfield and their adjoining lands.

(b) To protect the health and safety of persons and property against the hazards of flooding and contamination.

feet on each side of the centerline thereof and adjacent low, marshy areas, as shown on the Zoning Map of the Town of Medfield.

The names of the brooks included within the District are as follows: Great Pond Brook, Horse Brook, Mill Brook, Mine Brook, North Brook, Saw Mill Brook, Sewell Brook, South Plain Brook, Tubwreck Brook, Turtle Brook, Vine Brook, Winter Brook and Brooks "A" through "J" inclusive, as shown on the Zoning Map of the Town of Medfield.

(b) The Watershed Protection District shall include all land that lies within a horizontal distance of 25 feet from the normal high water line of the following major water bodies: Baker's Pond, Cemetery Pond, Chickering Lake, Danielson Pond, Echo Lake, Flynn's Pond, Holt's Pond, Jewell's Pond, June Pond, Kingsbury's Pond, Little Chickering Lake, Notch Pond, Parker's Pond and all other ponds that are shown on the Zoning Map of the Town of Medfield.

3. **Use**

(a) Land in the Watershed Protection District may be used for any purpose otherwise permitted in the underlying district except that:

(1) No building ,wall, dam or other structure shall be erected, constructed, altered, enlarged or otherwise created or moved for any purpose unless a Special Permit from the Board of Appeals is issued.

(2) Dumping, filling, excavating or transferring of any earth material within the District is prohibited unless a Special Permit from the Board of Appeals is issued.

(3) No ponds or pools shall be created or other changes in water courses, for swimming, fishing or other recreational uses, agricultural uses, scenic features or drainage improvements or any other uses unless a Special Permit from the Board of Appeals is issued.

(b) Proper operation and maintenance of dams and other water control devices are permitted uses under this section. This includes the temporary alteration of the water level

(c) To preserve and maintain the ground water table for water supply purposes.

(d) To protect the community against the detrimental use and development of lands adjoing such water courses.

(e) To conserve the watershed areas of the Town of Medfield for the health, safety and welfare of the public.

2. **Definition**

(a) The Watershed Protection District is superimposed over any other district established by this By-law. The Watershed Protection District is defined as all land area along the streams and brooks for a horizontal distance of at least 25

for emergency or maintenance purposes and the removal of any and all flashboards of a privately-owned dam in order to lower the water level.

(c) Municipal use, such as waterworks, pumping stations and parks, is permitted under this section.

4. **Application for Special Permit**

(a) Any person desiring a special permit for any use set out in Section 3 (a) above within the Watershed Protection District shall submit an application to the Board of Appeals, in accordance with the provisions of Chapter 40A of the Massachusetts General Laws as amended, and a copy thereof to the Building Inspector. The application shall be accompanied by plans of any construction and of the premises on which it is to be situated. All plans shall show existing and proposed finished ground contours at two-floor intervals. Contours shall be delineated within 200 feet of the proposed construction.

(b) Copies of the application for special permit to the Board of Appeals with the accompanying plans shall also be sent to the Building Inspector, Board of Health and Planning Board for their recommendations to the Board of Appeals, as to their approval, disapproval or appropriate recommendations.

(c) All such plans shall be certified by a Registered Land Surveyor or a Registered Professional Civil Engineer.

5. **Issuance of Special Permits**

(a) The Board of Appeals, after holding a public hearing shall issue a special permit under this section if it finds that the use of the premises will not endanger the health or safety of the occupants thereof or of other land in the Watershed Protection District. In deciding applications for a special permit under this section, but without limiting the generality of the foregoing, the Board of Appeals shall assure:

(1) That the basement floor elevation for any structure having sustained living occupancy shall be at least two feet above the elevation of the adjacent Watershed Protection District and that the top of the foundation wall shall be at least nine feet above the elevation of the adjacent District.

(2) That structures be so designed and secured that during flooding:

(i) The foundation would not be undermined.

(ii) The structure will not be floated off, battered off or swept away.

(3) That safe vehicular and pedestrian movement to, over and from the premises is provided on ways having a profile no less than two feet above the elevation of the adjacent District.

(4) That because of the location or elevation of the building, flooding, filling of the area, or for other reasons, there will be no danger of pollution to public or on-site water facilities.

(5) That the containment of sewage, safety of gas, electric, fuel and other utilities from breaking, leaking, short-circuiting, grounding, igniting, electrocuting or any other dangers due to flooding will be adequately protected.

(6) That the methods of drainage are adequate.

(7) That other land in th Watershed Protection District is protected against detrimental or offensive uses of the premises.

(b) No building permit shall be issued until the Board of Health has issued a permit under this section approving the proposed sanitary and storm drainage system or has allowed forty-five (45) days to elapse after receipt of the application.

(c) No occupancy permit shall be issued until the Board of Appeals, the Building Inspector, the Board of Health and the Planning Board have received a certified plan showing the foundation and floor elevations, grading of the premises, elevations of the completed construction and all elevations of the various elements that make up the sewage disposal system, and that all requirements of all permits are satisfied.

(d) In consideration of any of the items under "Section 5 — Issuance of Special Permits," the Board of Health and the Board of Appeals shall consider the minimum ground water level in the Watershed Protection District to be two feet less than the elevation above Mean Sea Level of the adjacent District, unless date indicates a higher ground water level.

6. **Areas and Yard Regulations**

(a) The portion of any lot in a Watershed Protection District may be used to meet the area and yard regulations for the District in which the remainder of the lot is situated, provided that not more than 75% of the lot is within the Watershed Protection District.

7. **Water Bodies**

(a) All water bodies encircled by the Watershed Protection District are hereby included within said District.

8. **Limits of Authority**

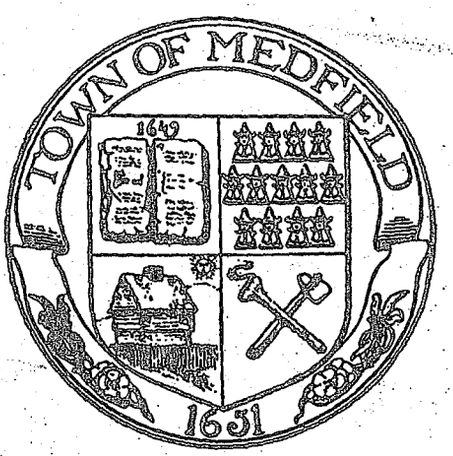
(a) Nothing contained in this Section XII shall limit the authority of the Board of Health with respect to premises in the Watershed Protection District or limit the applicability of the Medfield Building Code to any structure in the Watershed Protection District.

THREE HUNDRED EIGHTEENTH

ANNUAL REPORT

of the

TOWN OFFICERS



FOR THE YEAR ENDING DECEMBER 31, 1968

REPORT OF THE PLANNING BOARD

To the Honorable Board of Selectmen:

We hereby submit our annual report for the year ending December 31, 1968.

MEETINGS

The Planning Board held regular meetings once a week at the Town Hall.

In addition to regular meetings, the board members held work sessions to finish revising sections of the Zoning By-laws and the Zoning Map. During the year there were meetings with the Board of Selectmen, Board of Health, Water and Sewer Board, and other boards and committees.

Saturday inspections were made by the board members, sometimes with Superintendent of Streets, William E. McCarthy, present, to view the areas proposed for new subdivisions and to check street construction and drainage in subdivisions under development.

SUBDIVISIONS

Ten subdivisions were active during 1968. We include a table showing subdivision lots approved for building, number of lots released during the year for building and the number of lots remaining for building in each subdivision. The table runs from 1956 to present.

The following portions of streets within the subdivisions were recommended to the Board of Selectmen for acceptance:

Blacksmith Drive – Station 11 + 74.92 to Station 13 + 38.56
Stagecoach Road – Station 14 + 75 to end of the turnaround
Cypress Street – Station 0 + 00 to Station 12 + 25.51

OTHER MATTERS

The Zoning By-laws are in the process of being revised for future vote by the Town Meeting.

The board had several meetings with other town boards on the subject of sanitary waste disposal and with the Norfolk Conservation District and other town boards to initiate a study of the drainage problems in two subdivisions bordering on State Hospital land.

A study was begun of factors affecting the needs and prospects for the Central Business District with the Master Plan Implementation Committee. The firm of Metcalf & Eddy, which prepared our Master Plan, has

REPORT OF BOARD OF APPEALS ON ZONING

To the Honorable Board of Selectmen
and Residents of the Town of Medfield:

The Board of Appeals on Zoning submits, herewith, its report for the year ending December 31, 1968.

The present Board was organized at a meeting on March 21, 1968 as follows:

John L. Preston, Chairman
Paul E. Nyren, Clerk
Charles Kenny, Third Member
James T. Regan, Associate Member
Mrs. Kathleen C. Conners, Secretary

In summary, hearings were held during 1968 on requests for the following:

2 Special Permits for a gasoline station. Both denied.
1 Special Permit for a Home Occupation. Denied
3 Variances for lot size and set-back lines. Two granted. One denied.
2 Special Permits for apartment house. Both denied.
1 Change of non-conforming use to permit manufacturing. Granted.
1 Special Permit for auto repair shop. Granted.
1 Special Permit for non-conforming use for garaging contracting equipment. Denied.

In each case, the decision of the Board of Appeals was unanimous.

Respectfully submitted,
JOHN L. PRESTON
Chairman

ARTICLE 12. To see if the Town will vote to raise and appropriate, borrow or transfer from available funds a sum of money to be disbursed by the Planning Board for the purpose of having a survey made of the central business district of the Town including the employment of consultants and the purchase of plans, or take any other action relative thereto. *(Planning Board)*

ARTICLE 12. Voted to transfer $500.00 from the Planning Board and $1,000.00 from Free Cash in the Treasury, said sum of $1,500.00 to be disbursed by the Planning Board for the purpose of having a survey made of the central business district of the Town including the employment of consultants and the purchase of plans.

THREE HUNDRED SEVENTEENTH

ANNUAL REPORT

of the

TOWN OFFICERS

FOR THE YEAR ENDING DECEMBER 31, 1967

REPORT OF THE PLANNING BOARD

To the Honorable Board of Selectmen:

We hereby submit our annual report for the year ending December 31, 1967.

MEETINGS

The Planning Board held regular meetings each Wednesday at the Town Hall beginning at 8:00 P.M.

In addition to these regular meetings, the board members met Thursday evenings at least twice each month in work sessions; first, to revise the sections of the Zoning By-law and the Zoning Map that pertained to Industrial Districts, and secondly, to make a complete revision of the board's rules and regulations governing the subdivision of land.

On-site inspections were made by the board members nearly every weekend to view the areas proposed for new subdivisions and to check on the street construction in those subdivisions now being developed.

Appointments and information may be obtained through the board's assistant, Mrs. Charles H. Rayner, Jr., 208 South Street.

ZONING BY-LAW

Extensive revisions were made to the Zoning By-law under Article 70 which was passed at the Annual Town Meeting on March 16, 1967. The significance of the revisions adopted under this article is as follows:

(a) The establishment of Industrial Intensive and Industrial Extensive Zoning Districts, also buffer zones for the protection of abutting residential property owners.

(b) A detailed outline of "Use Regulations" in Industrial Districts.

(c) The establishment of more control in Industrial Districts over the following:

1. Area requirements
2. Height and bulk regulations
3. Signs and lighting
4. Off-street parking
5. Noise, vibration and smoke
6. Streets, curbing and sidewalks

(d) A new format was set up which can be used for all subsequent zoning revisions.

The board used as a basis for these revisions the Master Plan Study Report No. 7, "Putting the Plan Into Effect", pages 22-31, 33 and 34.

The revisions have been incorporated in the Zoning By-law and copies have been printed and are available at the Town Hall and from the board's assistant.

ZONING MAP

The Zoning Map was revised on October 1, 1967 to coincide with the changes made under Article 70 and to include all new streets accepted by the town.

A copy of the revised Zoning Map is included with this rereport. If larger prints are needed, they are available from the board.

PROPOSED ZONING REVISIONS

The following resolution directed to the Planning Board was passed at the Annual Town Meeting:

"We publicly urge that the Planning Board consider the new zoning laws as their number one assignment for 1967, with their main goal being the correction of any inequities caused by this law. With this in mind, we, your selectmen, will call for a town meeting whenever the Planning Board informs us that they are prepared to bring forth to the town any revisions in the law."

The Planning Board reports that they considered this resolution immediately after the Annual Town Meeting; however, it was agreed that the best procedure to follow would be to complete the pending revision of the land subdivision rules and regulations and then start the study of the revision of the Zoning Laws, with special emphasis on the Central Business District and the correction of any inequities that may have been caused by the recent amendment.

The revision of the rules and regulations was completed on December 20, 1967, and since this time, the board has been studying the reports of the Master Plan, the Central Business District Committee, and the Master Plan Implementation Committee as they pertain to the Central Business District and to all other zoning.

LAND SUBDIVISION RULES AND REGULATIONS

After a very detailed study and a public hearing, the Planning Board voted on December 20, 1967, to adopt the proposed revision entitled "Land Subdivision Rules and Regulations of the Planning Board of the Town of Medfield, Massachusetts." These were adopted in accordance with the General Laws of the Commonwealth of Massachusetts, Chapter 41, Section 81-Q, as amended.

The reason for the revision was to amplify the previous rules and regulations. For your information the board has listed some of the significant changes:

(a) All utilities are to be placed underground.

(b) Granite curbing will be required on curbs where the radius is less than 400 feet.

(c) The design and installation of drainage is clearly defined.

(d) The specifications for the design of streets was changed to include the following:
   1. Wider traveled way
   2. Grass strips
   3. Thicker pavement
   4. Improved base course
   5. Improved compaction standards

(e) Standard forms were drawn up.

Master Plan Study Report No. 7, "Putting the Plan Into Effect", pages 54 - 95, was used as a basis for these revisions.

SUBDIVISIONS

Nine subdivisions were active during 1967 and the Board approved the definitive plans of the subdivision of Pine Needle Park (Section IV) owned by Marc, Inc., located on Main Street approximately opposite the Colonial Inn. This subdivision contains 37 lots.

The following subdivision streets, or portions thereof, were recommended to the Board of Selectmen for acceptance:

Belknap Road - - - - - - -Station 3+89.07 to Station 10+44.78

Stagecoach Road - - - - - -Station 7+37.80 to Station 14+75

The board contemplates that in 1968 there will be an increase in the number of streets recommended for acceptance because

many are now in the stage where they have only minor details to be completed.

The inspection of these streets while they are under construction entails many hours on the part of the board members and the Superintendent of Streets to assure the town that each stage of the construction is completed satisfactorily.
The board extends its appreciation to William E. McCarthy for his cooperation and assistance.

The following table shows the number of lots approved for buidling, number of lots released each year for building, and the number of lots remaining for potential building in each subdivision. It is hoped that this information will assist other boards and committees with their long-range planning projects.

See Table on pages 93, 94 and 95.

Charles C. Cain was again appointed to serve the board as its authorized agent to sign plans that come under the category of "Subdivision Control Law Not Required." Eighteen of these plans were approved and signed.

ROUTE 109

Again this year the Planning Board has worked with the Board of Selectmen to keep a check on the progress of the relocation of Route 109. The last report showed that the location study was in the hands of a consulting firm.

ROUTE 27

The board endorsed the Board of Selectmen's petition for the relocation of Route 27.

LOW INCOME HOUSING FOR THE ELDERLY

John F. Bradstreet continued to act as the board's representative on the Committee to Study Low Income Housing for the Elderly . During the fall the committee toured housing proejcts in the surrounding towns of Wrentham, Foxboro and Millis and at the present time, they are attempting to establish a definite need for this type of housing in Medfield. An article has been included in the warrant for the annual town meeting to establish a Housing Authority.

INDUSTRIAL COMMISSION

The board met with members of the Industrial Commission several times during the early part of the year to discuss the development of the Industrial Districts. At this time, the board wishes to express its appreciation to the members of the commission for their assistance in the preparation of Article 70 (Industrial District Uses).

CAPITAL OUTLAY PROGRAM

On May 10th, the Planning Board discussed the "Capital Improvement Program" as suggested by the Master Plan Study Report No. 7 (See page 108); and on May 22nd, a letter was written to the Master Plan Implementation Committee initiating action on this project. Since this time, the Committee has promoted the program with the Finance Committee and the Board of Selectmen. The Planning Board has met with the chairman of the Finance Committee and recently each department has received requests for an estimate of their expenditures on the basis of a ten-year projection.

IN GENERAL

The Planning Board urges citizens and town groups to meet with the board or to contact one of its members if they have any suggestions for the general improvement of our town. The board's aim is to help Medfield develop into a desirable community for those persons living here now and for those who will live here in the future.

Respectfully submitted,

WILLIAM F. ROGERS, Jr., Chairman
JOHN F. BRADSTREET, Vice Chairman
BURGESS P. STANDLEY, Secretary
CHARLES C. CAIN
ERNEST L. SPENCER

Article 16. Voted unanimously to amend the Zoning By-law adopted April 21, 1938 as amended to March 21, 1966 by changing "Section VII" in second sentence of Section 1, Article 2, so that said sentence now reads:

"A" Residence District uses under Section II shall apply to the "AA" and "C" Residence District, and the area regulations of Section VIII pertaining to the "A" Residence District shall apply to the "AA" and "C" Residence District, except for the lot size specified for the "AA" and "C" district in Article 5, Section VIII.

ARTICLE 16. To see if the Town will vote to amend the Zoning By-law adopted April 21, 1938 as amended to March 21, 1966 by changing "Section VII" in the second sentence of Section I., Article 2, so that said sentence now reads:

> "A" Residence District uses under Section II shall apply to the "AA" and "C" Residence District, and the area regulations of Section VIII pertaining to the "A" Residence District shall apply to the "AA" and "C" Residence District, except for the lot size specified for the "AA" and "C" district in Article 5, Sec. VIII,

or take any action relative thereto.

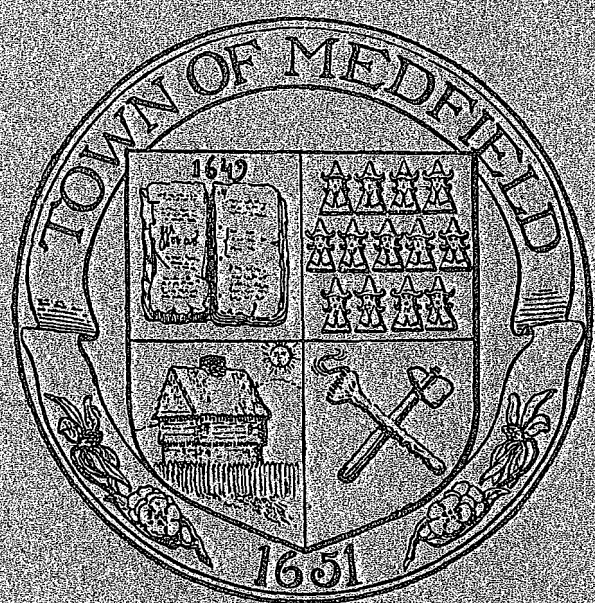
(Planning Board)

THREE HUNDRED SIXTEENTH

ANNUAL REPORT

of the

TOWN OFFICERS



FOR THE YEAR ENDING DECEMBER 31, 1966

REPORT OF THE PLANNING BOARD
1966

To the Honorable Board of Selectmen:

MEETINGS

The Planning Board found it necessary to meet once each week during 1966 and plan to continue on this schedule during 1967.

In addition to the regular Wednesday night meetings, the board members have met Thursday evenings in work sessions to complete the revision of the Rules and Regulations Governing the Subdivision of Land. They have also met either on Saturday or Sunday mornings nearly every week to make inspections of street construction in the various subdivisions and of the proposed sites for new subdivision areas.

The Planning Board's regular meetings are held each Wednesday evening, beginning at 8:00 P.M., in the Selectmen's Office at the Town Hall.

Appointments and information may be obtained through the Board's Administrative Agent — Mrs. Charles H. Rayner, Jr., 208 South Street. Phone — 359-6258.

ZONING BY-LAW

During the early part of 1966, the Master Plan Implementation Committee and the Board worked on a revision to the Zoning By-law. At the Annual Town Meeting held on March 14, 16, and 21, 1966, the town voted to amend the Zoning By-law under Article 57. This amendment gave the town more regulatory powers with respect to apartment buildings and also clarified the set-back requirements on corner lots.

The amendment was approved by the Attorney General on April 20, 1966.

An article is being prepared for the March 1967 Annual Town Meeting to provide for a technical change in the numbering of the references in the Zoning By-law.

BUILDING CODE

The revision of the Building Code which was passed at the Special Town Meeting on Monday, November 22, 1965, was approved by the Attorney General on April 20, 1966. Copies have been printed and turned over to the Building Inspector.

The Board has requested the Board of Selectmen to establish a permanent Building Code Committee as recommended by the committee that compiled the code. The purpose of this committee wuold be to assist the Building Inspector in interpreting the new code, to keep a record of future revisions and to make proposals for changes.

SUBDIVISIONS

The definitive plans of the following new subdivisions were approved:

	No. of Lots
BELKNAP ESTATES — Section II	25
FORREST CONSTRUCTION CO.	9
MARLYN ESTATES — Section III	51
TOTAL LOTS APPROVED IN 1966	85

Sixty-eight subdivision lots were released for building purposes during 1966. This was a decrease of thirty-two from the previous year.

	No. of Lots Released
BELKNAP ESTATES — Section I	9
BELKNAP ESTATES — Section II	6
HARDING ESTATES	4
KNOLLWOOD ESTATES	8
MARLYN ESTATES — Section II	6
NOON HILL ESTATES	12
PINE NEEDLE PARK — Section II	6
STOP RIVER OAKS	17
TOTAL LOTS RELEASED IN 1966	68

In connection with the subdivisions, the Planning Board is responsible for obtaining sufficient surety to cover the construction of all streets in subdivisions before lots are released for building purposes. During this past year the Board received $77,220.00, released $73,530.00, and has on hand with the Town Treasurer the sum of $69,225.00.

The following subdivision streets or portions thereof were recommended to the Board of Selectmen for acceptance by the Town:

Bayberry Road
Belknap Road
Colonial Road
Cypress Street
Emerson Road
Evergreen Way
Fox Lane
Green Street
Indian Hill Road
Knollwood Road
Longmeadow Road
Marlyn Road
Pheasant Road
Stagecoach Road
Stony Brook Road
Wildewood Drive
Woodfall Road

The completion of these streets involved much detailed clerical work and any on-site inspections by the board members.

Mr. Charles C. Cain was appointed to continue serving the Board as its authorized agent to sign plans that come under the category of "Subdivision Control Law Not Required", Twenty-eight of these plans were approved this year.

MASTER PLAN IMPLEMENTATION COMMITTEE:

The Planning Board continued co-ordinating their activities with this committee and turned over approximately two hundred copies of the Master Plan Summary Report to them for their use and distribution to new residents.

ROUTE 109

The Board of Selectman and the Planning Board have closely followed the action of the Department of Public Works on the petition for the relocation of Route 109. The last communications, dated June 22nd and October 28th, with Mr. Joseph T. Cronin, District Highway Engineer, Dept. of Public Works, stated that the area had been flown and the maps of the general area had been made.

SOILS SURVEY

The Board met with Mr. James R. Woglom of Metcalf & Eddy to discuss a possible "Soils Survey" for the Medfield. This study would be a preliminary step prior to extending the public utilities in the town.

On August 12, 1966, Mr. Woglom presented Metcalf & Eddy's preliminary proposal for additional master plan studies for Medfield. These consisted of the following:

(1) Town-wide base map
(2) Operational Soils Survey
(3) Neighborhood Analyses and Urban Renewal Study
(4) Recommended Master Plan and Zoning By-law Revisions

LOW INCOME HOUSING FOR THE ELDERLY

The Board met with the Board of Selectmen and other interested town departments to discuss and investigate the possibility and desirability of developing this type of housing for Medfield. A committee has been set up to study this further and an article has been placed in the warrant to establish a Housing Authority in Medfield.

STREET NUMBERING

The Board assisted Mr. Charles E. Downe with his preparation of the street numbering system, especially as it pertained to the houses in the subdivisions. Mr. Standley has attended meetings since the acceptance of this numbering system to help co-ordinate the Planning Board's part of its implementation.

STREET IMPROVEMENT

The reconstruction of a portion of Green St. and Summer St. and the reconstruction of Green St. over its unimproved length was suggested to the Board of Selectmen by the Planning Board. The Selectmen have placed an article in the Annual Town Meeting Warrant for the town's consideration.

CONSERVATION

Members of the Board attended meetings to discuss in detail the provisions of the Hatch Act and the preservation of wetland areas in the town.

TOWN BEAUTIFICATION

A new venture was undertaken this year and the results were rewarding. The Board met with representatives of three companies, Gulf Oil Corp., Mobil Oil Corp., and Fernandes Realty Corp., to urge that every consideration be given to careful landscaping of the land around their new facilities. The two oil companies worked with Ellis Allen, Tree Warden, and their stations have been improved by the addition of several planting areas and landscape work. Fernandes Realty Corp. has agreed to set up four planting areas in the customer parking lot at their new store on Route 109.

REPORT OF BOARD OF APPEALS ON ZONING
MEDFIELD, MASSACHUSETTS

January 6, 1967

To The Honorable Board of Selectmen
and Residents of the Town of Medfield

The Board of Appeals on Zoning submits, herewith, its report for the year ending December 31, 1966.

Charles Kenny	Chairman
John L. Preston	Clerk
Herbert B. Burr	Member
Paul E. Nyren	Associate Member
Mrs. Kathleen C. Connors	Secretary

During the year seven hearings were held, (of which one decision is yet to be made) and two decisions were rendered concerning hearings held during 1965. These hearings covered the following matters:

1965 Hearings:

2 variances of building set back lines. One granted. One denied.

1966 Hearings:

2 variances of building set back lines. Granted.

1 variance for erection of sign. Denied.

1 special permit for erection and enlargement of a filling station. Granted.

3 permits for "home occupations" in residential areas. 2 Granted 1 Undecided.

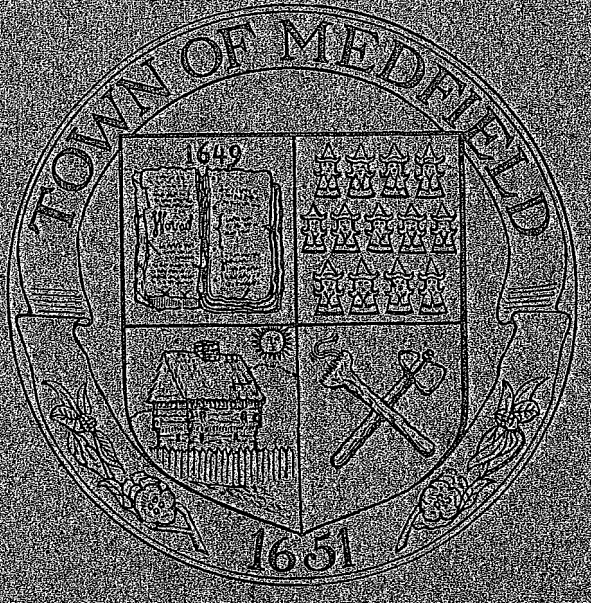
In every instance, the decisions of the Board were unanimous.

Respectfully submitted,
Charles Kenney, Chairman
Board of Appeals on Zoning

Three Hundred Fifteenth

ANNUAL REPORT OF

THE TOWN OFFICERS



FOR THE YEAR ENDING DECEMBER 31, 1965

REPORT OF THE PLANNING BOARD

January 19, 1966

To the Honorable Board of Selectmen:

Meetings

The Planning Board held regular meetings on the second and fourth Wednesdays of each month until this past fall when it was found necessary to meet every week.

The Planning Board expects to meet during 1966 on each Wednesday evening in the Town Hall beginning at 8:00 p.m.

Subdivisions

During 1965 the Planning Board approved the preliminary plan of Mr. Nicholas LaVerghetta located off Hartford Street and reviewed and disapproved the preliminary plan of Heald Homes Trust (Section III).

The board also approved the definitive plans of Hoover Realty Trust and Pine Needle Park (Section III). The definitive plan of Stop River Oaks was resubmitted and approved.

The board members made approximately twenty inspection trips to check on the street construction throughout the subdivision and to view the sites being presented under preliminary subdivision plans.

The following streets, or portions thereof, were inspected, approved, and then recommended for acceptance by the town:

Arnold Drive	Haven Road
Belknap Road	Hearthstone Drive
Crest Circle	Lower Road
Emerson Road	Pine Grove Road
Flint Locke Lane	Wildewood Drive

A total of one hundred subdivision lots were released for building purposes in 1965 in the following subdivisions:

Belknap Estates	23
Harding Estates	36
Knollwood	15
Marlyn Estates	8
Pine Needle Park (Section II)	18

Mr. Charles C. Cain was again appointed by the board as its authorized agent to sign plans under "Subdivision Control Law Not Required," and under this category twenty-seven plans were approved.

Building Code

The Building Code Committee appointed by the Planning Board in 1964 continued their study and on July 8th presented its final draft of the proposed code.

On October 13th, the Planning Board held a public hearing and on November 22nd, this proposed building code was adopted by the Town of Medfield through Article 33 of the Special Town Meeting.

The final copy of the new BUILDING CODE has been printed and is ready for distribution as soon as it has been approved by the Attorney General. This code is dedicated to the late Everett J. Wills, the first chairman of the Building Code Committee.

The Planning Board wishes to express their appreciation to the following people who worked so diligently on the Building Code Committee for two years to prepare this code for the Town of Medfield:

Richard E. Stevens, Chairman
Allison T. Carr
Nicholas LaVerghetta
Carl Mellea
Forest T. Wills

The board also wishes to thank Mr. William F. Rogers, Jr. for all the time and effort he spent in handling the printing of this code throughout its many phases.

Rules and Regulations Governing the Subdivision of Land

At the present time the board members are working on the revision of these rules and regulations and it is their plan to have them completed during the early part of 1966. The recommendations in the **Master Plan Study Report** have proven useful in this revision.

Route 109

In January 1965, Mr. Charles C. Cain recommended to the board that it initiate action to have a petition presented to the Massachusetts Department of Public Works for the relocation and widening of Route 109.

The board followed this recommendation and the first meeting was held on March 18, 1965, with representatives present from the following towns and organizations:

Massachusetts Department of Public Works
Boston Regional Planning Project
Southwest Area Transportation Co-ordinating Committee
Medfield Master Plan Implementation Committee
Great and General Court (Hon. James G. Wheeler and Hon. John Quinlan)
Medway Planning Board
Millis Planning Board and Board of Selectmen
Westwood Planning Board and Board of Selectmen
Dover Planning Board and Board of Selectmen
Walpole Board of Selectmen
Medfield Planning Board and Board of Selectmen

Those present at this meeting concurred on the necessity for the widening and relocation of Route 109 and appointed Mr. Edward R. Perry of the Medfield Board of Selectmen and Mr. Charles C. Cain of the Medfield Planning Board to co-ordinate further action.

The petition was formulated, reviewed and signed by the following:

Bellingham Board of Selectmen
Dedham Planning Board and Board of Selectmen
Dover Planning Board and Board of Selectmen
Medfield Planning Board and Board of Selectmen
Medway Planning Board and Board of Selectmen
Millis Planning Board and Board of Selectmen
Walpole Planning Board and Board of Selectmen
Westwood Planning Board and Board of Selectmen

The Norfolk County Commissioners also recorded themselves with the Mass. Department of Public Works as being in favor of this relocation of Route 109.

The original petitions and a copy of the letter from the Norfolk County Commissioners were filed with Joseph T. Cronin, District 6, State Highway Engineer, on July 9, 1965.

On July 13th, Mr. Cronin filed the petitions with Mr. D. S. Horgan, Chief Engineer, Mass. Department of Public Works, and on November 5th, a meeting was held with Commissioner Sargent to check on the progress of the petitions. Mr. Sargent stated that the department had

established certain areas to be flown during this past fall and he estimated that within a two-year period they should get into the hearing stage for the relocation of Route 109. In the opinion of Commissioner Sargent, the construction should start within the next five years.

Apartment Zoning

The Planning Board met with the Master Plan Implementation Committee early in December and discussed the need for an apartment by-law. The members of this committee volunteered to study and prepare recommendations for this by-law.

In General

Zoning Maps—These maps have been updated and reprinted.

Apointment—Mr. Charles C. Cain was apointed by the Board of Selectmen to serve on the Southwest Area Transportation Co-ordinating Committee.

Forest Lane—In an effort to avoid confusion with similar street names during a fire or other emergency the board recommended that Forest Lane be changed to Rustic Lane. This action was voted upon favorably at the Special Town Meeting held on November 22, 1965.

Town Refuse Area—The Board met with the Board of Selectmen and a representative of the Division of Sanitary Engineering, Mass. Dept. of Public Health, to view possible sites for refuse disposal areas.

The Department of Public Health recommended the use of the present refuse area as a sanitary landfill operation.

Urban Renewal—The board met with the Board of Selectmen and Mr. James R. Woglom of Metcalf & Eddy to discuss Urban Renewal.

Conservation Commission—Representatives of this commission met with the Planing Board to discuss Chapter 220, Acts of 1965.

This act pertains to the procedures required for those who intend to remove, fill or dredge any bank, flat, marsh, meadow or swamp bordering on any inland waters.

School Planning and Building Committee—The Board met with a representative of this committee to discuss the extension of Hillcrest

REPORT OF BOARD OF APPEALS ON ZONING

December 31, 1965

To the Honorable Board of Selectmen
and Residents of Medfield:

The Board of Appeals on Zoning respectfully submits its report for the year ending December 31, 1965.

The Board was organized as follows:—

Herbert B. Burr, Chairman
Charles Kenny, Clerk
John L. Preston, Member

In June, Pauline M. Goucher resigned as associate member and Paul R. Nyren was appointed in that capacity. Also at that time, Kathleen C. Conners was engaged as secretary to the board.

During the year, 15 hearings were held with decisions on two of them rendered in the year 1966. These hearings covered the following requests:—

3 variances of lot size, shape, or use. (granted)
3 permits for home occupation for business purposes. (2 granted, and 1 denied)
3 permits under non-conforming use provisions. (2 granted, and 1 denied)
1 permit for change of number of family units. (granted)
1 permit for relocation of building and an additional business structure on lot. (denied)
2 permits in connection with construction on expansion of filing stations. (1 granted, and 1 denied)

All decisions of the Board were unanimous except in the instance of the denial of a permit for the expansion of a filling station which was denied. This case was appealed by the petitioner to the Superior Court and the decision of the Board of Appeals was upheld by that body.

Respectfully submitted,

HERBERT B. BURR, Chairman
CHARLES KENNEY, Clerk
JOHN L. PRESTON

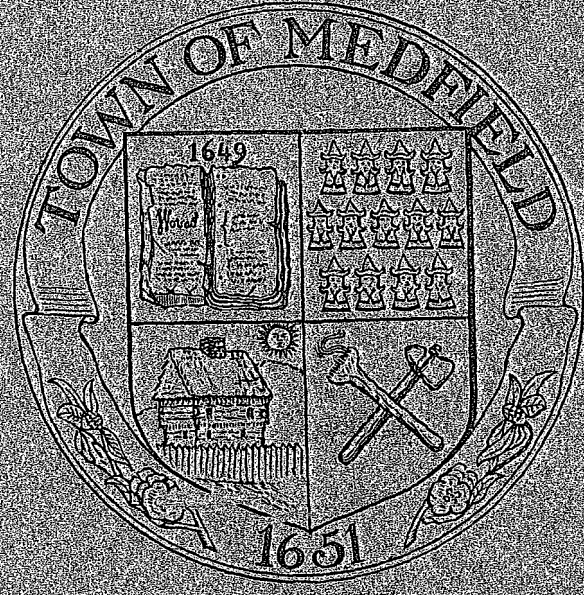
Board of Appeals on Zoning

Board of Selectmen

Three Hundred Fourteenth

ANNUAL REPORT OF

THE TOWN OFFICERS



FOR THE YEAR ENDING DECEMBER 31, 1964

REPORT OF THE PLANNING BOARD

January 12, 1965

To the Honorable Board of Selectmen:

The Planning Board held regular meetings each month throughout the year according to the following schedule:

1st and 3rd Wednesday	Master Plan Business
2nd and 4th Wednesday	Regular Planning Board Business

The meetings were held at the Fire Station beginning in April and will continue to be held there.

Subdivisions

During 1964, the Planning Board approved the preliminary plans of "Hoover Realty Trust" located on Mt. Nebo; and the definitive plans of "Flint Locke Lane Extension" off Green Street, "Crest Road Development" off Hearthstone Drive, and "Garland Estates" off Granite Street.

Building activity in eight of the subdivisions has kept the Board busy with street inspections week-ends and early week-day mornings. As a result, the following streets or portions thereof were recommended for acceptance by the Town:

Alder Road	Hillcrest Road
Arnold Drive	Juniper Lane
Bow Street	Maplewood Road
Cedar Lane	Marlyn Road
Forest Lane	Scott Road
Hearthstone Drive	

The following is a list of the subdivisions in the Town showing the number of lots therein and the number of lots released to date for building purposes:

(See following chart)

Mr. Charles C. Cain continues as authorized agent of the Planning Board to sign plans under "Subdivision Control Law" not required. In this category, twenty-five plans were approved during the year.

Building Code:

The late Everett J. Wills and his committee completed the new proposed Building Code for Medfield and this will be presented for consideration by the Town at a future town meeting.

This committee is now reorganized with Mr. Richard Stevens as Chairman and the following members:

Allison T. Carr

Nicholas LaVerghetta

Carl Mellea

Forest T. Wills

General:

Mr. Charles C. Cain is the designee by the Board of Selectmen for the Town of Medfield for the Southwest Area Transportation Co-ordinating Committee of the Boston Regional Planning Project and Department of Public Works.

Several meetings were held with the Board of Selectmen throughout the year.

A meeting was held with the Millis Planning Board together with the Board of Selectmen and the Water and Sewerage Board of both towns regarding a joint sewerage disposal plant.

Board members have attended hearings held by the Board of Appeals.

Master Plan Study Completed:

On October 15, 1964, the SUMMARY REPORT on the Master Plan Study was submitted by Metcalf & Eddy—Engineers and Planners. A copy of this report was distributed to each home in Medfield on Saturday, October 24, 1964, by the Boy Scouts.

The Planning Board has accepted the Master Plan Report and the Commonwealth of Massachusetts, Department of Commerce approved it on October 16, 1964, stating that it is one of the most comprehensive Master Plan Reports for a town they have ever seen.

For those interested, the Medfield Public Library has several copies of the following reports of the Master Plan:

(1) Work Outlines and Schedules for the Planning Advisory Group

(2) Results of the Questionnaire Survey

(3) Land Use and Development Suitabilities

(4) Socio-Economic Analyses

(5) Preliminary Future Land Use Plan

(6) Future Land Use Plan

(7) Putting the Plan Into Effect

At this time, the Planning Board wishes to thank all the citizens, the official Town Family, and the League of Women Voters for helping make this Master Plan study possible. The Board also wishes to express their appreciation to the following committee chairmen for their leadership:

SWIFT H. GODSHALK, Land Use and Zoning

WILLIAM O. TAYLOR, Streets and Subdivisions

JAMES T. REGAN, Central Business District

LYMAN C. AVERY, Schools

GORDON W. THOMAS, Schools

HARRY A. KELLEHER, Recreation

CHARLES E. CHEEVER, Public Buildings

JOHN F. BRADSTREET, Utilities

LEO F. KELLEY, Financing

MRS. GRACE P. RITCHIE, Public Relations

Mr. James R. Woglom, Director, Community Planning and Renewal for Metcalf & Eddy—Engineers and Planners, stated that never before

313th Anniversary

Annual Report

of the

Town Officers

FOR YEAR ENDING DECEMBER 31, 1963

D. C. Collins Printing Co., Millis, Mass.

REPORT OF THE PLANNING BOARD

January 15, 1964

To the Honorable Board of Selectmen:

The Planning Board held regular meetings each month throughout the year according to the following schedule:

1st and 3rd Wednesdays .....Master Plan Business

2nd and 4th Wednesdays .....Regular Planning Board Business

Subdivisions:

During the past year the Planning Board has approved the preliminary plans of "Garland Estates", "Harding Estates", and "John Donnelly & Sons", and the definitive plans of "Gun Hill Park" and "Harding Estates".

There has been building activity in seven of the subdivisions throughout the town and considerable time was spent by the Board inspecting street construction so that streets could be completed satisfactorily and in accordance with the town's specifications. As a result of these efforts, the Board was able to recommend for acceptance the following streets or portions thereof:

Alder Road	Hearthstone Drive
Arnold Drive	Kenney Road
Cedar Lane	Maplewood Road
Clark Road	Marlyn Road
Emerson Road	Rolling Lane
Flint Locke Lane	Scott Road

Also, during the year, approximately twenty-two plans were reviewed and signed under "Approval of the Subdivision Control Law Not Required".

Zoning:

The Zoning Map was brought up to date and reprinted.

Several Zoning By-Law changes have been proposed by members of the Board but action has been deferred until recommendations have been made through the Master Plan Study.

Members of the Board attended the hearings held by the Board of Appeals.

Building Code:

The Board set up a committee to study and revise the town's building code. This committee has held regular weekly meetings and has made reports of their propress to the Planning Board.

General:

The Board has met with the Board of Selectmen several times to discuss problems regarding gravel removal operations.

Master Plan Program:

On January 18, 1963, the Planning Board consumated the contract between the Town of Medfield and the Massachusetts Department of Commerce for the purpose of making a Master Plan Study. The firm of Metcalf and Eddy was selected for this study.

Citizen Advisory Committees were formed to assist the Planning Board and the Consultant in making this study. These committees were as follows:

1. Land Use and Zoning
2. Streets and Subdivisions
3. Central Business District
4. School
5. Recreation
6. Public Buildings
7. Utilities
8. Financing
9. Public Relations

Throughout the past year each committee made investigations and studies of their assigned category and submitted to the Planning Board tentative recommendations for the Board's and the Consultant's consideration for inclusion in the Master Plan Program. In making these studies, local town departments were consulted for their recommendations.

The Board held twenty-one public meetings for this purpose.

The League of Women Voters, in conjunction with the Planning Board and the Consultant, circulated a questionnaire throughout the town for the purpose of securing pertinent information to assist the Board and the Consultant with this program. Returns of this questionnaire were tabulated by the League.

The following reports have been filed with the Board in regard to this planning study.

Building Code:

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General:

The Board has met with the Board of Selectmen several times to discuss problems regarding gravel removal operations.

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The Board held twenty-one public meetings for this purpose.

The League of Women Voters, in conjunction with the Planning Board and the Consultant, circulated a questionnaire throughout the town for the purpose of securing pertinent information to assist the Board and the Consultant with this program. Returns of this questionnaire were tabulated by the League.

The following reports have been filed with the Board in regard to this planning study.

REPORT OF THE BOARD OF APPEALS ON ZONING SUBDIVISION CONTROL AND BUILDING LAWS

January 7, 1964

To the Honorable Board of Selectmen
and Residents of Medfield

The Board of Appeals respectfully submits their report for the year ending December 31, 1963.

The Board was organized as follows:
Herbert B. Burr, Chairman
Francis H. Kingsbury, Clerk
Charles Kenny, Member
Pauline M. Goucher, Associate Member

The Board of Appeals held fourteen hearings during the year, the appeals and action for which include the following subjects:

1963

February 7—Petition for variance for 2 two family houses in an "A" Residence District. Appeal denied.

March 28—Appeal from the decision of the Building Inspector in denying building permit for addition to a non-conforming stable in a "AA" Residence District. Permission granted for addition.

May 2—Appeal from the decision of the Building Inspector in denying building permits for 2 single family houses in an "A" Residence District. Decision of Building Inspector affirmed because of town vote on date of plan filing.

May 2 and 23—On adoption of Rules and Regulations of the Board of Appeals. Adopted May 23, 1963.

May 23—Petition for a Special Permit to operate an antique business in an "A" Residence District. Dismissed without prejudice.

June 6—Petition for Special Permit for filling station at corner of North and Main Streets. Dismissed without prejudice. (This decision taken to court by petitioner.)

June 13—Petition for Special Permit to change the occupancy of a two family house to a three family house in an "A" Residence District. Petition denied.

September 26—Petition for permission to build a dwelling on a lot leaving existing building until completion of the new building in

312th Anniversary

Annual Report

of the

Town Officers

FOR YEAR ENDING DECEMBER 31, 1962

D. C. Collins Printing Co., Millis, Mass.

1962 REPORT OF THE PLANNING BOARD

To the Honorable Board of Selectmen:

The Planning Board held regular weekly meetings on Wednesday evenings throughout the year. The increase in the number of meetings was due to the additional work load imposed by the studies and surveys in drafting specifications for our Master plan.

Master Plan Program:

In September at a Special Town Meeting, the Town voted to undertake this comprehensive community plan and the Planning Board was authorized to file a request through the Massachusetts Department of Commerce for Federal Aid. We were notified on December 28, 1962 that our request had been approved and at present we are engaged in consumating the contract negotiations between the Town of Medfield and the Massachusetts Department of Commerce. Our planning consultant for this project is the firm of Metcalf & Eddy and the total cost will be $21,000.00. The Town's share of this amount is $7,000.00.

A survey of the Town was conducted by the Planning Board in order to determine the desires of the townspeople to participate in the various advisory committees necessary to assist in preparing our Master Plan.

Subdivisions:

During the past year there has been building activity in nine subdivisions throughout the Town. Two additional subdivisions have been approved this year but building has not yet begun.

All subdivisions have been inspected by the Planning Board at regular intervals and the developers notified of any observed deficiencies.

This Board met with the Planning Boards of the towns of Norfolk and Dover relative to two subdivisions adjacent to their respective town lines.

Three public hearings were held during the year in accordance with the General Laws of the Commonwealth to discuss new subdivisions.

During the year, approximately thirty plans were signed under "Approval of the Subdivision Control Law Not Required".

At present the Planning Board is reviewing its "Rules and Regulations Governing the Subdivision of Land" in order to bring them up-to-date with respect to current legislative action and to modify them due to experiences over the past two years.

Zoning:

Three public hearings were held regarding zoning changes. These hearings were held in accordance with the statutes of the Commonwealth.

The Planning Board members were in regular attendance at hearings of the Board of Appeals.

At the Annual Town Meeting held in March 1962, the Town voted to adopt our article which created a "Conservation Commission". Our new set of "Rules and Regulations Governing the Removal of Earth" were accepted at this same meeting.

The Zoning Map and the "Zoning By-Law" of the Town were revised and reprinted.

Article 41. To see if the Town will vote to rescind and repeal Article 18 passed at the Annual Town Meeting held on March 13, 1951 and amended November 26, 1956, and entitled "Earth Removal By-Law". (Planning Board)

Article 42. To see if the Town will vote to adopt the provisions of Massachusetts General Laws, Chapter 40, Section 8C, Conservation Commission, Establishment, Powers and Duties. (As Mended)
Commission, Establishment, Powers and Duties. (As Amended)

Article 43. To see if the Town will vote to adopt the following as a By-Law: "Rules and Regulations Governing the Removal of Earth and Rock in the Town of Medfield and on file in the Office of the Town Clerk. (Planning Board)

Article 41. Voted to dismiss this article wherein repeal of the former "Earth Removal By-Law" was sought.

Article 42. Voted to adopt the provisions of Massachusetts General Laws, Chapter 40, Section 8C, Conservation Commission, Establishment, Powers and Duties. (As amended)

311th Anniversary

Annual Report

of the

Town Officers

FOR YEAR ENDING DECEMBER 31, 1961

D. C. Collins Printing Co., Millis, Mass.

1961 REPORT OF THE PLANNING BOARD

To the Honorable Board of Selectmen:

The Planning Board held regular meetings on the second and fourth Wednesdays of each month. In addition, there were several special meetings for hearings and subdivision plan approvals.

A revision of the "Rules and Regulations for the Subdivision of Land in Medfield" was affected.

A zoning change with respect to minimum frontage requirements was passed.

Subdivisions:

There are at least ten separate subdivisions now being developed in this town. A considerable number of inspections were made of the street construction in these subdivisions and the builders were required to correct any discrepancies that were noted. Several builders were called in to account for their not finishing the street construction within the two-year time limit. In two cases, the work was finally completed and the streets accepted by the town. The other cases still require some modification. At present, the approval of two subdivisions is being withheld until certain errors are corrected.

It is the opinion of this Board that serious consideration be given to the reconstruction and widening of Pound Street. This area is very heavily traveled due to the new Junior and Senior High School and at present there are no sidewalks for use by the students and the traveled way is entirely inadequate for the traffic now using the street.

The Board has met with the Planning Boards of adjacent towns in an effort to have the Massachusetts Department of Public Works relocate and build a new Route 109.

Liaison has been maintained with the Park and Recreation Commission and members of the Planning Board have regularly attended the meetings of the Zoning Board of Appeals.

Work has been completed on assigning house numbers to all houses in the subdivisions that have been approved in the last few years.

A complete new set of Rules and Regulations for the removal of earth and rock has been formulated and we are asking that the townspeople consider the adoption of them as part of the By-Laws of the town.

It is the firm conviction of this Board that in order to plan for the future in an intelligent manner, it will be necessary to begin to assemble a set of general plans that will include the following:

(a) Contour plan of the town (from aerial survey).

(b) Extension of the Sewerage System and the Sewage Disposal to include the entire town.

(c) Assessors' plans brought up to date to compliment the present re-evaluation study that was made several years ago.

(d) A study of the extension of the water system.

(e) A study of the town drainage to include its extension and disposal.

(f) A study of proposed streets to include new locations of traveled ways and relocation of existing ways.

(g) Land Use Plans to include off-street parking in the center of the town, rezoning to enlarge the business district, conservation of marsh lands, and a study for proposed recreation areas.

We also urge the adoption of the provisions of Massachusetts General Laws, Chapter 40, Section 8C. "Conservation Commissions; Establishment, Powers and Duties:" and thus create a conservation commission to act for the benefit of the town.

Respectfully submitted,

Medfield Planning Board

WILLIAM F. ROGERS, Chairman

CHARLES C. CAIN, Vice Chairman

ROGER E. HARDY

EVERETT J. WILLS

ERNEST L. SPENCER, Secretary

Article 42. To see if the Town will vote to amend the Zoning By-Laws of the Town of Medfield, Mass. adopted April 21, 1938, as amended to December 31, 1959, by changing Section VII. AREA REGULATIONS. Paragraph 5. Lot Size to read as follows:

5. Lot Size. No dwelling shall be erected in an "A" Residence District on a lot containing less than twenty thousand square feet and not less than one hundred twenty feet wide, or in a "B" Residence District, or in a Business District, on a lot containing less than twelve thousand square feet and not less than one hundred feet wide, provided that one dwelling may be erected on any lot, which, at the time this By-law is adopted, is separately owned, (November 26, 1956). No dwelling shall be erected in an "AA" Residence District on a lot containing less than thirty thousand square feet and not less than one hundred fifty feet wide provided that one dwelling may be erected on any lot which at the time this amendment to the By-law is adopted, is separately owned and contained not less than twenty thousand square feet and not less than one hundred twenty feet wide, and also provided that one dwelling may be erected on any lot which was separately owned on April 21, 1938. The width requirements of this By-law shall be satisfied if the lot has the required width at any of the following places: (1) At the street frontage in a straight line. In the event that the street line is not a straight line, it will be measured on a straight line between the points where the side lines of the lot intersect the street line. (2) At the required building set back line or at the proposed location of the building on said lot to be measured by a straight line which shall be most parallel to the street. If the street line is not a straight line, than the set back line or line of proposed location of the building shall be measured by a line parallel with a straight line drawn between the point where the side lines of the lot intersect the street lines. In every case a lot shall have frontage on a public way of at least twenty (20) feet. (3) No dwelling shall be erected in a "C" Residence District on a lot containing less than eighty thousand square feet and not less than two hundred twenty-five feet wide provided that one dwelling may be erected on any lot which at the time of this amendment to the By-law is adopted is separately owned and contained not less than thirty thousand square feet and not less than one hundred fifty feet wide and provided that one dwelling may be erected on any lot which on June 29, 1953, was separately owned and contained not less than twenty thousand square feet and not less than one hundred twenty feet wide and also provided that one dwelling may be erected on any lot which was separately owned on April 21, 1938. Street and side line set-back requirements as heretofor established for "AA" and "A" Residence shall be applicable to "C" Residence District. (Park and Planning Board)

Article 43. To see if the Town will vote to amend the Zoning By-law of the Town of Medfield, Mass. adopted April 21, 1938, as amended to December 31, 1959, by changing "Section VII. AREA REGULATIONS, Paragraph 5. Lot Size, Sub-Paragraph (2)" to read as follows:

(2) At the required building set-back line or at the proposed location of the building on said lot to be measured by a straight line which shall be most parallel to the street. If the street line is not a straight line, then the set-back line or line of proposed location of the building shall be measured by a line parallel with a straight line drawn between the point where the side lines of the lot intersect the street lines. In every case a lot shall have a frontage at the street line of at least eighty percent of the aforesaid width requirements. Special exceptions from the provisions of these width requirements may be made subject to the approval of the Board of Appeals. (Park and Planning Board)

Article 42. Voted unanimously to amend the Zoning By-Laws of the Town of Medfield, Mass. adopted April 21, 1938, as amended to December 31, 1959, by changing Section VII. AREA REGULATIONS. Paragraph 5. Lot Size to read as follows:

5. Lot Size. No dwelling shall be erected in an "A" Residence District on a lot containing less than twenty thousand square feet and not less than one hundred twenty feet wide, or in a "B" Residence District, or in a Business District, on a lot containing less than twelve thousand square feet and not less than one hundred feet wide, provided that one dwelling may be erected on any lot, which, at the time this By-Law is adopted, is separately owned. (November 26, 1956.) No dwelling shall be erected in an "AA" Residence District on a lot containing less than thirty thousand square feet and not less than one hundred fifty feet wide provided that one dwelling may be erected on any lot which at the time this amendment to the By-Law is adopted, is separately owned and contained not less than twenty thousand square feet and not less than one hundred twenty feet wide, and also provided that one dwelling may be erected on any lot which was separately owned on April 21, 1938. The width requirements of this By-Law shall be satisfied if the lot has the required width at any of the following places: (1) At the street frontage in a straight line. In the event that the street line is not a straight line, it will be measured on a straight line between the points where the side lines of the lot intersect the street line. (2) At the required building set back line or at the proposed location of the building on said lot to be measured by a straight line which shall be most parallel to the street. If the street line is not a straight line, then the set back line or line of proposed location of the building shall be measured by a line parallel with a straight line drawn between the point where the side lines of the lot intersect the street lines. In every case a lot shall have a frontage on a public way of at least twenty (20) feet. (3) No dwelling shall be erected in a "C" Residence District on a lot containing less than eighty thousand square feet and not less than two hundred twenty-five feet wide provided that one dwelling may be erected on any lot which at the time of this amendment to the By-Law is adopted is separately owned and contained not less than thirty thousand square feet and not less than one hundred fifty feet wide and provided that one dwelling may be erected on any lot which on June 29, 1953, was separately owned and contained not less than twenty thousand square feet and not less than one hundred twenty feet wide and also provided that one dwelling may be erected on any lot which was separately owned on April 21, 1938. Street and side line set-back requirements as heretofore established for "AA" and "A" Residence District shall be applicable to "C" Residence District.

Article 43. Voted to amend the Zoning By-Law of the Town of Medfield, Mass. adopted April 21, 1938, as amended to December 31, 1959, by changing "Section VII. AREA REGULATIONS, Paragraph 5, Lot Size, Sub-Paragraph (2)" to read as follows:

(2) At the required building set-back line or at the proposed location of the building on said lot to be measured by a straight line which shall be most parallel to the street. If the street line is not a straight line, then the set-back line or line of proposed location of the building shall be measured by a line parallel with a straight line drawn between the point where the side lines of the lot intersect the street lines. In every case a lot shall have a frontage at the street line of at least eighty percent of the aforesaid width requirements. Any Deed or Plan recorded in the Registry of Deeds prior to September 29, 1960 (Date of Publication of the Notice of hearing on this Zoning change) shall be exempt from these width requirements in that they shall not be deemed in violation if they have a minimum frontage on a public way of at least 20 feet. Special exemptions from provisions of these width requirements may be made subject to the approval of the Board of Appeals.

192 voted in favor of passage

310th Anniversary



Annual Report

of the

Town Officers

FOR YEAR ENDING DECEMBER 31, 1960

D. C. Collins Printing Co., Millis, Mass.

REPORT OF PARK AND PLANNING BOARD

To the Honorable Board of Selectmen:

The Board held regular meetings on the second and Fourth Thursdays of each month plus several special meetings for hearings and sub-division plan approvals.

Work has continued on a complete revision of our Street Construction Specifications. Members of the Board have held several discussions among themselves relative to a new Building Code.

At the Annual Town Meeting in March, the Town voted to establish a new Park Commission, thereby relieving this Board of the care of the Town Parks. Prior to this, Medfield was one of the two towns in Massachusetts that operated under the Park and Planning Board System.

The Board has adopted a new system with respect to developers submitting plans showing only part of a large subdivision. All persons now submitting plans for subdivisions in sections must submit with the first section a scaled plan of the entire proposal with sufficient topographical data so that the Board will have adequate information to evaluate the sections as they are submitted.

Additional shrubbery was planted in Baxter Square. This year the Town Parks were kept in unusually good condition due to the diligent work of Mr. Robert Kennedy, under the direction of Mr. Everett Wills. The Spade and Hoe Garden Club provided spring bulb plantings which will add much needed color to Baxter Square.

The tennis court is in need of a surface treatment. The steel posts for the nets need to be straightened.

Debris was removed from Baker's Pond by the Highway Department crew.

New sub-divisions were inspected at frequent intervals in the areas of Pine Street, Green Street, Nebo Street, Harding Street, South Street and Granite Street. All sub-division plans were reviewed from an engineering viewpoint and alterations made which, in the opinion of the Board, would enhance the development and create a better street layout for the Town.

Board members attended hearings held by the Board of Appeals and made recommendations regarding zoning variances.

Members of the Board attended several Regional Planning Board Meetings and participated in discussions regarding the scope of the Board's work. A series of joint meetings is presently being held with neighboring boards to study a proposed new location for Route 109.

Approximately 50 plans were reviewed by the Board and signed under the notation "Approval under the Subdivision Control Law not required."

REPORT OF THE BOARD OF APPEALS ON ZONING, SUBDIVISION CONTROL AND BUILDING BY-LAWS

January 9, 1961

To the Honorable Board of Selectmen

and Residents of Medfield:

The Board of Appeals respectfully submits this report for the year ending December 31, 1960.

The Board was organized as follows: Herbert B. Burr, Chairman; George A. Smith, Clerk; Francis H. Kingsbury, Member; and Pauline Goucher, Associate Member.

Ellen P. Crowell resigned her position as Associate Member this year and the Board wishes to extend their appreciation to her for a job well done.

Your Board of Appeals experienced a very active year, hearing and deciding on 14 appeals. These appeals can be classified as varied, consisting of many types and requests for permits.

The Board established a method for on the spot investigation of many requests for zoning variances and/or permits to substantiate and establish facts in rendering a fair and equitable decision. This was accomplished through the use of abutter surveys, photographs and personal visitation on the part of the members of the Board.

Some appeals warranted modifications and restrictions to the petitioner's original requests, directed towards the elimination of detrimental conditions, abutter's rights, and the general public welfare and good.

The Board experienced a rise in operating costs consisting of an increase in hearings and the lawful requisite of advertising of each hearing. Therefore, it made it necessary to request $200.00 in additional funds for its continued operation in 1960 and resulting in a total expenditure of $650.00

A continuing increase in appeal hearings is anticipated for the year 1961, staying in line with the growth of the town.

The Board of Appeals gratefully acknowledges and appreciates the able assistance rendered by the Board of Selectmen, Park and

Board)

Article 32. To see if the Town will vote to establish a Park Commission consisting of three members to be elected for a term of one, two, three years respectively in accordance with the provisions of Chapter 45, Section II of the General Laws, or do or act anything in relation thereto. (Park and Planning Board)

Article 32. Voted to establish a Park Commission consisting of three members to be elected for a term of one, two and three years

Selectmen

TOWN OF MEDFIELD

REPORT OF THE

FINANCE COMMITTEE

on the

Articles in the Warrant for the

ANNUAL TOWN MEETING

March 9, 1959

REPORT OF PARK AND PLANNING BOARD

January 25, 1960

To the Honorable Board of Selectmen:

The Board held regular meetings on the second and fourth Thursday of each month plus several special meetings for hearings and sub-division plan approvals.

Appended to this report is a summary of subdivision streets and their status at the present time. Approximate street lengths, widths, and estimated cost are shown so that the town may have a general idea of its street expansion and growth.

Some work has been done by the Board on a new Building Code for the Town and considerable thought has been given to revisions in the Street Construction Specifications.

Two changes in zoning were initiated by the Board and voted by the Town—namely, an extension of business area on Main Street (Colonial Inn) and a provision providing for Home Industries in residential areas.

The Town's Parks have been kept in good condition. With the advice of the Norfolk County Agricultural School a program of beautifying Baxter Square has been undertaken. New shrubbery has been planted around the flag pole. This coming year it is planned to continue these plantings in the area at the corner of main and Spring Streets.

The Board would like more co-operation so as to lengthen the useful life of the tennis nets. Flood lighting the tennis court was considered but rejected as being too expensive for the Town to undertake at this time.

Members of the Board have spent considerable time in inspecting the various sub-divisions under construction and also in conference with the Superintendent of Streets on various matters pertaining to those sub-divisions. Inspection trips were made through the lands of all proposed sub-divisions submitted to the Board.

Due to the magnitude of future sub-division work this Board wishes to recommend that the Town establish a Park Commission for the purpose of caring for Town lands now under our care, thus permitting the Board to act solely as a Planning Board.

REPORT OF THE BOARD OF APPEALS ON ZONING, SUBDIVISION CONTROL AND BUILDING BY-LAW

January 9, 1960

To the Honorable Board of Selectmen:

The Board of Appeals respectfully submits the following report for the year ending December 31, 1959.

The Board organized as follows: Herbert B. Burr, Chairman; Paul E. Nyren, Clerk; George A. Smith, Member and Ellen P. Crowell, Associate Member.

During the year the board heard and decided upon 13 appeals, classified as follows: lot size variance, 3; lot line clearance variance, 3; non-conforming business variance, 1; cesspool use variance, 1; permit for garage, 1; permit for nursery, 1; permit for sign, 1; permit for single to multi-family unit dwelling, 1.

In every instance except one, the board found sufficient evidence to warrant approval of the appeal in order to grant desirable relief to the petitioner.

In some instances it was deemed necessary to stipulate modifications or restrictions to the petitioners requests to eliminate the possible growth of detrimental conditions, and for the general public welfare.

The number of petitions heard has increased during 1959. A continuing increase is anticipated in 1960, because of the additional responsibilities assigned to the Board of Appeals in recent amendments to the zoning by-law (sections II 8i and II 8j) and because of the increasing number of property owners in town.

The grateful appreciation of the Board of Appeals is directed to the Board of Selectmen, Park and Planning Board, Board of Assessors, Town Counsel, Town Accountant, Building Inspector, Marie Burke and the Town Clerk for their cooperation and assistance during the past year.

Respectfully submitted,

HERBERT B. BURR, Chairman

PAUL E. NYREN
GEORGE A. SMITH

308th Anniversary

Annual Report

of the

Town Officers

FOR THE YEAR ENDING DECEMBER 31, 1958

D. C. Collins Printing Co., Millis, Mass.

MEDFIELD PARK AND PLANNING BOARD

The Board continued to hold two regular meetings a month, on the second and fourth Thursdays and in addition met frequently at special meetings throughout the year to deal with various problems attendant to the Board's work.

Representation by the Board was had at meetings of the Zoning Board of Appeals and members of the Board attended two Regional Planning Board meetings at Holbrook and Foxboro as well as the Annual Meeting of the Massachusetts Federation of Planning Boards at Gardner, Massachusetts.

A new drinking fountain was installed at the Tennis Court. A surface treatment was applied to the courts. Deliberate vandalism caused considerable damage to the new surface and it was necessary to spend an additional sum of money to effect repairs.

The fence around Baker's Pond was replaced with a new fence and is in the process of being painted.

The Little League Field was improved by the building of a new fence and repairs made to the dugouts. Volunteer help to paint this fence was not fully available and the Board was forced to hire help to finish painting the new fence.

Zoning changes, with respect to converting large single family dwellings into multi-family units, were proposed to the Annual Town Meeting and they were voted into the Zoning Laws. A zoning change, initiated by the Board, was voted on favorably by the Town that would enable a rather large shopping center to be built on Main Street opposite Spring Street. Extension of the Business Area was voted for land on Main Street adjacent to the Colonial Inn to ease the parking problem.

Some preliminary work has been done by the Board on the Building Code revisions. It is planned to have a Revised Building Code ready sometime in 1959 and present it to the Town for their consideration.

During the year it became necessary to cancel the contract for upkeep of the parks and resort to day labor in order to maintain Baxter Square, Baker's Pond Area, Metacomet Park and the Tennis Court Area in good condition.

Regular inspections were made on work being done on the three major subdivisions now under construction. These subdivisions are on Phillips Street, off Spring Street, and off Nebo Street.

Article 20. To see if the Town will vote to amend the Zoning By-Law of the Town of Medfield as amended March 1957, by adding to Section II, "AA", "A", "C", Residence District Uses, Paragraphs 8, the following, or do or act anything in relation thereto.

(i) Alteration to single or multi-family residences so as to adapt them to additional limited multiple family use upon the following conditions:

(1) That there will be no change in the existing district use and the approval shall automatically cease when the structure is removed.

(2) That a minimum floor space of five hundred (500) square feet per family unit be provided.

(3) That satisfactory off street parking must be provided.

(4) That each family unit must be a complete housekeeping unit.

(5) That additions or appurtenances may not be added without the prior approval of the Board of Appeals, except for openings for ingress and egress, for necessary stairs and steps including shelters therefore, and for the provisions of the housing of one motor vehicle per family unit.

(6) And upon other conditions as may lawfully be required by the Board of Health, the Building, Plumbing and Wiring Inspectors, and the Board of Appeals, not inconsistent with the foregoing. (Park and Planning Board)

Article 21. To see if the Town will raise and appropriate the sum two hundred fifty dollars ($250.00) for the purpose of repairing the existing rail fence along Frairy Street beside Baker's Pond, or do or act anything in relation thereto. (Park and Planning Board)

Article 22. To see if the Town will raise and appropriate the sum of one hundred fifty dollars ($150.00) for the purpose of installing a drinking fountain adjacent to the tennis court on Adams Street, or do or act anything in relation thereto. (Park and Planning Board)

Article 20. Voted to amend the Zoning By-Law of the Town of Medfield as amended March 1957, by adding to Section II, "AA", "A" "C", Residence District Uses, Paragraph 8, the following:

(i) Alteration to single or multi-family residences so as to adapt them to additional limited multiple family use upon the following conditions:

(1) That there will be no change in the existing district use and the approval shall automatically cease when the structure is removed.

(2) That a minimum floor space of five hundred (500) square feet per family unit be provided.

(3) That satisfactory off street parking be provided.

(4) That each family unit must be a complete housekeeping unit.

(5) That additions or appurtenances may not be added without the prior approval of the Board of Appeals, except for openings for ingress and egress, for necessary stairs and steps including shelters therefore, and for the provisions of the housing of one motor vehicle per family unit.

(6) And upon other conditions as may be lawfully required by the Board of Health, the Building, Plumbing and Wiring Inspectors, and the Board of Appeals, not inconsistent with the foregoing.

251 voted in favor of passage
55 voted against passage

Article 21. Voted to raise and appropriate the sum of $250.00 for the purpose of repairing the existing rail fence along Frairy Street beside Baker's Pond.

Article 22. Voted to raise and appropriate the sum of $150.00 for the purpose of installing a drinking fountain adjacent to the tennis court on Adams Street.

307th Anniversary

Annual Report

of the

Town Officers

FOR THE YEAR ENDING DECEMBER 31, 1957

D. C. Collins Printing Co., Millis, Mass.

MEDFIELD PARK AND PLANNING BOARD

Annual Report for the Year 1957

January 9, 1958

To The Honorable Board of Selectmen:

The rapid growth of the town that has taken place within the last few years was substantially slowed down during this year. The Board has held regular meetings twice a month, the second and fourth Thursdays, during the year.

Public hearings were held regarding the following applications for sub-divisions:

(a) February 28, 1957—Roger E. Hardy, Nebo Street

(b) May 23, 1957—Robert H. Brown, Spring Street

Considerable time was spent prior to these public hearings in reviewing and revising proposed plans as submitted and in field inspections of proposed sub-divisions as well as sub-divisions already under construction. Portions of two sub-divisions were accepted as public ways.

(a) Bartlett Avenue, Kingsbury Drive and Pine Grove Road in the Robert H. Brown sub-division off Spring Street, February 14, 1957.

(b) Charlesdale Road and Richard Road in the Janice Construction Co., Inc., sub-division off Bridge Street, August 8, 1957.

The Board has designed and inaugurated a check system to insure that the various items of construction on the sub-divisions may be properly inspected and approved before subsequent operations are begun.

A public hearing was held regarding the change in zoning of land on Park Street from Business to Industrial Land upon petition of William H. Mann, et al. This zoning change was accepted by the Town at the Annual Town Meeting.

An amendment to the zoning by-law was proposed by the Board and accepted by the Town at the Annual Town Meeting regarding the minimum residential lot sizes in business areas and restricting residential lots in industrial areas.

Approximately fifty plans were examined and signed as "Approval Under the Sub-Division Control Law Not Required". This is a necessity in order that the plan may be recorded at the Registry of Deeds.

Through the co-operation of the Highway Department, Baker's Pond was drained and cleaned of rubbish accumulated during the past year. A dangerous condition exists with respect to the rail fence along Frairy Street beside the Pond. The Board feels that repairs should be undertaken at once.

The Board was represented at a hearing at the County Commissioner's Office regarding the proposed layout of South Street.

Members of the Board attended two Regional Meetings of the State Federation of Planning Boards as well as the Annual Meeting of the State Federation of Planning Boards.

Board members are serving on the following town committees:

(a) Recreation Committee
(b) Land Needs Committee
(c) Industrial Commission
(d) Swimming Pool Committee

A round table discussion was held with the various department heads regarding the establishment of a public works department but the idea was tabled pending future growth of the town.

An agreement was made with the Norfolk County Soil Conservation District to conduct a survey of town land located between Brook and Green Streets to determine the feasibility of building a swimming pool in that area.

The old town wells were filled in by the Highway Department, thus eliminating a dangerous situation which has existed for some time.

Members of the Board regularly attended the hearings of the Appeals Board during the year.

In spite of the drought during the year, Baxter Square was kept in a reasonably good condition. However, in order to maintain this area in a condition befitting its Memorial status, a sprinkling system should be installed and new curbing built along Spring Street.

The tennis court area continues to be a problem with respect to noise and minor vandalism. Your Board recommends that the playing area should be surface treated during the coming year to protect it against weathering. A new net was installed this year and a new steel cable purchased to hold the net in place. It has been suggested that a drinking fountain be installed for the convenience of the court users and the Board recommends that this be done.

306th Anniversary

Annual Report

of the

Town Officers

FOR THE YEAR ENDING DECEMBER 31, 1956

ARROW PRINTING
Holliston, Massachusetts

MEDFIELD PARK AND PLANNING BOARD

Annual Report for the Year 1956

To the Honorable Board of Selectmen:

Due to the increased amount of work, the Park and Planning Board held its meetings this year twice a month, the second and fourth Thursdays, instead of just the second Thursday. In addition to these regular meetings it has held nine special meetings for the purpose of hearings on zoning and subdivisions.

In line with the duties of the Park and Planning Board, the following work was accomplished:

(a) ZONING CHANGES—(1) A "C" area consisting of 80,000 square feet was established by vote of the Town and a portion of land in the southerly part of the Town was placed therein. (2) By vote of the Town, the Zoning Regulations were amended to prohibit the use of Industrial areas for residential purposes. (3) By vote of the Town, the Zoning Regulations were amended so as to limit any residential lots in business areas to the requirement of "B" Residence Districts.

(b) SUBDIVISION PLANS—About seventy-five plans were presented to the Board for inspection and signed by the Board as "Approval Under the Subdivision Control Law Not Required".

(c) SUBDIVISIONS APPROVED—No new subdivisions were petitioned. Construction work on four subdivisions was closely followed by frequent inspection trips in conjunction with the Superintendent of Streets and the Water Board.

(d) BAKER'S POND—With the fine cooperation of the Selectmen and the Highway Department, this pond was cleaned of silt and debris; the sluiceway was rebuilt and the perimeter walls were pointed up in the worst places. More work on these walls should be done in the near future. The Board would appreciate the cooperation of the townspeople in keeping the pond in as good condition as possible.

(e) Hearings on Zoning and other By-Law changes were held and several referred to the Board of Appeals at which the Planning Board was represented.

(f) By vote of the Town, one of the members of the Board served on the Land Needs Committee for the Town.

(g) A contract was awarded to Mr. Stanley C. Fisher of Philip Street for the care of Baxter Square, Baker's Pond area, Metacomet Park, and the Tennis Courts.

(h) The flag pole in Baxter Square was painted as usual.

(i) One member of the Board is working with the Swimming Pool Committee which plans to present an article at the annual town meeting.

Article 50. To see if the Town will raise and appropriate the sum of $1,400.00 for the purpose of cleaning out Bakers Pond and repairing the retaining walls, or do or act anything in relation thereto. (Park and Planning Board)

Article 51. To see if the Town will authorize the Park and Planning Board to investigate the cost of piping and filling Bakers Pond for the purpose of creating useable land for a parking area or other municipal use, or do or act anything in relation thereto. (Park and Planning Board)

Article 50. Voted to raise and appropriate the sum of $1,400.00 for the purpose of cleaning out Bakers Pond and repairing the retaining walls.

Article 51. Voted to dismiss this article wherein the Park and Planning Board was to have investigated the possibility of filling in Bakers Pond.

305th Anniversary



Annual Report

OF THE

Town Officers

FOR THE YEAR ENDING DECEMBER 31, 1955

THE TRANSCRIPT PRESS, INC.
DEDHAM, MASS.

REPORT OF THE MEDFIELD PARK AND PLANNING BOARD FOR THE YEAR 1955

To the Honorable Board of Selectmen:

The increasingly rapid growth of the town made 1955 a busy year for the Park and Planning Board, especially in connection with the administration of the sub-division control regulations. It is anticipated that further acceleration in the rate of growth will give rise to many and varied problems in this category.

In addition to the Board meetings held on the second Thursday of each month, numerous special meetings were held regarding applications for approval of new sub-divisions and changes in zoning. The following public hearings were held regarding sub-division applications:

(a) August 11, 1955—Medfield Associates—Main St.
(b) November 9, 1955—North Ave., Inc.—South St.
(c) December 28, 1955—Fieldbrook Const. Co.—Nebo St.

Several preliminary plans were presented at different times for other sub-divisions but final applications have not yet been made.

The following public hearings were held in regard to changes in zoning:

(a) March 2, 1955—JOHNSON, Carl H., Mill St.—To rezone from Residential to Industrial.
(b) June 22, 1955—DeFOREST, Henry; and MARVIN, Alexander, West Street and Mill Street—To rezone from Residential to Industrial.

On June 29, 1955, the Planning Board held a special meeting of all town departments for the purpose of acquainting all of those concerned with the known facts regarding definitely planned building programs, and to invite the comments and suggestions of other town departments as to what might reasonably be done to control the impending rapid growth of Medfield.

An amendment to the zoning by-law was proposed by the Planning Board and accepted by the Town at the annual town meeting. This amendment limits the use of automobile trailers for dwelling purposes.

An article to build a sidewalk on Spring Street from Main Street to Curve Street was inserted in the town warrant by the Planning Board and was favorably voted on at the annual town meeting. The sidewalk has now been completed.

The Board inserted a clause in the form used for giving approval to a sub-division plan to insure that the facilities installed by the developer will become the property of the town, without cost, when the streets are accepted.

The Board's requirements for street and sidewalk construction in sub-divisions were revised to insure better construction in streets which will eventually become public ways.

The town parks and the tennis court were kept in good condition throughout the year.

(Tree Warden)

Article 43. To see if the Town will vote to amend Section II "AA" and "A" Residence District Uses of the Zoning By-Law for the Town of Medfield, Mass., as printed and published September 8, 1953, as amended, by adding after 8 (g) of said section the following:

(h) Automobile trailer, for dwelling purposes, or any structure which originally was constructed or manufactured as an automobile trailer, for dwelling purposes. (Planning Board)

Article 44. To see if the Town will vote to raise and appropriate and/or borrow a sum of money, for the installation of a sidewalk on Spring Street, between Main Street and Curve Street, or any part thereof, or do or act anything in relation thereto. (Park & Planning Board)

Article 43. Voted unanimously to amend Section II "AA" and "A" Residence District Uses of the Zoning By-Law for the Town of Medfield, Mass., as printed and published September 8, 1953, as amended, by adding after 8 (g) of said section the following:

(h) Automobile trailer, for dwelling purposes, or any structure which originally was constructed or manufactured as an automobile trailer, for dwelling purposes.

Boston, Mass., June 29, 1955.

The foregoing amendment to zoning by-law is hereby approved.

GEORGE FINGOLD,
Attorney General.

Article 44. Voted unanimously to appropriate the sum of $6,300.00 for the installation of a sidewalk on Spring Street between Main Street and Curve Street, and to meet said appropriation the sum of $2,300.00 be raised from current taxation and the Treasurer with the approval of the Selectmen be authorized to borrow the sum of $4,000.00 and issue notes therefor to be paid in not more than two years from the date of issue, in accordance with Chapter 44 of the General Laws.

304th Anniversary

Annual Report

of the

Town Officers

YEAR ENDING DECEMBER 31, 1954

THE TRANSCRIPT PRESS, INC.
DEDHAM, MASS.

ANNUAL REPORT OF THE MEDFIELD PARK AND PLANNING BOARD FOR THE YEAR 1954

To the Honorable Board of Selectmen:

The Board held its regular monthly meetings on the second Thursday of the month and in addition, met very frequently throughout the year to deal with applications for approval of sub-division plans.

The size of many of these projects required joint meetings and cooperation with the other Town departments. Considerable work was done in conjunction with the Selectmen to arrive at a satisfactory conclusion for the maintenance of highways in developments which had been previously installed prior to the Town's enactment of Chapter 41, Section 81, A-Y.

Plans were approved for a substantial development on South Street, this development being in the process of construction at the present time. Plans were tentatively approved for another project on Spring Street which has not progressed to date.

The Board considered many suggestions for amending the rules for subdivision control, some of which have been accepted and will be published shortly.

At the Annual Town meeting, the Board was instructed to make a study and recommendations for extending the existing sidewalks in the town. This has been done and its recommendations will be presented at the next annual Town Meeting in its formal report.

The Town's parks have been kept in good condition. New paths have been created and new benches have been installed in Baxter Square. The new hard top tennis court was constructed on Adams Street and was opened at the beginning of the season. It has had much usage by the public since its opening.

Because we recognize the temporary basis of the present swimming arrangements for the public, we have instituted studies in order to suggest facilities on a more permanent basis.

Respectfully submitted

REPORT OF THE BOARD OF APPEALS ON ZONING

December 31, 1954

To the Honorable Board of Selectmen:

The Medfield Board of Appeals on Zoning organized for the 1954 year with Orrin E. Wilkins, as chairman; Leon H. Ballou, Jr., as clerk; Mark Hollingsworth as member; and Mrs. Ellen Crowell as alternate member.

During the year, the Board conducted several public hearings on petition of townspeople and property owners in the community and in each instance discharged its duties in the best interests of petitioners and the community as a whole.

It was also necessary in several instances to hold additional meetings with petitioners and abutters to ascertain certain facts pertinent to the cases in hand.

It ever has been and will continue to be the object of the Board to consider the cases it hears and to render a decision in each within the intent and purpose of the Zoning By-Laws.

Respectfully submitted,

ORRIN E. WILKINS, *Chairman*
LEON H. BALLOU, JR., *Clerk*
MARK HOLLINGSWORTH

303rd Anniversary

Annual Report

of the

Town Officers

YEAR ENDING DECEMBER 31, 1953

THE TRANSCRIPT PRESS, INC.
DEDHAM, MASS.

REPORT OF THE MEDFIELD PARK AND PLANNING BOARD FOR THE YEAR 1953

To the Honorable Board of Selectmen:

The Board held its usual meetings on the second Thursday of the month, at which time it dealt with several applications in connection with sub-division control and zoning regulations, et cetera.

During the year ,the sub-division control law was changed by the State Legislature, requiring all property plans to pass through the hands of the Planning Board, and suitable machinery was set up to handle these transactions as promptly as possible.

The zoning by-laws of the Town were changed during the year by vote at a special Town meeting, and a new map together with new regulations has been completed and is ready for distribution.

Additional work has been done on the parks. The tennis court has had very considerable usage throughout the year. The Board has prepared, for the approval of the Town, the installation of a hard-top court at another site, and if this is approved, proposes to abandon the old court.

Respectfully submitted,

MEDFIELD PARK [illegible]

Article 15. To see if the Town will vote to amend the Zoning By-Law of April 5, 1938, by striking out Section 7, Paragraph 5, and inserting the following:

LOT SIZE. No dwelling shall be erected in an "A" residence district on a lot containing less than twenty thousand square feet or less than one hundred and twenty feet wide, nor in a "B" residence district on a lot containing less than twelve thousand square feet or less than one hundred feet wide, or industrial district on a lot containing less than seventy-five hundred square feet or less than sixty feet wide, provided that one dwelling may be erected on any lot which, at the time this By-Law is adopted, is separately owned.

Article 16. To see if the Town will vote to re-establish "Establishment of Districts" under Section 1, Paragraph 1 of the Zoning By-Law of April 5, 1938, by striking out said section and substituting the following Section:

Section 1. Establishment of Districts.

1. CLASSES OF DISTRICTS. The Town of Medfield is hereby divided as shown on the Zoning Map dated April 5, 1938, and more recently amended by Zoning Map dated June 12, 1953, filed with the Town Clerk, into five (5) classes of districts:

"AA"	Residence Districts
"A"	Residence Districts
"B"	Residence Districts
	Business Districts
	Industrial Districts

And, to see if the Town will vote to amend Section 1, Paragraph 2 of the Zoning By-Law of April 5, 1938, by adding:

"A" residence district uses under Section 2 shall apply to the "AA" residence district, and the area regulations of Section 7, pertaining to the "A" residence district shall apply to the "AA" district in Article 5.

And, to see if the Town will vote to amend the Zoning By-Law of April 5, 1938, by adding to Section 7, Paragraph 5, the following sentence:

No dwelling shall be erected in an "AA" residence district on a lot containing less than thirty thousand square feet or less than one hundred and fifty feet wide provided that one dwelling may be erected on any lot which at the time this amendment to the By-Law is adopted, is separately owned and contained not less than twenty thousand square feet and not less than one hundred and twenty feet wide, and also provided that one dwelling may be erected on any lot which was separately owned on April 5, 1938.

Article 15. Voted to amend the Zoning By-Law of April 5, 1938, by striking out Section 7, Paragraph 5, and inserting therein the following:

Lot Size. No dwelling shall be erected in an "A" residence district on a lot containing less than twenty thousand square feet or less than one hundred and twenty feet wide, nor in a "B" residence district on a lot containing less than twelve thousand square feet or less than one hundred feet wide, or industrial district on a lot containing less than seventy-five hundred square feet or less than sixty feet wide, provided that one dwelling may be erected on any lot which, at the time this by-law is adopted, is separately owned.

226 voted in favor.
93 voted against.

Article 16. Voted to re-establish "Establishment of Districts" under Section 1, Paragraph 1 of the Zoning By-Law of April 5, 1938, by striking out said section and substituting the following Section:

SECTION 1. ESTABLISHMENT OF DISTRICTS

Classes of Districts. The Town of Medfield is hereby divided as shown on the Zoning Map dated April 5, 1938, and more recently amended by Zoning Map dated June 12, 1953, filed with the Town Clerk, into five (5) classes of districts:

"AA	Residence Districts
"A"	Residence Districts
"B"	Residence Districts
	Business Districts
	Industrial Districts

And, voted to amend Section 1, Paragraph 2 of the Zoning By-Law of April 5, 1938, by adding:

"A" residence district uses under Section 2 shall apply to the "AA" residence district, and the area regulations of Section 7, pertaining to the "A" residence district shall apply to the "AA" district in Article 5.

And, voted to amend the Zoning By-Law of April 5, 1938, by adding to Section 7, Paragraph 5, the following sentence:

No dwelling shall be erected in an "AA" residence district on a lot containing less than thirty thousand square feet or less than one hundred and fifty feet wide provided that one dwelling may be erected on any lot which at the time this amendment to the By-Laws is adopted, is separately owned and contained not less than twenty thousand square feet and not less than one hundred twenty feet wide, and also provided that one dwelling may be erected on any lot which was separately owned on April 5, 1938.

205 voted in favor
77 voted against

302nd Anniversary

Annual Report

of the

Town Officers

YEAR ENDING DECEMBER 31, 1952

THE TRANSCRIPT PRESS, INC.
DEDHAM, MASS.

MEDFIELD PARK AND PLANNING BOARD

Annual Report

1952

The Medfield Planning Board had its usual meetings on the second Thursday of each month and in addition, held many special meetings for the hearing of petitions for rezoning, developments, and road construction.

The Board introduced a rezoning amendment to the by-laws on May 19th, together with a redrawn zoning map. This was passed at the special Town meeting but it was turned down by the Attorney General's office on a technicality and is being prepared for re-submission to the town by the Board.

The Board has met frequently with the Selectmen in connection with road construction and the acquisition of land for the Town dump and for a public parking space. A recommendation for such action has been made to the Selectmen.

At the Annual Town Meeting, an appropriation was voted of $1,300 to improve the tennis court, this being the smaller of two figures suggested by the Board. When the time came for the construction, test borings of the surface were made and the sum appropriated was inadequate to lay a proper foundation for a hard top court. It was thought best to wait until additional funds were available so that a complete and proper court could be constructed. This suggestion will be brought up for consideration at the next annual Town meeting.

The clerical work necessitated during the year was not as expensive as anticipated by the Board and it is pleased to report that it has returned to the general fund the unused sum of $474.33. This return of unusued funds should not affect the appropriation for the next year since the amount of money required was considerably less than would be normal if there were more development activity in the Town.

Respectfully submitted,

MEDFIELD PARK AND PLANNING BOARD
W. F. MITTENDORF, Chairman
R. Rowland Stebbins
Claire Smith
Charles C. Cain.

the Town Hall, in said Medfield on Monday the 19th day of May A.D. 1952 at 7:30 P.M. then and there to act on the following articles:

Article 1. To see if the Town will vote to amend the Zoning By-Law of April 5, 1938, by striking out Section 7, Paragraph 5, and inserting therein the following:

Lot size. No dwelling shall be erected in an "A" residence district on a lot containing less than twenty thousand square feet or less than one hundred and twenty feet wide, nor in a "B" residence district on a lot containing less than twelve thousand square feet or less than one hundred feet wide, or industrial district on a lot containing less than seventy-five hundred square feet or less than sixty feet wide, provided that one dwelling may be erected on any lot which, at the time this By-law is adopted is separately owned.

Article 2. To see if the Town will vote to re-establish "Establishment of Districts" under Section 1, Paragraph 1, of the Zoning By-law of April 5, 1938, by striking out said section and substituting the following section:

SECTION 1. ESTABLISHMENT OF DISTRICTS.

1. Classes of Districts. The Town of Medfield is hereby divided as shown on the Zoning Map dated April 5, 1938, and more recently amended by Zoning Map dated February 11, 1952, filed with the Town Clerk, into 5 classes of districts:

"AA" Residence Districts
"A" Residence Districts
"B" Residence Districts
Business Districts
Industrial Districts

And, to see if the Town will vote to amend Section 1, Paragraph 2, of the Zoning By-law of April 5, 1938, by adding:

"A" residence district uses under Section 2 shall apply to the "AA" residence district, and the area regulations of Section 7, pertaining to the "A" residence district shall apply to the "AA" district in Article 5.

And, to see if the Town will vote to amend the Zoning By-law of April 5, 1938 by adding to Section 7, Paragraph 5, the following sentence:

No dwelling shall be erected in an "AA" residence district on a lot containing less than forty thousand square feet or less than one hundred sixty feet wide provided that one dwelling may be erected on any lot which at the time this amendment to the By-law is adopted, is separately owned and contained not less than twenty thousand feet and not less than

one hundred twenty feet wide, and also provided that one dwelling may be erected on any lot which was separately owned on April 5, 1938.

Article 3. To see if the Town will vote to adopt the following By-law under the provisions of Chapter 529, Acts of 1949, or do or act anything in relation thereto:

Section 1. There shall be appointed annually by the Board of Selectmen an Inspector of Wires. Such appointment shall be made in April of each year and he shall hold office from the first day of May following for the term of one year and until another is appointed in his place. The Selectmen may at any time remove him. He shall keep a record of the business of his department and submit to the Selectmen in time for publication in the Annual Town Report a yearly report of such business.

Section. 2. He shall require all persons and corporations owning or operating wires to conform to all the laws of the Commonwealth of Massachusetts and to all rules and regulations contained in the National Underwriters' Code.

Section. 3. Any person or corporation operating electric or other wires within the town shall, upon request of the Inspector, furnish him with such information as may be necessary to the faithful and effectual discharge of his duties under this By-law.

Section. 4. The Inspector shall have access at all reasonable times to all wires, appliances, and apparatus in the interior of a public building or on private premises, which are intended for carrying an electric light or power current, and no person shall arrange, affix or change any such wires or apparatus without giving the Inspector reasonable opportunity to inspect such wires and their arrangement and fixtures before the same are covered or enclosed; and no person shall place such wires in any building in process of construction until all gas, steam, water, and furnace pipes have been placed in proper position. No person shall connect such wires in the interior of a public building and on private premises with an outside circuit which crosses or runs along, over or under, any street or way of the Town without written permission therefor having been first obtained from the Inspector.

Section 5. No electrical installation shall be made in any house, factory, building or structure of any type or affixed in any way to any portion of any premises in the Town of Medfield which is intended to be connected with an outside electrical circuit which crosses or runs along, over or under any street or way of the town unless a written permit to make such electrical installation is granted by the Inspector of Wires to the person, firm or corporation making written application for such electrical installation.

Section 6. Fees shall be charged by the Inspector of Wires to any person, firm or corporation applying for permits for electrical installations as provided in Section 5; said fees

Article 1. Voted to amend the Zoning By-law of April 5, 1938, by striking out Section 7, Paragraph 5, and inserting the following:

Lot Size. No dwelling shall be erected in an "A" residence district on a lot containing less than twenty thousand square feet or less than one hundred and twenty feet wide, nor in a "B" residence district on a lot containing less than twelve thousand square feet or less than one hundred feet wide, or industrial district on a lot containing less than seventy-five hundred square feet or less than sixty feet wide, provided that one dwelling may be erected on any lot which, at the time this law is adopted is separately owned.

Voted in favor	79
Voted against	3

Article 2. Voted to re-establish the "Establishment of Districts" under Section 1, Paragraph 1 of the Zoning By-law of April 5, 1938, by striking out said section and substituting the following section:

SECTION 1. ESTABLISHMENT OF DISTRICTS.

1. Classes of Districts. The Town of Medfield is hereby divided as shown on the Zoning Map dated April 5, 1938, and more recently amended by Zoning Map dated February 11 1952, filed with the Town Clerk, into 5 classes of districts:

"AA" Residence Districts
"A" Residence Districts
"B" Residence Districts
Business Districts
Industrial Districts

And,—Voted to amend Section 1, paragraph 2, of the Zoning By-law of April 5, 1938, by adding:

"A" residence district uses under Section 2 shall apply to the "AA" residence district, and the area regulations of Section 7, pertaining to the "A" residence district shall apply to the "AA" residence district except for the lot size specified for the "AA" district in Article 5.

And,—Voted to amend the Zoning By-law of April 5, 1938 by adding to Section 7, Paragraph 5, the following sentence:

No dwelling shall be erected in an "AA" residence district on a lot containing less than forty thousand square feet or less than one hundred sixty feet wide provided that one dwelling may be erected on any lot which at the time this amendment to the By-law is adopted, is separately owned and contained not less than twenty thousand square feet and not less than one hundred twenty feet wide, and also provided that one dwelling may be erected on any lot which was separately owned on April 5, 1938.

Voted in favor	127
Voted against	25

301st Anniversary

ANNUAL REPORT

of the

TOWN OF MEDFIELD

YEAR ENDING DECEMBER 31, 1951

THE TRANSCRIPT PRESS, INC.
DEDHAM, MASS.

ANNUAL REPORT OF THE PARK AND PLANNING BOARD

December 28, 1951

The Planning Board, in the past year, met the second Thursday of each month. It dealt with many requests for the consideration of the planning of private roads in developments.

During the year, it also met many times with the Selectmen in conjunction with the laying out for acceptance of private ways.

The Board drafted a building code, presented it at the Town Meeting of July 11, 1951, the Town unanimously accepting this code. The building code has subsequently been approved by the Attorney General. At the same time, the earth removal and rezoning by-laws were presented and were adopted by the Town. Copies of this report are available and may be obtained at the Town House.

The Board has made studies of the conditions of roads throughout the Town and has made suggestions to the Selectmen for the paving of certain dirt roads and the straightening, establishing of lines and laying out of other roads.

The Board has also recommended that as soon as possible, the Town acquire land which can, at a later date, be made into a parking space.

The Board has made a study of the park and recreational facilities and expects to recommend suggestions for improvement in the coming year.

Respectfully submitted,

W. F. MITTENDORF, Chairman
ROLAND STEBBINS,
CLAIRE SMITH,
MALCOLM HASKELL,
CHARLES C. CAIN,
Medfield Park & Planning Board

Article 4. To see if the Town will vote to adopt a By-Law which will be known as the Medfield Building Law as prepared by the Park & Planning Board in accordance with Chapter 143 (Ter. Ed) and subsequent amendments.

Article 4. Voted unanimously to adopt the following By-Law which will be known as the Medfield Building Law (with the exception of the two changes noted therein) as prepared in a printed booklet form by the Park and Planning Board in accordance with the Provisions of Chapter 143 (Ter. Ed.) and subsequent amendments, said booklet to be incorporated in the Town Records.

300th Anniversary

ANNUAL REPORT

OF THE

TOWN OFFICERS

Ending December 31, 1950

The Transcript Press, Inc.
Dedham, Mass.

REPORT OF THE PARK AND PLANNING BOARD

To the Honorable Board of Selectmen:

Gentlemen:

During the year the usual monthly meetings were held, plus many special meetings and hearings due to the developments of John Piattoni and Albert E. Fisher and re-zoning requests of Davis, Palumbo and Colantonio. A hearing was held on the Davis property for re-zoning on Adams Street for industrial use. Also the Board recommended that Bella Avenue of the Piattoni development be accepted by the Town.

Damage done to the Town property on Brook and Green Streets was repaired and made safe.

The parks and tennis courts were kept in order.

The Board in conjunction with the builders and plumbers of the Town drew up a proposed Building Code which has had its first of two hearings at the time of this report.

The Board meets on the second Thursday of each month at 8 p.m. in the Town House and welcomes all interested citizens.

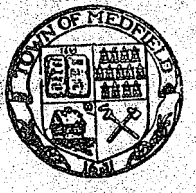
Respectfully submitted,

RICHARD W. BRECK
CLAIRE H. SMITH
RICHARD R. STEBBINS
WILLIAM F. MITTENDORF

299th Annual Report

OF THE

TOWN OFFICERS



TOWN OF MEDFIELD

MASSACHUSETTS

Year Ending December 31, 1949

The Transcript Press, Inc.
Dedham, Mass.

REPORT OF THE MEDFIELD PARK AND PLANNING BOARD

To the Honorable Board of Selectmen:

Gentlemen:

The regular meetings were held during the year. In addition to the monthly meetings, several special meetings were called regarding the Medfield Development.

The result of these meetings was that the Planning Board could not recommend that the streets and roads be accepted by the town, according to the By-law covering the construction of new streets through private property.

The Parks and Tennis Courts were kept in order.

A professional Town Planner has been engaged and his report will be available after the first of the year. The Planning Board wishes the citizens of Medfield to express their interest and ideas when these plans are submitted to the town.

The Planning Board meets the second Thursday of each month at the Town House at 8:00 P. M. All interested citizens are invited.

Meetings have been held with the builders in town to attempt to formulate a building code suitable with the requirements of the town.

Respectfully submitted,

MALCOLM HASKELL

R. R. STEBBINS

LAWRENCE ROSSI

RICHARD BRECK

CLAIRE H. SMITH

Article 27. To see if the Town will vote to adopt the following By-Law: "No person or corporation shall construct a building or make any exterior structural changes in a building nor change a single family dwelling to a multiple family dwelling without first notifying the Board of Selectmen or do or act anything in relation thereto. (Park and Planning Board)

Article 28. To see if the Town will vote to adopt the following Earth Removal By-Law: "The removal of sod, loam, sand, gravel or stone from single or general residence districts of the Town of Medfield shall be deemed non-conforming use of premises. Such uses shall be permitted only after special permission of the Selectmen, and under such conditions as the Selectmen shall impose. The Selectmen shall grant no such permits as would, in their opinion adversely affect the scheme of growth laid down in the Zoning By-Law or elsewhere, or the economic status of the Town or tend to impair the beauty of the Town or of the district most immediately affected, or develop health or other hazards. Conditions deemed by the Selectmen as tending to protect the Town and the district, shall be imposed where needed and made a part of the permit. No permit for the excavation or removal of material shall be granted by the Selectmen for a period of more than seven (7) days from the date of issue but may be extended for additional seven (7) day periods at the discretion of the Selectmen. Permit issued by the Selectmen shall only be issued to an owner of record and shall not be transferable. (Park and Planning Board).

298th Annual Report

OF THE

TOWN OFFICERS

TOWN OF MEDFIELD

MASSACHUSETTS

Year Ending December 31, 1948

The Transcript Press, Inc.
Dedham, Mass.

REPORT OF THE PARK AND PLANNING BOARD

To the Honorable Board of Selectmen:

Monthly meetings were held during the year, plus several special meetings.

The parks and tennis court were kept in order. All necessary repairs at Baker'sPond were not completed due to lack of materials and workmen. During the coming year these conditions will improve as a contractor has been hired.

To the Citizens of Medfield:

The Planning Board meets the second Thursday of each month at the Town House, at 8:00 p.m. We welcome your ideas and hope you will come to our meetings and discuss them with us.

The aim of this Board is to guide the growth of the town in a way which is desirable to the citizens.

In order to do this, we must have suggestions and help, so that we will know in what direction to go.

Respectfully submitted:

MALCOLM HASKELL, Chairman
R. ROLAND STEBBINS
LAWRENCE ROSSI
RICHARD BRECK
CLAIRE H. SMITH, Secretary

297th Annual Report

OF THE

TOWN OFFICERS

TOWN OF MEDFIELD

MASSACHUSETTS

Year Ending December 31, 1947

The Transcript Press, Inc.
Dedham, Mass.

REPORT OF THE PARK AND PLANNING BOARD

To the Honorable Board of Selectmen:

We submit our report for the year 1947.

During the year we held two public hearings relative to the rezoning of properties in Medfield, as required by the General Laws of the Commonwealth.

The Baker's Pond property was acquired by the town and became a park this year. We were able to improve the latter property at nominal expense by the addition of considerable fill obtained through the courtesy of the committee in charge of constructing the School Athletic Field. We would appreciate any advice your board or interested citizens of the town may have in regard to the future development of this property.

We also arranged for the care of Metacomet and Baxter Parks. The grandstand beside the baseball field at Metacomet Park has been condemned by an inspector from the Department of Public Safety. We have as yet not made any plans for its replacement in view of the expected completion of the School Athletic Field in the near future.

Very truly yours,

MALCOLM R. HASKELL
LAWRENCE G. ROSSI
CLAIRE H. SMITH
RICHARD R. STEBBINS
Park and Planning Board.

Article 38. To see if the Town will vote to appoint a committee of five to study the finances of the town and forecast how much money the town will have available for the construction of public buildings, streets, sewers, sidewalks, recreational facilities, etc., over a period of the next six years and recommend how it should be spent, and to have made available to the voters a written report before the next Annual Town Meeting, and to raise and appropriate the sum of $150. to defray the expenses of such committee, or do or act anything in relation thereto. (Park and Planning Board).

Article 39. To see if the Town will vote to petition the Board of Standards in the Department of Public Works to propose regulations relative to the construction, alterations and maintenance of buildings in the town, or do or act anything in relation thereto. (Park & Pl. Bd.).

Article 40. To see if the Town will vote to raise and appropriate the sum of $350. to recondition the Athletic Field at Metacomet Park, or do or act anything in relation thereto. (Park & Planning Bd.).

Article 38. Voted to have the Park and Planning Board study the finances of the Town and forecast how much money the town will have available for the construction of public buildings, streets, sewers, sidewalks, recreational facilities, etc., over a period of the next six years and recommend how it should be spent, and to have made available to the voters a written report before the next Annual Town Meeting.

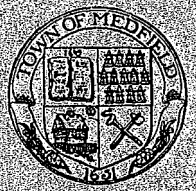
Article 39. Voted against petitioning the Board of Standards in the Department of Public Safety to propose regulations relative to the construction, alteration and maintenance of buildings in the town.

Article 40. Voted to raise and appropriate the sum of $350.00 to recondition the Athletic Field at Metacomet Park.

296th Annual Report

OF THE

TOWN OFFICERS



TOWN OF MEDFIELD

MASSACHUSETTS

Year Ending December 31, 1946

The Transcript Press, Inc.
Dedham, Mass.

Article 38. To see if the Town will vote to appoint a committee of five to study the finances of the town and forecast how much money the town will have available for the construction of public buildings, streets, sewers, sidewalks, recreational facilities, etc., over a period of the next six years and recommend how it should be spent, and to have made available to the voters a written report before the next annual Town Meeting, and to raise and appropriate the sum of $150, to defray the expenses of such committee, or do or act anything in relation thereto. (Park & Planning Board)

Article 39. To see if the Town will vote to petition the Board of Standards in the Department of Public Works to propose regulations relative to the construction, alterations and maintenance of buildings in the town, or do or act anything in relation thereto. (Park & Planning Board)

Article 40. To see if the Town will vote to raise and appropriate the sum of $350. to recondition the Athletic Field at Metacomet Park, or do or act anything in relation thereto. (Park & Planning Board)

Article 38. Voted that this article be dismissed.

Article 39. Voted that the sum of $150.00 be raised and appropriated for the salaries of the School Committee.

Article 40. Voted that the Moderator appoint a committee of five to work in conjunction with the School Committee on the project of grading and seeding the New Athletic Field located on Adams Street. Voted that the sum of $2,000.00 be raised and appropriated for this purpose.

295th Annual Report

OF THE

TOWN OFFICERS

TOWN OF MEDFIELD

MASSACHUSETTS

Year Ending December 31, 1945

The Transcript Press, Inc.
Dedham, Mass.

REPORT OF THE PARK AND PLANNING BOARD

To the Honorable Board of Selectmen:

The work of the Park and Planning Board consisted largely of maintaining the two parks and purchasing supplies.

To total of $562.57 was expended:

Spring Clean-up	$110.02
Summer Maintenance	400.73
Supplies	41.82
Water Bill	10.00

The Board saw that clay was purchased, put on the tennis court and then rolled down.

An appropriation of $65.00 is earnestly requested, by the Board, to cover the cost of printing additional zoning maps.

The Board, at any time, will be glad to confer with any citizens interested in the use of or improvement of our Parks.

Respectfully submitted,

RICHARD E. HUEBENER,

MALCOLM HASKELL,

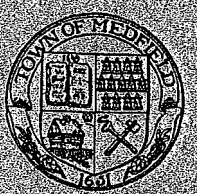
R. ROLAND STEBBINS,

CLAIRE H. SMITH.

294th Annual Report

OF THE

TOWN OFFICERS



TOWN OF MEDFIELD
MASSACHUSETTS

Year Ending December 31, 1944

The Transcript Press, Inc.
Dedham, Mass.

REPORT OF THE PARK AND PLANNING BOARD FOR 1944

The flag pole in Baxter Park has been cleaned and a new rope purchased.

Usual maintenance and repairs to the baseball park field and tennis court have been done by the Board.

The tennis court needs an additional amount of clay and this will cost $100 over the usual yearly appropriation, therefore the Board earnestly requests an additional $100 be added to the usual appropriation.

Respectfully submitted,

RICHARD E. HUEBENER,
J. STANLEY KELLY,
R. ROLAND STEBBINS,
CLAIRE H. SMITH.

Article 24. To see if the town will vote to adopt the following By-Law, or do or act anything in relation thereto.

SPECIFICATIONS FOR CONSTRUCTION OF NEW STREETS THROUGH PRIVATE PROPERTY

Section I. Any person or corporation desiring to lay-out, locate or construct any street or way, shall before beginning such construction and before selling land abutting on any such street or way, submit to the Planning Board of the Town of Medfield, a plan and profile of the proposed street or way, which shall become the property of the Town of Medfield. Said plan shall be made of tracing cloth and shall show a north point, the location, the names of adjoining owners, fences, walls and boundary monuments by suitable conventional signs; plans shall also show the distances, angles, proposed drains and all necessary data so that the proposed street or way can be conveniently and accurately located. Plans shall state the scale, date, also the name and address of the surveyor. Proposed street or way must be connected with existing streets and shall be laid out not less than forty feet in width and the plans shall show in profile, a four-foot sidewalk and four-foot loam or planting space on each side of a twenty-four-foot roadway. The horizontal scale or plans shall be not less than fifty feet to the inch, and vertical scale of profile may be not over four times the horizontal. The profile line of the proposed street or way, also the proposed grade, and such other elevations on the side lines as are necessary.

Secton II. The Planning Board, after viewing the proposed layout, may approve such plans, which action shall be attested thereon by the Town Clerk. If the Planning Board does not approve said plans, they may direct the petitioner to make scch changes as they, the Planning Board, deem necessary. The petitioner shall thereon prepare a new plan in accordance with such directions, and re-submit it for approval. As soon as the plans are approved and placed on file, the petitioner shall place a sufficient number of stone bounds in the ground to accurately and conveniently locate the proposed street or way.

Section III. Before an article will be inserted in a Town Meeting Warrant calling for the acceptance of any street or way, the plan of which has been prepared, approved and filed as aforesaid, the street shall be properly constructed and finished as described.

Section IV. The Board of Selectmen of the Town of Medfield acting in conjunction with the Planning Board, shall determine the extent of the preliminary construction of the proposed street or way. They may, however, require the following specifications be carried out, or any portion thereof. The specifications being that: The entire area of the proposed street shall be first cleared of all stumps, brush, roots and like materials and of all trees not intended for preservation. All loam shall be removed from the limits of the roadway inclusive of the sidewalks, to such a depth as may be approved by the Planning Board. The plane of the bottom of the excavation shall be true to the lines and grades and cross-sections as approved by the Planning Board. All clay and spongy material in the roadway shall be removed to a depth at least two feet below the sub-grade of the excavation required. The sub-grade shall then be brought accurately to a grade six inches below the approved finish grade of the finished surface of roadway and sidewalks with a first-class coarse gravel. This sub-base in the roadway to be rolled by a self-propelled roller of not less than ten tons in weight, until the sub-base is firm and unyielding.

293rd Annual Report

OF THE

TOWN OFFICERS

TOWN OF MEDFIELD
MASSACHUSETTS

Year Ending December 31, 1943

The Transcript Press, Inc.
Dedham, Mass.

REPORT OF PARK AND PLANNING BOARD FOR 1943

The work of the board this year has been the care of Baxter and Metacomet Parks, including the care of the baseball park field and tennis court.

We also found it necessary to purchase a new rope and to repaint the flag pole at Baxter Park. Also the purchase of two new flags.

The flag pole at Baxter Park has been flown daily weather permitting.

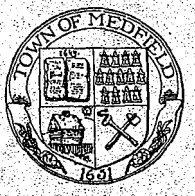
Respectfully submitted,

ANDREW EHNES,
RICHARD E. HUEBENER,
J. STANLEY KELLY,
JOSEPH L. MARCIONETTE,
CLAIRE H. SMITH

292nd Annual Report

OF THE

TOWN OFFICERS



TOWN OF MEDFIELD
MASSACHUSETTS

Year Ending December 31, 1942

The Transcript Press, Inc.
Dedham, Mass.

REPORT OF
PARK AND PLANNING BOARD
FOR 1942

The Park and Planning Board has taken the usual care of Baxter and Metacomet Parks including maintenance of our baseball field and the tennis court at the latter.

The flag at Baxter Park has been flown daily, weather permitting.

Minor repairs have been made at the baseball field and at one of our well houses formerly used by the Water Department in the meadow on Brook and Green Streets.

Two new flags have been purchased in order that we may be well supplied in the coming year.

Respectfully submitted.

ANDREW EHNES,
RICHARD E. HUEBENER,
J. STANLEY KELLY,
JOSEPH L. MARCIONETTE,
PHILLIPS DENNETT

January 26, 1943

291st Annual Report

OF THE

TOWN OFFICERS



TOWN OF MEDFIELD
MASSACHUSETTS

Year Ending December 31, 1941

AMBROSE PRESS
Norwood, Mass.

REPORT OF THE PARK AND PLANNING BOARD

The Board has this year maintained Baxter and Metacomet Parks in the usual way and acquired such equipment and supplies as were necessary for the use of the facilities. Major items of improvement were the repair of the tennis court fence in Metacomet Park and the painting of the flag pole at Baxter Park.

For next year, because of the war and our financial problems, the Board recommends no expenditures other than those for maintenance and for one extra item, that of keeping the flag flying in Baxter Park, which requires attendance.

Looking at the future the Board continues to recommend consideration by the townspeople of some program for developing our park facilities to meet our social needs. Toward this end the Board would welcome suggestions.

Respectfully submitted,

ANDREW EHNES,
RICHARD E. HUEBENER,
J. STANLEY KELLY,
JOSEPH L. MARCIONETTE,
PHILLIPS DENNETT

290th Annual Report

of the

TOWN OFFICERS



TOWN OF MEDFIELD

MASSACHUSETTS

Year Ending December 31, 1940

AMBROSE PRESS
Norwood, Mass.

290-29

REPORT OF PARK AND PLANNING BOARD FOR 1940

The work of the Board this year consisted largely of maintaining the two parks in use as best we could with a limited appropriation. A total of $501.29 was expended, of which $112.50 was used for the spring cleanup, $253.70 for maintenance, $45.09 for supplies and repairs and $90 for new equipment. Under the latter head new wire for the tennis court has been purchased and put in storage for use next spring. A new lawn mower has also been acquired. The flagpole at Metacomet Park, which, as mentioned in last year's report, the Board considered a liability, was removed.

In view of other demands, particularly the requirements of our new school program, the Board recommends no major undertaking this year. But it remains of the opinion that the social obligations of the town to its people, most especially to its youth, are not and cannot be served by such Park facilities as are now developed. The Board therefore feels that in discharge of its duty it must remind the Town of its Park deficiencies and urge consideration for action at some future time of a long-range program which will develop our possibilities to serve our needs.

The Board will at any time be glad to confer with any citizens who may be interested in the use or improvement of our Parks.

Respectfully submitted,

ANDREW EHNES,
RICHARD E. HUEBENER,
J. STANLEY KELLY,
JOSEPH L. MARCIONETTE,
PHILLIPS DENNETT

Article 32. To see if the Town will vote to transfer the land on Brook and Green Streets now or formerly held by the Water Department to the Park Department for a Town Park and recreational purposes, or do or act anything in relation thereto. (Park and Planning Board)

Article 33. To see if the Town will authorize the Selectmen to appoint a committee to investigate the question of acquiring a Town Forest, or do or act anything in relation thereto. (Park and Planning Board)

Article 32. Voted to transfer the land on Brook and Green Streets, now held by the Water Department to the Park Departments.

Article 33. Voted that a committee to investigate the question of acquiring a Town Forest be appointed by the Selectmen.

289th Annual Report

of the

TOWN OFFICERS



TOWN OF MEDFIELD

MASSACHUSETTS

Year Ending December 31, 1939

AMBROSE PRESS
Norwood, Mass.

REPORT OF PARK AND PLANNING BOARD FOR 1939

This year the Park and Planning Board has as usual maintained the two parks owned by the Town, Baxter Park and Grange Field. We have also made a study of the town's future park needs, both from the viewpoint of additional park area and the proper utilization of Grange Field, the one park we now have which is adapted for recreational development.

Out of our appropriation of $600 we spent $451.21, leaving $148.79 as an unexpended balance.

For maintenance we spent $346 divided as follows: spring clean-up $154, summer maintenance, grass cutting and rolling tennis court and baseball diamond, $160, and supplies $32.

In our survey looking to the future development of our parks, particularly for plans and maps, we spent $105.

Our unexpended balance is accounted for by these three reasons: first, that because of the dry season we had less maintenance work to do in the summer, second, because we were able to obtain the plans for our survey for an unusually low price, and third, because we did not paint the flag pole at Grange Field. Since this flag pole has not been used for years, and may not be used for many more if ever again, the Board feels that it is unwise to continue its maintenance. Each painting of the pole would cost about $75. To take the pole down and store it will cost about $50 and while this has been considered the Board recommends against it because of the fact that it is doubtful if the pole will ever be used again and if it were it would cost an additional sum to erect it and keep it painted. The Board therefore proposes, unless there is objection, to remove and dispose of the pole this coming year at no cost or slight cost to the Town.

In this year's warrant under Appropriations we recommend that an appropriation be made for beginning the work of developing Grange Field as a suitable recreation park for the Town's present and future needs. The complete plan involves grading and relocation of the various facilities: baseball diamond, football field, tennis courts and play ground. The immediate plan for which this year's appropriation is requested is to grade in the vicinity of the proposed relocation of the tennis courts and this year build two asphalt courts.

In a special article of the warrant we recommend that the land owned by the Town and formerly used by the Water Board on Brook and Green Streets be designated as a park and placed under the jurisdiction of the Park Board. We do this because we believe that the land, of little use for any other purpose, will best serve the future needs of the Town, both by its nature and location, if it is made available for future park purposes.

Respectfully submitted,

ANDREW D. EHNES,
RICHARD E. HUEBENER,
JOSEPH MARCIONETTE,
ALFRED HEWINS, Clerk,
PHILLIPS DENNETT, Chairman,
Park and Planning Board

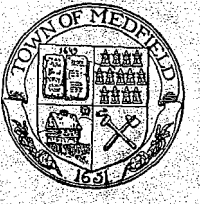
Article 32. To see if the Town will vote to transfer the land on Brook and Green Streets now or formerly held by the Water Department to the Park Department for a Town Park and recreational purposes, or do or act anything in relation thereto. (Park and Planning Board)

Article 33. To see if the Town will authorize the Selectmen to appoint a committee to investigate the question of acquiring a Town Forest, or do or act anything in relation thereto. (Park and Planning Board)

288th Annual Report

of the

TOWN OFFICERS



TOWN OF MEDFIELD

MASSACHUSETTS

Year Ending December 31, 1938

AMBROSE PRESS
Norwood, Mass.

REPORT OF THE PARK AND PLANNING BOARD

To the Honorable Board of Selectmen:

Following an intensive survey of the Town relative to Zoning by our consultant Professor Arthur C. Comey, the board reported its recommendations at the Special Town Meeting on April 21, for a Zoning By-Law. The By-Law was adopted at this meeting by a large majority of the voters present.

Baxter Park and the Town Athletic field were maintained as usual. The grass was cut when necessary and the Tennis Court and baseball diamond rolled. In this work we were assisted by the young men of the Town employed by the National Youth Administration with the result that our Park and Playground was never in better shape.

The flagpole at the Park was painted and the grandstand and the goal posts at the athletic field repaired and put in first class shape.

This year we ask for an appropriation of $600.00 to be spent as follows: $250.00 for general maintenance, $150.00 to supplement the work of the National Youth Administration, and $200.00 for a general survey and future planning.

Respectfully submitted,

GUY V. SCRIBNER, Chairman,
ALFRED HEWINS, Clerk,
PHILLIPS DENNETT,
JOSEPH MARCIONETTE,
RICHARD E. HUEBENER,
Commissioners of the Park and Planning Board.

Article 3. To see if the Town will hear the report and recommendations of the Planning Board relative to the proposed Zoning By-Laws, or do or act anything in relation thereto.

Article 4. To see if the Town will vote to accept the proposed Zoning By-Law for the Town in accordance with Chapter 40, Section 25 of the General Laws, or do or act anything in relation thereto.

Article 3. Voted that the report relative to the proposed Zoning By-Law as read by the Chairman of the Planning Board be accepted.

Article 4. Voted to accept the proposed Zoning By-Law for the Town in accordance with Chapter 40, Section 25 of the General Laws.
Total ballots cast, 379. In favor, 213. Against, 166.
A. Voted to decide this article by written ballot using check lists of voters.

Medfield, Mass.
April 27, 1938

I hereby certify that the Zoning By-Law and accompanying Zoning Map as accepted by the Town under Article 4 of the Special Town Meeting held April 21, 1938 were duly presented to the Attorney-General for approval.

CHARLES W. KEIRSTEAD,
Town Clerk.

ZONING BY-LAW FOR THE TOWN OF MEDFIELD

A By-law to promote the health, safety, convenience, and welfare of the inhabitants by dividing the town into districts and regulating the use and construction of buildings and premises therein.

Sec. I. Establishment of Districts

1. Classes of Districts. The Town of Medfield is hereby divided as shown on the Zoning Map dated April 5, 1938, and filed with the Town Clerk, into four classes of districts:

"A" Residence Districts, "B" Residence Districts, Business Districts, Industrial Districts.

2. Lots in Two Districts. Where a district boundary line divides a lot in a single or joint ownership at the time such line is adopted, the regulations for the less restricted portion of such lot shall extend not more than thirty feet into the more restricted portion, provided the lot has frontage on a street in the less restricted district.

Sec. II. "A" Residence District Uses

In an "A" residence district no building or premises shall be erected, altered or used for any purpose except

1. Detached one-family dwelling;
2. Private club not conducted for profit and not containing more than five sleeping rooms;
3. Church;
4. Educational use;
5. Farm, poultry farm or garden;
6. Municipal recreational use;
7. Accessory use on the same lot with and customarily incident to any of the above permitted uses and not detrimental to a residential neighborhood. The term "accessory use" in this section shall not include

   (a) Garage space for or storage of more than three automobiles unless authorized by the Board of Appeals;
   (b) Storage of more than one commercial automobile except on a farm;
   (c) The sale of produce unless the major portion thereof is raised on the premises;
   (d) Signs except those pertaining to the lease, sale or use of a lot or building on which placed, and not exceeding a total area of twelve square feet; on a lot occupied by a dwelling there shall not be more than one such sign pertaining to the use or bearing the name and occupation of any occupant or occupants, and no such sign shall exceed two square feet in area;

8. Any of the following uses, or uses customarily accessory thereto, on approval of the Board of Appeals:

   (a) Cemetery;
   (b) Golf Club;
   (c) Greenhouse or nursery;
   (d) Hospital, sanitarium, institution or philanthropic use;
   (e) Municipal use;
   (f) Riding stable;
   (g) Telephone exchange, not including a service station or outside storage or supplies.

Sec. III. "B" Residence District Uses

In a "B" residence district no building or premises shall be erected, altered or used for any purpose except

1. Any use permitted in an "A" residence district;
2. Pair of semi-detached one-family dwellings or detached two-family dwelling.

Sec. IV. Business District Uses

In a business district no building or premises shall be erected, altered or used for any purpose injurious, noxious or offensive to a neighborhood by reason of

the emission of odor, fumes, dust, smoke, vibration, or noise or other cause or for any other purpose except

1. Any use permitted in a "B" residence district;
2. Dwelling;
3. Filling station, garage or stable on approval of the Board of Appeals;
4. Municipal use;
5. Office or bank;
6. Place of amusement or assembly;
7. Retail business, service or public utility not involving manufacture on the premises except of products the major portion of which are to be sold at retail by the manufacturer to the consumer and provided further that not more than four operatives shall be employed in such manufacture.

Sec. V. Industrial District Uses

In an industrial district no building or premises shall be erected, altered or used for any purpose injurious, noxious, or offensive to a neighborhood by reason of the emission of odor, fumes, dust, smoke, vibration, or noise or other cause.

Sec. VI. Non-Conforming Uses

1. Continuation of Non-Conforming Uses. Any lawful building or use of a building or premises or part thereof at the time this by-law or any amendment thereto is adopted may be continued although such building or use does not conform to the provisions, thereof, provided such use has not been discontinued for a period of one year. On premises owned in conjunction with an industrial use at the time this by-law is adopted gravel may be excavated for such use.

2. Limitation on Restoration. No building which has been damaged by fire or other cause to the extent of more than three quarters of its value shall be repaired or rebuilt except in conformity with this by-law.

3. Change of Non-Conforming Uses. The Board of Appeals may permit any non-conforming use to be changed to any specified use not substantially different in character or more detrimental or objectionable to a neighborhood.

Sec. VII. Area Regulations

1. *Rear Yards.* In a residence district no building except a one-story building of accessory use shall be built within thirty feet of the rear lot line. In a business or industrial district no dwelling shall be built within twenty feet of the rear lot line.

2. *Side Yards.* In an "A" residence district no building except a one-story building of accessory use shall be built within ten feet of a side lot line or within twenty feet of any other building. In a "B" residence district no building except a one-story building of accessory use shall be built within eight feet of a side lot line or within sixteen feet of any other building. In any district no building shall be built within six feet of any line unless there is a party wall.

3. *Front Yards.* In an "A" residence district no roadside stand shall be placed within fifteen feet of a street line, no other building shall be built within thirty feet of the street line and no building of accessory use or farm or poultry farm

building other than a dwelling or roadside stand shall be built within sixty feet of the street line, provided that no building need be set back more than thirty per cent of the depth of the lot nor more than the average of the setbacks of the buildings on the lots next thereto on either side, a vacant lot or a lot occupied by a building set back more than thirty feet being counted as though occupied by a building set back thirty feet. In a "B" residence district or industrial district no building shall be built within twenty feet of the street line and no building of accessory use or farm or poultry farm building other than a dwelling or roadside stand shall be built within sixty feet of the street line, provided that no building need be set back more than twenty per cent of the depth of the lot nor more than the average of the setbacks of the buildings on the lots next thereto on either side, a vacant lot or a lot occupied by a building set back more than twenty feet being counted as though occupied by a building set back twenty feet. In a business district no building shall be built within ten feet of the street line, provided that no building need be set back more than fifteen per cent of the depth of the lot nor more than the average of the set backs of the buildings on the lots next thereto on either side, a vacant lot or a lot occupied by a building set back more than ten feet being counted as though occupied by a building set back ten feet.

4. *Yards of Rear Buildings.* There shall be in front of every building not fronting on a street other than a one-story building of accessory use a yard not less than twenty feet deep and in front of every such building in a residence district not less than thirty feet deep.

5. *Lot Size.* No dwelling shall be erected in an "A" residence district on a lot containing less than twenty thousand square feet or less than one hundred and twenty feet wide, nor in a "B" residence or industrial district on a lot containing less than seventy-five hundred square feet or less than sixty feet wide, provided that one dwelling may be erected on any lot which, at the time this by-law is adopted, is separately owned.

6. *Corner Clearance.* Within the area formed by the lines of intersecting streets and a line joining points on such lines fifteen feet distant from their point of intersection, or in the case of a rounded corner the point of intersection of their tangents, no structure and no foliage shall be maintained between a height three and one-half feet and a height eight feet above the plane through their curb grades.

7. *Appurtenant Open Space.* No yard or other open space required for a building by this by-law shall during the life of such building be occupied by or counted as open space for another building.

8. *Projections.* Nothing herein shall prevent the projection of steps, unroofed porches, cornices, window sills, belt courses and other ornamental features into any required yard.

Sec. VIII. Administration

1. *Enforcement.* This by-law shall be enforced by the Selectmen either directly or through an inspector to be appointed by them.

2. *Board of Appeals.* There shall be a Board of Appeals of three members and one associate member appointed as provided in section thirty of Chapter 40 of

the General Laws, as amended, which shall act on all matters within its jurisdiction under this by-law in the manner prescribed in said section and subject always to the rule that it shall give due consideration to promoting the public health, safety, convenience, and welfare, and preserving property values, that it shall permit no building or use injurious, noxious, offensive, or detrimental to a neighborhood, and that it shall prescribe appropriate conditions and safeguards in each case.

3. Any person violating any of the provisions of this by-law shall be fined not more than twenty-five dollars for each offense. Each day that such violation continues shall constitute a separate offense.

4. *Other Regulations.* This by-law shall not interfere with or annul any by-law, rule, regulation, or permit, provided that, unless specifically excepted, where this by-law is more stringent it shall control.

5. *Validity.* The invalidity of any section or provision of this by-law shall not invalidate any other section or provision hereof.

So much of this by-law as is approved by the Attorney-General shall take effect upon its publication as required by law.

A true copy attest:

CHARLES W. KEIRSTEAD,
Town Clerk.

Boston, Mass.
May 16, 1938

The foregoing zoning by-law is hereby approved.

Signed. PAUL A. DEVER,
Attorney-General.

Boston, Mass.
May 16, 1938

The accompanying zoning map is herewith approved.

Signed. PAUL A. DEVER,
Attorney-General.

May 18, 1938

I hereby certify that the foregoing zoning by-law and its acceptance by the Attorney-General was posted in the five usual places for posting public notices.

A true copy attest:

CHARLES W. KEIRSTEAD,
Town Clerk.