



# TOWN OF MEDFIELD

*Office of the*

## BOARD OF APPEALS

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

MEETING OF:  
**January 11, 2023**  
MINUTES

**Members Present:** William McNiff, Acting Chair; Michael Witcher, Member; Kristine Barton, Associate Member

**Members Absent:** John McNicholas, Chair; Jared Gustafson, Associate Member; Jared Spinelli, Associate Member

**Staff Present:** Sarah Raposa, Town Planner; Cara Wise Administrative Assistant

**Others Present:** Attorney Phil Macchi, Christopher Rumel, Paul McGovern

**Location:** Virtual Zoom Webinar

At approximately 7:00 pm Acting Chair William McNiff called the administrative meeting to order and disclosed the meeting is being video recorded. Mr. McNiff discussed the two applications and the procedure on how and what will be heard before the Zoning Board of Appeals this evening.

**- Christopher and Elizabeth Rumul (applicant/owners) seek a variance under MGL Chpt. 40A §10 and Section 300-6.3.K of the Medfield Zoning Bylaw for the construction of a garage that will be set back 34.5' from the street lot line, and not 60' as stated in the Bylaw because the parcel cannot accommodate a 60' setback. The property is located at 31 Quarry Road; Assessors' Map 59 Lot 124; RS Zoning District with Secondary Aquifer Overlay. Note: this is the same application from 9/8/21 but the time to exercise has expired.**

Attorney Macchi explained that Mr. Rumel had accidentally let his variance lapse. Mr. Macchi explained that this is a new application in need for the same variance that was recorded in October of 2021. He reiterated that nothing has changed in regards to the variance. Mr. Rumel does have a contractor in line to start the build. Mr. Macchi is requesting that the garage be allowed to be built 34 feet from the street due to the complex shape of the lot and reviewed the factors supporting the variance request.

Mr. McNiff recalled the previous hearing for this variance and is willing to move forward with the Appeal. Mr. McNiff inquired what the intention of the use of the garage would be for since there is already a garage on the property. Mr. Rumel stated he needed it for extra storage for his

family and possibly office space at some point down the road. Ms. Barton asked when the stormwater analysis had been completed and Mr. Rumel said it was done over the summer of 2022. This variance was discussed with the Town Counsel to ensure that all the right steps were being taken.

Mr. Whitcher, Ms. Raposa, and Mr. Rumel discussed stormwater situations at length. Mr. Whitcher asked if the garage being built is going to be used for a living space. Mr. Rumel is not planning on using it for an apartment but it will be finished.

**MOTION:** Ms. Barton made a motion to close the hearing  
**SECONDED:** Mr. Whitcher  
**ROLL CALL VOTE:** Ms. Barton, aye; Mr. Whitcher, aye; Mr. McNiff, aye  
**MOTION CARRIES:** 3-0

**- Comprehensive Permit Modification Request (per 760 CMR 56) Medfield Meadows, Henney Way (Dale/North Meadows Road) – Modification of Condition F.4 (payment in lieu of Road Safety Audit at Main/Spring/North Meadows intersection)**

Ms. Raposa discussed the Comprehensive Permit Modification Request and the reasons for the modification. Since that item in the agreement has been met, they have offered up \$10,000 to the Affordable Housing Trust in lieu of the road safety audit.

Mr. Whitcher asked when the landscaping will be going in. Mr. McGovern stated as soon as the last block of units is completed in approximately a month, then the landscaping will be arranged with trees and benches for a nice casual walkway area.

**MOTION:** Ms. Barton made a motion to find the modification to F.4 rather than complete the road safety audit take a contribution in lieu of \$10,000 for the Affordable Housing Trust  
**SECONDED:** Mr. Whitcher  
**ROLL CALL VOTE:** Ms. Barton, aye; Mr. Whitcher, aye; Mr. McNiff, aye;  
**MOTION CARRIES:** 3-0

**DELIBERATIONS**

**MOTION:** Ms. Barton made a motion to approve the variance petition for 31 Quarry Road  
**SECONDED:** Mr. Whitcher  
**ROLL CALL VOTE:** Ms. Barton, aye; Mr. Whitcher, aye; Mr. McNiff, aye  
**MOTION CARRIES:** 3-0

**MINUTES**

**MOTION:** Mr. McNiff makes a motion to approve minutes from 11/29/22 with edits.  
**SECONDED:** Ms. Barton  
**ROLL CALL VOTE:** Ms. Barton, aye; Mr. McNiff, aye; Mr. Whitcher, abstains  
**MOTION CARRIES:** 2-0-1

**MOTION:** Mr. McNiff makes a motion to approve minutes from 12/14/22.  
**SECONDED:** Ms. Barton  
**ROLL CALL VOTE:** Ms. Barton, aye; Mr. McNiff, aye; Mr. Whitcher, abstains  
**MOTION CARRIES:** 2-0-1

**MOTION:** Mr. McNiff makes a motion to approve minutes from 12/22/22 with edits.  
**SECONDED:** Ms. Barton  
**ROLL CALL VOTE:** Ms. Barton, aye; Mr. McNiff, aye; Mr. Whitcher, abstains  
**MOTION CARRIES:** 2-0-1

**ADOURNMENT**

**MOTION:** Ms. Barton made a motion to adjourn at approximately 7:59 pm  
**SECONDED:** Mr. Whitcher  
**ROLL CALL VOTE:** Ms. Barton, aye; Mr. Whitcher, aye; Mr. McNiff, aye  
**MOTION CARRIES:** 3-0

Respectfully Submitted,  
Cara Wise, Administrative Assistant