



TOWN OF MEDFIELD

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# MEETING NOTICE

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POSTED IN ACCORDANCE WITH THE PROVISIONS OF  
M.G.L. CHAPTER 39 SECTION 23A AS AMENDED.

## ZONING BOARD OF APPEALS

Board or Committee

<u>PLACE OF MEETING</u>	<u>DAY, DATE, AND TIME</u>
Town Hall, Second Floor Meeting Room	Wednesday, January 9, 2019 at 7:00 pm

### AGENDA (Subject to change)

7:00 PM – *Items may be heard out of order at the Board's discretion*

- **Gregory Axelrod (applicant)** and Apazidis Vasilios (owner) seek a special permit under MGL Chpt 40A §9 and/or Medfield Zoning Bylaw §300-14.10.H.(2)(d) to allow a Home Occupation (baked goods). The property is located at 27 Charlesdale Road in the RS Zoning District with Primary Aquifer & Well Protection Overlay and is shown on Assessors' map 41 as lot 032.
- **Gary P. Lia (applicant/owner)** seeks a variance under MGL Chpt. 40A §10 and/or Medfield Zoning Bylaw §300-2.1 for the use of the existing driveway as a common drive for the existing lot and the newly created ANR lot and a special permit under MGL Chpt. 40A §9 and/or Medfield Zoning Bylaw §300-6.2.T for the proposed new side lot line setback from the existing in-ground swimming pool. The property is located at 55 Elm Street; Assessors' Map 34 Lot 013; RE Zoning District with Primary Aquifer & Well Protection Overlay.
- **Jessica and Nathaniel Razza (owner/applicants)** seek a special permit under MGL Chpt. 40A §9 and/or Medfield Zoning Bylaw §300-9.1.C.2. and the Table of Area Regulations referenced in §300-6.3 of the Zoning Bylaw that the proposed work consisting of an 18'x22' rear addition and deck will not be substantially more detrimental to the neighborhood than the existing nonconforming nature, specifically lot coverage; and/or a variance from Chapter 300 Attachment 3. The property is located at 138 Harding Street; Assessors' Map 72 Lot 020; RT Zoning District.
- **Cellco Partnership d/b/a Verizon Wireless (Applicant)** and Town of Medfield (owner) seek a Special Permit pursuant to Sections 300-17.1 and 300-14.10, and other applicable sections of the Town of Medfield Zoning Bylaw, M.G.L. Chapter 40A, and the Telecommunications Act of 1996, 47 U.S.C. 332(c)(7)(B), all rights reserved, for the installation of a Personal Wireless Communications Facility on an Existing Water Tank, including Antennas on the Tank's roof and Radio Equipment and a Stand-by Power Generator on-grade at the base of the Tank surrounded by a solid fence and landscaping. The property is located at 45 Hospital Road; Assessors' Map 71 Lot 017; BI/RT Zoning District on property owned by the Town of Medfield (MSH Water Tower).

### **BOARD DISCUSSION OF INDIVIDUAL CASES TO FOLLOW THE SERIES OF PUBLIC HEARINGS**

#### **Administrative:**

- Vacancy
- Deliberations/Decisions
  - Zelus, 1 Green Street (JM, CP, JS)
  - 4 Pleasant Court (JM, CP, JS)
- Minutes
  - 12/12/18 (JM, CP, JS)
  - 12/13/18 (JM, WM, MW)

01/03/19

*Any additional business that came in after the deadline that must be discussed prior to the next meeting*  
**OLD BUSINESS/ NEW BUSINESS / MINUTES / VOUCHERS/ INFORMATIONAL**