

MEDFIELD PLANNING BOARD  
JANUARY 6, 1975

Members present: Mrs. Munsey, Messrs. MacDonald, McCullough and Standley. Others attending: Mrs. Minesinger, Messrs. Rossier, Frank and Sylvia.

The meeting was called to order at 8:07 p.m. and the following business was transacted:

INDUSTRIAL STUDY: Mr. Frank reported that the Industrial Commission has taken two positive steps to improve the Central Business District in the form of two town meeting articles; namely: (1) Plan and Construct Parking Lot behind Town Hall; and (2) Remove some of the blacktop in front of the Town Hall and make a portion of it a green area.

Mr. Frank said the parking lot behind the Town Hall will hold 25 cars, which will double available parking spaces in the center of Town.

Mr. Frank said that the Industrial Commission's plan has the full support of the Board of Selectmen and he would like to have Planning Board support also.

Mrs. Minesinger said she has summarized the various meetings that the MPIC has had with other Boards and will send a copy of this summary to the Planning Board.

Mrs. Minesinger also said that she had written to eight business men relative to the study and has had replies from two.

The MPIC is drawing up a questionnaire to go to the merchants and other business people in town.

REVISION OF ZONING BYLAW: Mr. Sylvia's letter to Mr. Copeland relative to the revision of the Zoning Bylaw was read. Mr. Sylvia presented revised Section 13 for the Board's approval. He will revise and resubmit to the Board.

VOTED: The following changes in the Table of Use Regulations:

5.4.4.28	NO	NO	NO	NO	YES	SP	SP
5.4.4.5	NO	NO	NO	NO	NO	NO	SP
5.4.4.18	NO	NO	NO	NO	SP	SP	SP
5.4.4.18.1	NO	NO	NO	NO	NO	NO	NO
5.4.4.16	NO	NO	NO	NO	NO	NO	NO
5.4.4.21	NO	NO	NO	NO	NO	NO	NO
5.4.4.22	NO	NO	NO	NO	NO	NO	NO
5.4.4.22.1	NO	NO	NO	NO	NO	NO	SP

SURETY - VINE BROOK ROAD:

VOTED: To set surety on Vine Brook Road at \$14,900 for a one-year period. Acceptance of this surety by the Planning Board will release lots 9, 10 and 11 for building.

Page 2  
January 6, 1975

The vote was recorded three in favor, one opposed. Mrs. Munsey opposed because she felt we should follow the recommendations of the consultant and use 10% for contingencies instead of 20%.

ANNUAL REPORT OF PLANNING BOARD:

VOTED: To present the Planning Board Annual Report to the Selectmen as drafted.

ACQUISITION OF LAND ACROSS BROOK STREET AT MAIN: Mr. McCullough will discuss this with Mr. Wojlom and report back to the Board.

CAROL ANN DRIVE: Mrs. Willis will set up a meeting of the insurance company and Mr. Fuller.

SCENIC ROADS

VOTED: To propose the names of Wight Street and Farm Street as scenic roads at the 1975 Annual Town Meeting.

The meeting was adjourned at 10:35 p.m.

Respectfully submitted,



Donald J. MacDonald  
Secretary

MEDFIELD PLANNING BOARD  
JANUARY 13, 1975

Members present: Messrs. Childs, MacDonald, McCullough and Standley.  
Others attending: Mr. Donald Batting, Warrant Committee.

The meeting was called to order at 8:00 p.m. by Mr. Standley, the Chairman, and the following business was transacted:

ZONING BYLAW REVISION: Mr. Standley read two letters from the Selectmen's Office, dated January 10th and 13th, as a result it was

VOTED: To request that the Zoning Bylaw revision be included in a Special Town within the Regular Town Meeting in an effort to save printing costs.

VOTED: That the Zoning Bylaw revisions be considered as a whole.

Copies of the Zoning Bylaw will be sent to Mr. Charles Fuller Jr., Mr. Robert Sylvia, Mr. James T. Regan, Mr. Ralph Copeland and the Selectmen for review before final presentation.

ACQUIRING LAND AT END OF BROOK STREET: Mr. McCullough reported that he had discussed this matter with Mr. Woglom. It was Mr. Woglom's suggestion that at this year's Town Meeting the Town purchase this land. Mr. Woglom's cost estimate for the completed project was \$150,000.

VOTED: To table the article for acquiring Brook Street until additional affirmative information is received.

The vote was recorded as two in favor and one opposed. Mr. McCullough opposed because he felt the idea should be dropped.

FIRE PROTECTION DISTRICT ZONING: It is too late to complete an article on this subject for the 1975 Annual Town Meeting. After we receive information from the Fire Chief, we will proceed.

1975-76 BUDGET: Mr. Donald Batting, Warrant Committee liaison with the Planning Board, appeared before the Board to discuss the 1975-76 Budget.

There seemed to be agreement on all figures except 500 Zoning Maps and the Board will check back to see the necessity for this request.

Mr. Batting will be notified when the hearing will be held for the Zoning Bylaw revision.

LIBRARY EXPANSION STUDY COMMITTEE: The Planning Board has been requested to have a representative on the Library Expansion Study Committee. Mrs. Munsey will be the Board's representative.

Page 2  
January 13, 1975

COMMERCIAL GRAPHIC STANDARDS: Mr. McCullough reported that there will be a meeting on January 16th run by Visions, Inc., which he feels would be beneficial to the Board. Mr. Standley will attend this meeting.

PARK AND RECREATION ADVISORY COMMITTEE MEETING: Mr. McCullough reported he had attended this meeting. TPA made a presentation to develop the 57 acres of "hospital" land at a cost of \$500,000. Revised plans for Metacomet Park, which included the upgrading of the present Little League field, adding a baseball diamond and overlapping a soccer field. The size of the parking area would be reduced and two toilet facilities added. The estimated cost would be \$85,000. The development of the Hinkley Pond area has not been resolved.

MINUTES: VOTED: To accept the minutes of December 9th and 16th as amended and December 30th as presented.

REZONING ARTICLE: The Board is in receipt of an article from Mr. Francis Rossi requesting the rezoning of the Frances Cafe and parking to Business.

INDUSTRIAL BOARD TOWN MEETING ARTICLES RE CBD

VOTED: To support the Industrial Board article (1) Plan and construct parking behind Town Hall and (2) Remove blacktop and make a green area in front of Town Hall.

This vote was recorded three to one. Mr. Childs opposed because he felt that the front of Town Hall should remain as is, but he supported construction of parking lot behind Town Hall.

The meeting was adjourned at 9:35 p.m.

Respectfully submitted,

*Donald J. MacDonald*

Donald J. MacDonald  
Secretary

MEDFIELD PLANNING BOARD  
JANUARY 20, 1975

Members present: Messrs. Childs, MacDonald, McCullough and Standley.  
Others attending: Mr. Musto and associates; Mrs. Minesinger.

The Planning Board meeting was called to order at 8:00 p.m. by the Chairman, Mr. Standley, and the following business was transacted:

HATTERS HILL SUBDIVISION: Mr. Musto appeared before the Board to find out what has to be done to complete the Hatters Hill Subdivision, as he is contemplating purchasing the subdivision.

The Board brought his attention to its letter of January 8, 1975, setting forth items to be completed on Vine Brook Road. It has been suggested by our consultant that water be installed in the stub at the Cheney Pond Road end of Vine Brook Road. This should be brought to Mr. Appelstein's attention.

Mr. Musto was apprised of the drainage in Route 109 which must be connected to the natural water course next to the Texaco Station. The Board holds \$3,000 towards the construction of this drainage and a bond for \$3,780. The costs over and above those which the Planning Board is able to collect will be the developer's responsibility.

There will be no building permits issued for homes on Cheney Pond Road which drain toward Main Street until the drainage in Route 109 is completed.

Mr. Musto was asked to check with Mr. McCarthy relative to what is required for the drainage in Route 109.

MPIC: Mrs. Minesinger discussed the questionnaire which the MPIC will distribute to the businessmen. She also presented a list of businesses in town which she had compiled and a summary of meetings which the MPIC has attended since October.

COMMERCIAL GRAPHICS CONSULTANT SELECTION COMMITTEE: Mr. McCullough will draft a letter to the consultants and a committee consisting of Mr. McCullough, Mr. Standley, Mrs. Minesinger, a member of the Industrial Board and Mr. Francis Rossi, representing the business community.

Mr. Standley reported that he had attended a presentation put on by Vision, Inc., who will come into a town, review its signage and make recommendations for improvements.

WARRANT COMMITTEE: Messrs. Standley and Childs will meet with the Warrant Committee at 8:00 p.m. Tuesday, January 21, 1975, to reinforce Planning Board budget requests.

MINUTES: VOTED: To accept the minutes of December 23rd as presented.

INDUSTRIAL COMMISSION: Mr. McCullough reported that he had discussed with Mr. Frank the Industrial Commission's plans for immediate improvement of the center of the town; namely, the removal of asphalt from in front of the Town Hall and landscaping the area and the construction of a parking lot in the rear of the Town Hall.

It has been brought to the Board's attention that the Post Office is about to be enlarged and Mr. McCullough will draft a letter relative to providing a sidewalk to connect the parking lot to North Street.

PARKING RATIOS: Messrs. Standley and Childs will meet at Mr. Childs' office at 9:30 a.m. Saturday, January 25th, to review parking ratios for the Zoning Bylaw.

FIRE DISTRICT ZONING: Mr. Childs is researching the proper procedure for Medfield to adopt a Fire District Zoning procedure.

ZONING BYLAW: Mr. MacDonald has reviewed the revised Zoning Bylaw and the changes which he has suggested have been acceptable to the Board.

ZONING BYLAW REVISION - SPECIAL TOWN MEETING: The Board is in receipt of a letter from the Selectmen relative to a Special Town Meeting within the regular. No action required.

BALANCES AS OF DECEMBER 31, 1974: The Board is in receipt of a statement relative to balances in Planning Board accounts. As some of these balances appear to be incorrect, the Planning Board Assistant will check into them.

Mr. Standley would like a list of consulting money yet to be spent for current fiscal year.

ARD RIGH ESTATES I: The Board is in receipt of a letter dated January 16, 1975, requesting the release of lot 129 on Donnelly Drive.

VOTED: To send a letter to Mrs. Deutch stating that we will have our consultant set surety which will include the release of lot 129.

SPECIAL LEGISLATIVE NOTICE: A notice was received from the Massachusetts Federation of Planning Boards that a hearing for the revision of Chapter 40A, The Zoning Enabling Act, House Bill 525, is scheduled for Thursday, January 30, 1975, at the State House.

VOTED: To send the Board's previous comments to the Executive Director of MFPB at P.O. BOX 264, Braintree, Ma. 02184.

BOARD OF APPEALS DECISIONS: The Board is in receipt of Board of Appeals Decisions 254 and 255 - Salter & Steele and Dr. Legge - both of which were granted. No Planning Board action required.

FEDERAL FLOOD INSURANCE PROGRAM: The Board is in receipt of a Planning and Zoning Newsletter containing a guide on "How to Join the Federal Flood Insurance Program."

Page 3  
January 20, 1975

PETITION FOR ZONING CHANGES: The Board is in receipt of a petition from Francis Rossi for the rezoning of two parcels of land on the southwesterly side of Frairy Street and a vacant lot on the easterly side of Frairy Street.

Mr. Rossi will be asked to present a plan and members of the Board will inspect the area individually.

A hearing date will be set in accordance with the Zoning Enabling Act.

ACQUISITION OF LAND ACROSS FROM BROOK STREET:

VOTED: Not to recommend town acquisition of the land across from Brook Street at Main Street at this time.

The meeting was adjourned at 10:00 p.m.

Respectfully submitted,



Donald J. MacDonald  
Secretary

MEDFIELD PLANNING BOARD  
JANUARY 27, 1975

Members present: Mrs. Munsey, Messrs. Childs, MacDonald, McCullough and Standley. Others attending: Mrs. Minesinger.

The meeting was called to order at 8:00 p.m. by Mr. Standley, Chairman, and the following business was transacted:

MPIC: Mrs. Minesinger met with the Board to discuss the questionnaire which will be distributed to Medfield businessmen. The Board was in agreement with the questionnaire.

VOTED: To appoint Sarsfield Brennan to the MPIC for the term ending June 28, 1976, and to notify him by letter of the appointment.

Mrs. Munsey requested that the Population Study be brought up to date by the MPIC in the near future.

The MPIC would like to conduct a townwide questionnaire relative to the Business and Industrial areas. The Planning Board suggested that this be discussed further between the MPIC and Industrial Commission.

MINUTES: VOTED: To accept the minutes of January 6th and 13th as written.

GRAPHICS STANDARDS CONSULTANT: Mr. McCullough prepared a draft of a letter to be sent to six graphics standards consultants.

VOTED: To send the letter and set the date of February 11th for the presentations.

ZONING BYLAW CHANGES: Mr. Childs presented a revised schedule of parking requirements for the Board's approval. It will be retyped and reviewed for next Monday's meeting.

The Board agreed to further changes in the Zoning Bylaw which Mr. MacDonald recommended.

The Board discussed portions of Section 13.10.2 with the Board of Health and the Boards are in agreement.

ZONING MAP CHANGES: The Board is in receipt of a plan of the proposed change in zoning from Mr. Rossi. No action required.

WARRANT COMMITTEE: Messrs. Childs and Standley met with the Warrant Committee to discuss the Planning Board Budget. Mr. Standley said it was agreed to withdraw the Planning Board's request for printing new Zoning Maps for the next fiscal year, and the amount requested for legal authorship of "Sign Bylaw."

Page 2  
January 27, 1975

EASTMOUNT DRIVE/FAIRVIEW ROAD: It was brought to the Planning Board's attention that Mr. Frank Carroll, 12 Fairview Road, complained about an underground stream going through his yard.

VOTED: To send a letter to Mr. McCarthy requesting that he check the catchbasins at the intersection of Fairview and Fieldstone to check their flow.

VOTED: After receiving Mr. McCarthy's report, send a letter to Mr. Delapa stating that there is a drainage or seepage problem below lots 23 and 24 of his development which was brought to the Board's attention.

To attempt to reduce the flow into the lots on Fairview Road, the Board will ask that Mr. Delapa remove the asphalt over the catchbasin covers near lots 21 and 24 and the catchbasin cover near Eastmount and Fieldstone.

Relative to Mr. Delapa's request for return of surety for the section of street recommended for town acceptance, Mr. Delapa will be asked to provide the Planning Board with certification of bounds and inverts.

PLAN UNDER SUBDIVISION CONTROL NOT REQUIRED: Mr. Huna Rosenfeld submitted a Plan of Land in Medfield, to change some lot lines to make the lots conform with present zoning.

VOTED: To sign the Plan of Land in Medfield off Pilgrim Lane dated January 4, 1975, and drawn by Millis Engineering Associates.

CHANGE IN ZONING ENABLING ACT: The Board is in receipt of a copy of House Bill 525 from Representative Sprague. Mrs. Munsey will try to attend the hearing scheduled for January 30th at the State House.

SUPERINTENDENT OF STREETS' INSPECTIONS: The Board is in receipt of a letter from Mr. McCarthy stating that he does not feel he has the time to spend inspecting subdivision streets.

Mr. Childs will talk with Mr. McCarthy about this and report back to the Board.

WETLANDS FILLING REQUEST: The Board is in receipt of a copy of a request for a Board of Appeals hearing for the filling of a portion of the Alexander Marvin Industrial Land. No action required.

WILKINS GLEN: The Board is in receipt of a copy of a letter from the Appeals Board wherein they have requested a lighting plan from McNeil Associates. No Planning Board action required.

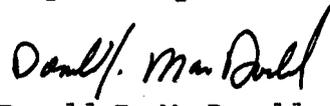
EVERGREEN WAY: Mrs. Pat Conte came into the office and reported that there was a large hole in the backyard of an empty house on lot 89: Evergreen Way which she feels is unsafe.

Page 3  
January 27, 1975

VOTED: To ask the Building Inspector to check this matter.

There being no further business to come before the Board, the meeting was adjourned at 10:30 p.m.

Respectfully submitted,



Donald J. MacDonald  
Secretary

MEDFIELD PLANNING BOARD  
FEBRUARY 3, 1975

Members present: Mrs. Munsey, Messrs. Childs, MacDonald, McCullough and Standley.

The meeting was called to order at 8:00 p.m. by the Chairman, Mr. Standley, and the following business was transacted:

REPORTS OF BOARD MEMBERS

Hearing on Zoning Enabling Act - Chapter 40A: Mrs. Munsey reported that she attended a hearing on the revision of the Zoning Enabling Act on January 30th at the State House.

VOTED: To send a letter to the Senate and House Chairmen of the Urban Affairs Committee forwarding Planning Board comments regarding House Bill 525.

STREET INSPECTIONS: Mr. Childs reported that he had talked with Mr. McCarthy relative to his letter of January 27th wherein he stated that the Highway Department no longer has the manpower to make construction inspections for the Planning Board. Mr. McCarthy has put an item in his 1975-76 budget for a person to do this exclusively and would require Planning Board support on this item.

NOON HILL ESTATES: The Board is in receipt of a copy of a letter from the Board of Health to Hoover Realty Trust dated January 28th which states that the Board of Health cannot approve a plan which does not include provisions for adequate quantity and quality of water. No Planning Board action required.

INTEREST TO BE COLLECTED UNDER ASSIGNMENTS: The Board in discussing a letter dated October 8, 1974, from the Town Treasurer relative to the receipt of accumulated interest on forfeited bank accounts.

VOTED: To send a letter to Town Counsel requesting information on this matter.

FIRE DISTRICT ZONING: The Board is in receipt of a letter dated January 28, 1975, from Town Counsel stating that a fire district may be established by any legal method.

VOTED: To send a letter to Town Counsel requesting examples of several legal methods of establishing a fire protection district.

ARD RIGH I - SURETY DONNELLY DRIVE: The Board is in receipt of a report from Whitman & Howard setting surety for Donnelly Drive from Station 47+00 to 59+00.38.

Page 2  
February 3, 1975

VOTED: To set surety for Donnelly Drive at \$32,044 for a one-year period. Planning Board acceptance of this surety will release lots 117, 118, 119, 120, 121, 124, 125, 126, 127, 128 and 129 from the covenant.

VOTED: To advise Mrs. Deutch of Sherburne, Powers & Needham of the above vote.

VOTED: To send a copy of Whitman & Howard's letter of February 3, 1975, to the Board of Health, pointing out those items with which the Board of Health is concerned.

It was the consensus of the Board not to require the brook to be channelized and not to notify the Conservation Commission of Whitman & Howard's recommendation.

FRANK CARROLL: The Planning Board is in receipt of a memorandum from the Selectmen relative to a complaint of a water problem from Frank Carroll of Fairview Road.

VOTED: To quote what we agreed to do from last week's minutes and send to the Selectmen in answer to their memorandum.

INSURANCE FOR IMMUNITY OF MUNICIPAL OFFICIALS: The Board is in receipt of a copy of a letter which the Selectmen sent to Representative Sprague relative to the provisions of House Bill 689, an act to provide immunity to municipal officers against certain claims.

VOTED: To send a letter to the Selectmen thanking them for a copy of their letter and asking if there has been any change in the indemnification of town officials to include the Planning Board.

Mrs. Munsey will contact the Massachusetts League of Cities and Towns to request support of the above legislation.

WILKINS GLEN EXTERIOR LIGHTING: A letter was received from the Appeals Board requesting that the Planning Board review the plan of exterior lighting presented by Wilkins Glen and report to them their findings by February 20th.

Mr. Childs will review the plan.

RECREATION FACILITIES DEVELOPMENT PLAN: Mr. McCullough reported that he had attended the Park & Recreation Advisory Committee meeting and received a copy of Recreation Facilities Development Plan which was submitted by TPA.

INDUSTRIAL COMMISSION: The Board has received a copy of the Industrial Commission's brochure. No action required.

MPIC: The Board received a copy of the questionnaire which the MPIC, Industrial Commission and League of Women Voters will distribute to all Medfield's businessmen. No action required.

Page 3  
February 3, 1975

OFF-STREET PARKING STANDARDS: The Board agreed to add a category "Fast Food Take-Out Establishment and Drive-in Restaurant" which will require one parking space for every ten square feet of floor space plus one for every two employees.

There being no further business to come before the Board, the meeting was adjourned at 9:00 p.m.

Respectfully submitted,

*Donald J. MacDonald*

Donald J. MacDonald  
Secretary

MEDFIELD PLANNING BOARD  
February 10, 1975

Members present: Messrs. Childs, MacDonald, McCullough and Standley. Others attending: Mr. Calvin Colwell.

The meeting was called to order at 8:00 p.m. by the Chairman, Mr. Standley, and the following business was transacted:

NOON HILL ESTATES - WATER PRESSURE AND FLOW: Mr. Colwell informed the Board that the Water Board will not connect any additional homes above 205-foot Mean Sea Level as presently there is insufficient water pressure to service these homes.

Mr. Colwell said that the pipes had been installed for house services for the lots put in numbers. Mr. Colwell asked the Board for permission to install wells for these homes for use until the water pressure problem has been solved.

Mr. Colwell cited the case of Daily vs. Town of Randolph. The Planning Board will meet with the Water & Sewer Board to discuss this problem on the near future.

MINUTES: VOTED: To accept the minutes of January 20, 27 and February 3, 1975, as revised.

WILKINS GLEN EXTERIOR LIGHTING: Mr. Childs reviewed the exterior lighting plan of the Wilkins Glen development and made the following comments:

1. Parking lots should be lighted.
2. There should be security lighting on the backs of buildings.
3. The walkway to Main Street should have lighting.
4. We would like to know the candle power for the proposed street lighting.
5. We would like to see the television cables run under ground all the way.
6. We would like some definitive information about the proposed TV tower.

VOTED: To send a letter to the Board of Appeals covering the above-enumerated points.

Page 2  
February 10, 1975

EASTMOUNT/FAIRVIEW ROAD: The Board is in receipt of a letter dated February 5, 1975, from Mr. McCarthy stating that he felt Mr. Carroll's drainage problem had been solved by piping excess water from his lot to Town drainage in Fairview Road.

VOTED: To send a letter to Mr. Delapa requesting that he remove the asphalt covering from the catchbasins near lots 21 and 24 and the catchbasin near Eastmount and Fieldstone.

VOTED: To send a letter to Mr. Frank Carroll stating that the Board has requested that Mr. Delapa open up the catchbasins in the vicinity of lots 21 and 24 on Eastmount Road.

The Board is in receipt of certified Bounds and Inverts for portions of Eastmount Road and Fieldstone Drive.

VOTED: To send a letter to Mr. Delapa stating that it appears that four bounds are missing.

EVERGREEN WAY: Mr. Burr reported in a letter that he had inspected lot 89 Evergreen Way and that the large hole which had been reported unsafe was a septic system which has since been completed and filled. No action required.

DONNELLY DRIVE: The Board is in receipt of a letter from Fire Chief Ryan stating that the name "Donnelly Drive" meets with his approval. No action required.

FLOOD PLAIN FILLING HEARING - MARVIN'S INDUSTRIAL LAND: The Board is in receipt of a notification of a hearing and a request for comments from the Board of Appeals relative to the filling of the Flood Plain of two parcels of land owned by Alexander Marvin located off Route 27 in the Industrial area. The Board will meet on Saturday, February 15th, at 9:30 a.m. to review this plan.

A copy of this notification will be sent to the Conservation Commission.

NATIONAL FLOOD INSURANCE: The Board is in receipt of a book on the National Flood Insurance Program from the Massachusetts Department of Community Affairs. No action required.

POLITICAL SCIENCE CLASS - Medfield High School: The Board is in receipt of a letter from James Gattuso and Fred Hultz requesting permission to attend Planning Board meetings as a part of their Political Science class studies at Medfield High School.

VOTED: To invite the students to the next Planning Board meeting.

Page 3  
February 10, 1975

NEW EXECUTIVE SECRETARY: The Board is in receipt of the Selectmen's letter stating the procedure for Board use of the new Executive Secretary.

ZONING BYLAW: Section 13.10.2 has been revised and a copy sent to Mr. Robert Sylvia for his comments.

VOTED: To hold a public hearing on the proposed Zoning Bylaw on March 10th.

GRAPHIC STANDARDS CONSULTANT SELECTION COMMITTEE: There will be a meeting of this committee on Tuesday, February 11, to interview consultants.

There being no further business to come before the Board, the meeting was adjourned at 9:35 p.m.

Respectfully submitted,

  
Donald J. MacDonald  
Secretary

DJM/kd

MEDFIELD PLANNING BOARD  
February 24, 1975

Members present: Mrs. Munsey, Messrs. Childs, MacDonald and Standley. Others attending: Mr. Allan Holmes, Water & Sewerage Board, Messrs. Whelan and Temple, Board of Health, Mr. Bernard Martin, attorney for Mr. Calvin Colwell who was in attendance, residents of Indian Hill Road and Mr. Hoover, a prospective customer of Mr. Colwell's.

The meeting was called to order at 8:00 p.m. by Mr. Standley, Chairman, and the following business was transacted:

WELLS - INDIAN HILL ROAD: The Board of Health, Water & Sewerage Board and the Planning Board met to discuss the practicality of allowing wells to be constructed as a temporary measure for lots 93, 94, 95, 96, 97, 98, 99, 100, 101, 151 and 152 on Indian Hill Road.

Mr. Holmes, Chairman of the Water & Sewerage Board, gave a brief history of the water pressure problem of long standing. He stated that several articles have been submitted to town meetings in past years to try to alleviate this on-going problem; however none of the articles have been passed by the townspeople. The Water Board cannot make improvements in the Water System without town meeting approval.

Mr. Holmes further stated that on December 20, 1974, that the Water Board notified the developer that no additional homes could be connected to the town water system.

The Board of Health stated that there has to be an adequate water supply for a house to be habitable. If there is not sufficient water, the alternative would be to consider a well on that site. Wells must be located 100 feet from the septic system and must have the approval of the Board of Health.

Mike Thompson, 6 Onandaga Lane, complained that he does not have sufficient water pressure in his home, especially upstairs.

It was stated that a major installation of a water tower on top of Noon Hill, which would be higher than the present tower in the hospital area and the proposed standpipe in the Mount Nebo area, would alleviate the water pressure problem.

February 24, 1975

Robert Hall, 4 Onandaga Lane, asked what the cost of the major construction would be.

Mr. Holmes said his best estimate provided by their consultant would be \$500,000 at the present time.

Tim Collier, 62 Indian Hill Road, asked who is responsible for the issuance of use and occupancy permits.

The Building Inspector is responsible.

Mr. Gary Hoover, a prospective home purchaser in the area, said he had presented his request in a formal letter to the Planning Board.

Mr. Robert Taber, 64 Indian Hill Road, asked if any particular health problems are foreseen in the community due to the lack of a constant water supply which appears to be causing odors in the lower levels of some of the homes. Mr. Taber said this odor is also detected outside the homes in this area.

The Board of Health stated that they do not consider this as a health problem.

Mr. Bernard Martin, attorney for Mr. Colwell, requested the release of lots 93, 94, 95, 96, 97, 98, 99, 100, 101, 151 and 152 from the covenant and presented Needham Co-operative Bank Book No. 57234 in the amount of \$33,630.91 and assignment.

Mr. Colwell gave a short history of his development and because of the Water Board's restriction asked permission to drive wells for the above-numbered lots on Indian Hill Road as a temporary measure until the water pressure problem has been resolved.

The Board of Health suggested that a rider be put on building permits stating that the builder would have to put a pipe from the street to the house and cap for water supply.

Mr. MacDonald said that this could be done.

VOTED: To release lots 93, 94, 95, 96, 97, 98, 99, 100, 101, 151 and 152 from the covenant subject to the following condition:

VOTED: That the builder be required to construct water lines which will connect to the water mains in the street and through the foundation of the houses but no meter allowing water into the house would be installed until the water pressure problem is alleviated to the satisfaction of the Water & Sewerage Board. The Planning Board has no objection to the developer installing a supplementary well system, subject to approval by the Board of Health and the Water & Sewerage Board, for lots 93, 94, 95, 96, 97, 98, 99, 100, 101, 151 and 152, until the problem of pressure is solved.

Mrs. Munsey abstained from voting as she is opposed in principle to wells and septic systems on the same lot.

REPORTS OF BOARD MEMBERS: Mr. Standley reported that Mr. Batting advised him that the Warrant Committee is recommending that \$750 for legal assistance for graphic standards be put into a general fund for legal services. The budget request for engineering consultant has been reduced to \$4,000 by the Warrant Committee.

It is the Board's understanding that the \$2,000 which Mr. McCarthy requested for day-to-day inspections of subdivision streets was moved to another budget. Mrs. Willis will try to contact Mr. Batting to see if this has been added to the Planning Board's budget.

ZONING BYLAW REVISIONS: The Board is in receipt of a letter from Mr. Robert Sylvia dated February 21, 1975, containing additional comments relative to the revision of Section 13 of the Zoning Bylaw.

Mr. MacDonald will peruse this letter and change the current draft if he feels it is advisable.

Mr. Standley asked that consideration be given to include an environmental impact study in Sections 10 and 11 when a change in the Flood Plain or Watershed Protections is requested. This would include filling and the construction of buildings.

EVERGREEN WAY: The Board of Health asked the Planning Board about three lots on Evergreen Way. These lots were released from the covenant in 1971 and are buildable from a Planning Board standpoint.

WARRANT HEARING - BOARD OF APPEALS HEARING: Mr. Standley will represent the Planning Board at the Warrant Hearing. Messrs. Childs and MacDonald will represent the Board at the Appeals Hearing.

VOTED: At the Board of Appeals hearing a Planning Board representative will read the Board's revised letter of February 18th into the record.

The Board is in receipt of a letter from the Conservation Commission and a photographic copy of a plan of the area under discussion. These will be presented at the Board of Appeals hearing.

DELAPA SUBDIVISION: On Saturday, February 15th, the Board again reviewed Mr. Delapa's certified plan of bounds and inverts.

VOTED: To send a letter to Mr. Delapa requesting that the two boundary stakes in the driveways be removed and replaced with standard bounds flush with the driveways before additional surety can be released.

FARM STREET AS SCENIC ROAD: The Board is in receipt of a memorandum from the Superintendent of Streets stating his objections to having Farm Street set aside as a scenic road.

VOTED: To send a letter to the County Commissioners asking for their input on the legal complications of naming streets as scenic roads under the Scenic Roads bill.

REVISION OF ZONING ENABLING ACT: Letters were received from Senator David Locke and Representative George Sprague acknowledging Planning Board comments on the revision of the Zoning Enabling Act.

HOUSING AUTHORITY PLAN: The Planning Board has reviewed the site plan for the Housing for the Elderly on Pound Street.

VOTED: To send a letter to the Housing Authority stating that we have no comment.

PLAN UNDER SUBDIVISION CONTROL NOT REQUIRED: The Planning Board is in receipt of a plan of land off Green Street in Medfield, located within an RU District, requesting the subdivision of a lot on a public way into two lots. The Board feels that this subdivision of the lot would cause a non-conforming lot.

VOTED: To send a copy of this plan to Town Counsel for his advice.

There being no further business to come before the Board, the meeting was adjourned at 10:45 p.m.

Respectfully submitted,



Donald J. MacDonald  
Secretary

MEDFIELD PLANNING BOARD  
 March 3, 1975

Members present: Mrs. Munsey, Messrs. Childs, MacDonald and McCullough.

The meeting was called to order at 8:00 p.m. by Mrs. Munsey, Vice Chairman, and the following business was transacted:

REPORTS OF BOARD MEMBERS: Mr. MacDonald reported that he had attended the Warrant Committee hearing and that the Warrant Committee has approved \$9300 for the Planning Board Operating Budget for 1975/76. An item in the amount of \$2,000 has been added to the Planning Board budget for day-to-day inspections of road-building in subdivisions.

Mr. MacDonald said that questions were raised at the Warrant Committee hearing relative to scenic roads.

Mr. Childs reported that he had attended the Board of Appeals hearing on the filling of approximately 24 acres of Marvin's Industrial land and the hearing for a variance to allow several lots in the Hatters Hill Subdivision to be used.

MINUTES: VOTED: To accept the minutes of February 10th and 24th as revised.

COMMERCIAL GRAPHICS STANDARDS CONSULTANT SELECTION: Mr. McCullough reported that the Commercial Graphics Standards Consultant Selection Committee met on Wednesday, February 26, 1975. The Committee agreed to select Designs & Devices from a field of five.

VOTED: To initiate the negotiation of a contract with Designs & Devices as Graphic Design Consultants.

Mr. McCullough will draft a letter to be sent to Designs & Devices.

ERIC MARTZ, GRANITE STREET: The Board is in receipt of Mr. Martz's letter of February 9, 1975. This letter will be answered by citing the appropriate zoning sections.

OPEN SPACE STUDY - MAPC: Conservation Commission comments were read relative to their review of the MAPC Open Space Study.

ZONING BYLAW REVISION: Mr. MacDonald will finalize the Zoning Bylaw, with the exception of Section 13, on Wednesday, March 5th.

The Board will request that Mr. Sylvia attend their meeting of March 10th to have a meeting of the minds relative to portions of Section 13.

Page 2  
March 3, 1975

PLAN UNDER SUBDIVISION CONTROL NOT REQUIRED: The Board is in receipt of a letter from Town Counsel dated March 3rd., setting forth his advice relative to the signing of a Plan of Land in Medfield, Massachusetts, Estate of Frank L. Travers, Jr., dated January 25, 1975, and drawn by William J. Rossetti, R.L.S.

VOTED: To sign the plan after imposing the following notation:  
"Since the width of Lot A is nonconforming under the Medfield Zoning Bylaw, Section 6, Table 6.2, it is possible that the building on this lot cannot be substantially rebuilt or changed unless a variance is obtained."

VOTED: To sign a plan entitled "Compiled Plan of Land in Medfield," drawn by Cheney Engineering on February 19, 1975, for a conservation easement from Bridge Street to Charles River.

SWIMMING POOL FENCES: The Board is in receipt of a copy of a letter from the Building Inspector to the Board of Selectmen relative to swimming pool regulations.

It was the consensus of the meeting that this responsibility be with the Board of Health.

INDIAN HILL ROAD: The Board is in receipt of a copy of a letter from the Chairman of the Water & Sewerage Board to Bernard V. Martin, attorney for Mr. Calvin Colwell, stating that no lots above elevation 205 feet may be connected to the Town water system.

No Planning Board action required.

The Board is in receipt of a letter from Mr. Gary D. Hoover, dated February 20th, asking several questions.

VOTED: To answer the questions and enclose a copy of a letter sent to Mr. Bernard Martin setting forth the Planning Board vote of February 24th.

INTEREST ON ASSIGNED ACCOUNTS: The Planning Board is in receipt of a letter from Town Counsel relative to interest on assigned accounts. This will be studied.

ACTON PLANNING BOARD: The Board is in receipt of a letter from Acton requesting a copy of our Zoning Bylaw.

VOTED: To send a letter stating that our Zoning Bylaw will be completely revised at the next Town Meeting and we would be glad to send a copy at that time.

Page 3  
March 3, 1975

FIRE PROTECTION DISTRICT ZONING: The Board is in receipt of a letter from Town Counsel relative to establishing fire districts under the State Building Code.

Mrs. Munsey will discuss this letter with Mr. Standley and Mr. Batting, showing a need in the Planning Board budget for legal advice.

INDUSTRIAL STUDY: Mr. McCullough will check the status of this study with Mr. Woglom.

There being no further business to come before the Board, the meeting was adjourned at 9:40 p.m.

Respectfully submitted,



Donald J. MacDonald  
Secretary

DJM/kd

MEDFIELD PLANNING BOARD  
March 10, 1975

Members present: Mrs. Munsey, Messrs. Childs, MacDonald, McCullough and Standley. Others attending: Mr. Robert Sylvia.

The meeting was called to order at 8:00 p.m. by the Chairman, Mr. Standley, and the following business was transacted:

ZONING BYLAW REVISIONS: Mr. Sylvia met with the Board to discuss the finalization of Section 13 of the Zoning Bylaw. After discussion it was:

VOTED: That the last paragraph of Section 13.10.1 read as follows: "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."

VOTED: To leave Section 5.3.5 as written.

VOTED: To add 10.7, 11.7 and 13.15, as follows: "The furnishing of all plans and specifications necessary to all boards and authorities as required by this action 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 receipts 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."

VOTED: To accept the revised Medfield Zoning Bylaw, including the above additions for inclusion in the Special Town Meeting to be held within the Regular Town Meeting.

INQUIRY TO ENCASE TURTLE BROOK: The Board is in receipt of a memorandum from the Executive Secretary, Michael J. Sullivan, relative to an inquiry from P & D Contractors requesting the proper way to proceed to encase the brook on the Slaney property.

VOTED: To send a letter to Mr. Sullivan stating that it would be necessary to adhere to Section 11 - Watershed Protection District - of the Medfield Zoning Bylaw. Also Chapter 784 of the Acts of 1972 (Section 40, Chapter 131 G.L.) - Protection of Wetlands, Coastal Wetlands Protection Act (Section 105, Chapter 130 G.L.) and Chapter 782 of the Acts of 1972 (Section 40A, Chapter 131 G.L.) would also apply.

Page 2  
March 10, 1975

REPORTS OF BOARD MEMBERS: Mrs. Munsey said she had talked with Mr. Batting relative to legal fees in the budget..

Mr. Standley reported that Mr. Eric O'Brien had some questions from the Department of Natural Resources relating to the date of the Recreation and Conservation Report. Mrs. Willis will call Mr. Woglom and request that his cover letter be dated, reprinted on T-slot paper and inserted in the report. Mrs. Munsey will talk with Mr. O'Brien about this.

MARCH 17TH ZONING BYLAW HEARING: Mr. MacDonald will review the Zoning Bylaw changes for the public hearing and prepare a synopsis of the changes for the meeting.

STANDARD GRAPHICS CONSULTANT: Messrs. Childs and McCullough will meet with Designs & Devices to negotiate a fee for their services.

VOTED: To send a letter to Designs & Devices setting up an appointment for March 20th at 10:00 a.m. at Mr. Kemble's office, if this date is convenient for him.

CAROL ANN DRIVE: Mrs. Willis reported that Mr. Legere of Carol Ann Drive would like to meet with the Board relative to the status of Carol Ann Drive on March 17th.

VOTED: To send a letter to Mr. Legere a letter reporting that the matter has been turned over to Town Counsel and that the work cannot be done until spring.

Mr. Childs will prepare a cost estimate of work to be completed on Carol Ann Drive. Cost estimate to be sent to the Town Counsel.

ARD RIGH I - Release of Lot 129: The Board is in receipt of Mrs. Deutch's letter of March 4, 1975.

VOTED: To send a letter to Mrs. Deutch stating that the Board understands her letter; however, \$32,044 in surety is required to release lot 129 on Donnelly Drive.

ROSSI REZONING HEARING: Due to a typographical error the Rossi zoning hearings cannot be held on March 17th.

VOTED: To reschedule the hearing for the rezoning of the Rossi property to April 7, 1975.

REVISED SITE PLAN FOR HOUSING FOR ELDERLY: The Board reviewed the plan and has no objection.

VOTED: To send a letter to the Housing Authority stating above.

Page 3  
March 10, 1975

PUBLIC RECORDS: The Board is in receipt of a copy of Chapter 1050 - Acts of 1973 regarding Public Records. No action required.

BUILDING INSPECTOR - SIGN VIOLATION: The Board is in receipt of a copy of a letter from the Building Inspector to Mr. Raymond Brandt relative to signs and flags on his property. No action required.

The meeting was adjourned at 9:45 p.m.

Respectfully submitted,

*Donald J. MacDonald*  
Donald J. MacDonald  
Secretary

DJM/kd

MEDFIELD PLANNING BOARD  
March 17, 1975

Members present: Mrs. Munsey, Messrs. Childs, MacDonald, McCullough and Standley. Others attending: Seven people interested in Zoning hearing.

The meeting was called to order at 8:00 p.m. by the Chairman, Mr. Standley, and the following business was transacted:

PARK & RECREATION COMMISSION: Mrs. Munsey reported that she had discussed with Mr. Eric O'Brien, Chairman of the Park & Recreation Commission, the adequacy of the Master Plan updating entitled, "Recreation and Conservation in Medfield - An Open Space Plan" for the Department of Natural Resources. The Housing Impact Study should provide the socio-economic requirements of the DNR. Before issuance, Metcalf & Eddy informally reviewed the study with the DNR.

VOTED: To address a letter to Mr. Joseph Brown, Commissioner of DNR, and give this letter to Mr. O'Brien for hand-delivery, the letter to state as follows: "This is to certify that the Metcalf & Eddy Study entitled "Recreation and Conservation in Medfield - An Open Space Plan" is an updating of the original Master Plan of the Town of Medfield and is so regarded by the Medfield Planning Board."

A copy of the Housing Impact Study will also be provided for DNR.

Mr. O'Brien would like the Planning Board to comment on the TPA study. Within two weeks the Board will have had an opportunity to review the study and comment thereon.

KAYMARK DRIVE: The Board is in receipt of a memorandum from Mr. William E. McCarthy, Superintendent of Streets, Water & Sewer, relative to the completion of Kaymark Drive. No Planning Board action required.

HISTORICAL COMMISSION: Mr. MacDonald reported that the Historical Commission is submitting the Peak House to be placed on the National Register of Historical places.

VOTED: To make a recommendation in favor of above.

PUBLIC HEARING RELATIVE TO CHANGES IN ZONING BYLAW: At 8:30 p.m., Mr. Standley, Chairman, called the hearing relative to changes in the Zoning Bylaw to order. Mr. MacDonald read the newspaper advertisement which was published in the Patriot Ledger on March 1 and 8, 1975. This was also published in the Suburban Press on March 6, 1975.

Mr. MacDonald reviewed the changes in the Bylaw section by section for those in attendance.

## MEDFIELD PLANNING BOARD

March 24, 1975

Members present: Messrs. Childs, McCullough and Standley. Others attending: Mr. Anthony Delapa.

The meeting was called to order at 8:05 p.m. by the Chairman, Mr. Standley, and the following business was transacted:

PARK AND RECREATION COMMISSION: After having read and reviewed the "Recreation Facilities Development Plan" as prepared by TPA Services of North Haven, Connecticut, it was the consensus of those present that the report is in basic agreement with the updated Master Plan by Metcalf & Eddy entitled "Recreation and Conservation in Medfield - An Open Space Plan."

VOTED: To send a letter to Mr. Eric W. O'Brien, Chairman of the Park & Recreation Commission, so stating.

DESIGNS AND DEVICES: Mr. McCullough reported that he and Mr. Childs met with Designs & Devices on Thursday, March 20, 1975, to discuss a proposal for work as Standard Graphics Consultant to the Board.

The Board is awaiting the proposal from Designs & Devices.

DELAPA CONSTRUCTION: Mr. Delapa appeared before the Board to request the return of surety covering Fieldstone Drive from Station 0+60 to Station 1+53.25 and Eastmount Road from Station 2+50 to Station 6+64. The Board presently holds \$1450. It is the Board's policy to hold \$500 until streets are accepted by the Town.

VOTED: To return \$950 to Mr. Delapa.

VOTED: To notify Town Treasurer, Mr. Delapa and Norfolk County Trust Co.

1975-76 BUDGET: The Board is in receipt of a memorandum from the Warrant Committee stating that because of an inevitable tax increase they would like to keep the Article 3 budgets at no more than 10% over last year.

The Board will meet with the Warrant Committee at 9:00 p.m., Tuesday, April 1, 1975.

ZONING BYLAW REVISION:

VOTED: That the revised Zoning Bylaw for the Town of Medfield be submitted to the Selectmen for the Special Town Meeting to be held on April 28, 1975.

ALLEGED ZONING VIOLATIONS: The Board is in receipt of two letters dated March 18, 1975, from the Enforcing Officer for Zoning and the Board of Health re alleged zoning violation on West Mill Street.

No Planning Board action required.

Page 2  
March 24, 1975

CONSERVATION COMMISSION MINUTES: The Board is in receipt of the Conservation Commission minutes of March 6, 1975. No action required.

MPIC MINUTES: The Board is in receipt of the MPIC minutes of March 5, 1975. No action required.

INQUIRY FROM PILGRIM INFANTS WEAR CO.: Mr. Michael J. Sullivan has forwarded a copy of a letter from Pilgrim Infants Wear to the Board asking that comments be sent to Mr. Frank regarding the letter.

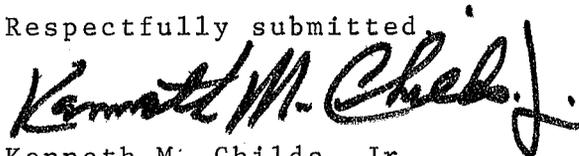
VOTED: To send a letter to Mr. Frank, with a copy to Mr. Sullivan, stating that it appears that all Boards have been notified on the project and the Planning Board has no further comment at this time.

PRELIMINARY PLAN - END OF ROLLING LANE: The Board is in receipt of three copies of a proposed preliminary subdivision plan, dated March 24, 1975, drawn by Guerriere & Halnon, Millis, Massachusetts, covering a parcel of land at the end of Rolling Lane.

The Board will review the plan at its April 1st. meeting.

As there was no further business to come before the Board, the meeting was adjourned at 9:30 p.m.

Respectfully submitted,



Kenneth M. Childs, Jr.  
Secretary Pro-Tem

MEDFIELD PLANNING BOARD  
APRIL 1, 1975

Members present: Mrs. Munsey, Messrs. Childs, MacDonald, McCullough and Standley.

The meeting was called to order by the Chairman, Mr. Standley, and the following business was transacted:

REORGANIZATION:

VOTED: Sandra G. Munsey, Chairman  
Kenneth M. Childs, Jr., Vice Chairman  
Donald J. MacDonald, Secretary

for the ensuing term.

STANDARD GRAPHICS CONSULTANT: The Board is in receipt of a proposal from Designs & Devices for three phases of implementing standard graphics for the Town of Medfield.

VOTED: To proceed to authorize the Chairman to sign a letter of agreement between Designs & Devices and the Board after review and approval by Town Counsel. The fee within this agreement is not to exceed \$3400.

Four "ayes" and one "nay" were recorded. Mr. Childs voted in the negative because he felt the fee could be negotiated.

VOTED: To rescind the above vote.

VOTED: That a subcommittee, consisting of Messrs. Childs and McCullough, meet with Designs & Devices and renegotiate the fee and have services defined in more detail.

MINUTES:

VOTED: To accept the minutes of March 3, 10 and 17.

MEETING WITH WARRANT COMMITTEE: At 8:50 p.m. the Board met with the Warrant Committee to discuss their 1975/76 operating budget and special articles for both regular and special town meeting. Messrs. Batting and MacDonald will discuss the Zoning Bylaw further before Town Meeting. \$2,000 will be included in the Highway budget for routine inspections.

PLANNING BOARD RECONVENED

SCENIC ROADS: A motion was made to withdraw Farm Street as a scenic road for further examination and study.

There was a tie vote and will be included on next week's agenda for further action.

Page 2  
 April 1, 1975

HEARING RE ACQUISITION OF LANDS IN MEDFIELD FOR PUBLIC WATER SUPPLY:

The Board is in receipt of a notice of a hearing on behalf of the Town for approval by State Department of Public Health for the acquisition of certain lands or rights in land for Medfield's public water supply purposes. The meeting will be held in the Office of Environmental Health, Room 320, 600 Washington Street, Boston, Friday, April 18, 1975, at 1:30 p.m. Mrs. Munsey will check with the Water & Sewerage Board relative to Planning Board participation in this hearing.

CHAPTER 774 HEARINGS: A notice of meetings relative to Chapter 774-Exclusionary Zoning Law - was received. No Planning Board action.

EARTH REMOVAL PERMIT: The Board is in receipt of a copy of Executive Secretary Sullivan's March 27, 1975, letter to Mr. Carlton Cheney relative to granting an earth removal permit and enumerating conditions. No Planning Board action required.

WELL - LOT 151 INDIAN HILL ROAD: The Board is in receipt of a copy of a letter dated April 1, 1975, from the Board of Health to Mr. Calvin Colwell, relative to the requirements for the installation of a well on lot 151. No Planning Board action required.

PROPOSED PRELIMINARY PLAN OFF ROLLING LANE: Review of this plan will be postponed until next week's meeting.

The meeting was adjourned at 10:10 p.m.

Respectfully submitted,

*Donald J. MacDonald*

Donald J. MacDonald  
 Secretary

## MEDFIELD PLANNING BOARD

April 7, 1975

Members present: Mrs. Munsey, Messrs. MacDonald and Standley.  
Others attending: Mr. & Mrs. Francis Rossi and Thomas Sweeney.

HEARING RE REZONING OF MR. ROSSI'S PROPERTY - FRAIRY STREET: The Chairman, Mrs. Munsey, called the hearing to order at 8:05 p.m. Mr. MacDonald, Secretary, read the newspaper notice which was printed in the Suburban Press on March 20 and 27, 1975.

Mr. Francis Rossi, petitioner, said that he had talked with the residents and that they had no objections to his having the property as stated in the newspaper article rezoned from "RU" to "B." Mr. Rossi said that the restaurant was started in 1933 by his grandmother at the Frairy Street location and has been a family business ever since. The way it stands we can sell the property at any time with or without rezoning. However, we have no plans to sell. The zoning is a nonconforming use. We would like to add a small function room, enlarge the dining room and put in a new, modern kitchen.

Mrs. Munsey asked if there were any questions for Mr. Rossi.

The question was asked if Mr. Rossi had any feeling from his neighbors and the abutters up the street.

Mr. Rossi said he had talked with them and told them what he intends to do. He went as far as Gilmore's in one direction. The only neighbor who was not in favor was Mr. Belmont who said he wouldn't fight it.

Mrs. Munsey asked for additional questions. There being none, the hearing was adjourned at 8:10 p.m.

HEARING RE REZONING OF FRANCES CAFE PARKING LOT: Mrs. Munsey, Chairman, called the hearing to order at 8:15 p.m. Mr. MacDonald read the newspaper notice which was printed on March 20 and 27, 1975, in the Suburban Press.

Mr. Rossi said, "The parking area now has a blanket drainage easement held by the Town. It also has a sewerage easement down to the north side. The property cannot be built upon unless the Town removes the blanket easement. I do not want a building there. I want the area for parking. The reason for rezoning is the investment. We would like to put in lighting and hottop it. Presently we have a variance to use this as a parking lot."

Mrs. Minesinger asked the kind of lighting proposed.

The lighting has been discussed with Edison. It will be well-shielded and light Mr. Rossi's property only.

Page 2  
April 7, 1975

Mrs. Munsey: At one time you anticipated you might have problems in transferring property ownership.

Mr. Rossi: It can be done. It can be sold. All that has to be done is the transfer of the shares or the transfer of the trust. The property ownership can be changed but it cannot be sold as nonconforming unless sold share for share. An outside firm could buy it and use it as long as they keep the name. Mr. Rossi said he has no plans to sell it.

Mrs. Munsey asked for questions or comments. There being none the hearing was adjourned at 8:15 p.m.

REGULAR PLANNING BOARD MEETING: The meeting was called to order at 8:20 p.m. by the Chairman, Mrs. Munsey, and the following business was transacted:

MEETING WITH MPIC CHAIRMAN: Mrs. Minesinger reported that the MPIC had discussed several town meeting articles. They support Articles 28, 29 and 34. They felt that should support in some way the swimming facility. They will suggest that the article be amended to accrue funds to begin doing something about swimming. They felt that article 36 should be deferred.

Support for the completion of the water loop in Rocky Lane would be forthcoming if they had engineering information.

CONDITION FOR RELEASE OF 11 LOTS ON INDIAN HILL ROAD: Mr. Colwell requested that the second paragraph in the Board's February 26, 1975, letter be changed to read: "The Planning Board has no objection to the developer installing individual wells, subject to approval by the Board of Health and the Water & Sewerage Board, for lots 93, 94, 95, 96, 97, 98, 99, 100, 101, 151 and 152 until the problem of pressure is solved."

VOTED: To sign a new letter dated April 7, 1975, containing the new paragraph. This will have three signatures as it will be filed at the Registry of Deeds.

STANDARD GRAPHICS CONSULTANTS: Mrs. Munsey reported that Messrs. Childs and McCullough met with Designs & Devices on Friday and Designs & Devices have agreed not to exceed \$3,000 and will give an hourly rate of \$25. The Board is awaiting the new agreement.

CONSERVATION COMMISSION: Mr. Standley turned over to the Board several documents from the Conservation Commission; namely, the proposed preliminary plan of land behind Colonial, report of land manager, minutes of March 20th meeting, list of abutters of conservation land and plan.

Mrs. Minesinger will request that the Conservation Commission put their comments regarding the preliminary plan off Rolling Lane in writing.

Page 3  
April 7, 1975

SCENIC ROADS: The Board is in receipt of a letter from the County Engineer relative to the designation of a highway as a "scenic road."

VOTED: To send a letter of thanks to the County Engineer.

The Board is in receipt of a letter from Mr. William E. McCarthy, Superintendent of Streets, Water & Sewer, suggesting that School Street be considered to be set aside as a scenic road.

ZONING BYLAW REVISION: Mr. Copeland would like to have the Board reconsider its topo requirement for all special permits.

CAROL ANN DRIVE: The Board is in receipt of a letter dated March 27, 1975, and received April 3, 1975, from Mr. Edward Troy relative to the completion of Carol Ann Drive. The Board is also in receipt of a memorandum from Mr. McCarthy relative to completion of Carol Ann Drive.

HATTERS HILL SUBDIVISION: The Board of Appeals has released Decision #256 relative to the allowance of a variance to Edward H. Appelstein, Albert F. Webber, and Millard C. Webber, Trustees of H. Motley Trust, 506 Commonwealth Avenue, Boston, Mass., to allow variance from the lot depth requirements of lots 13, 14, 15, 16, 20 and 22 and from lot width requirements for lots 4, 10 and 12. No Planning Board action required.

GUNHILL PARK: Mr. Michelè Stivaletta called to request that surety be set on Saw Mill Lane from Station 0+0 to 9+59.92, releasing lots 127, 128, 129 and 130.

As the lot numbers do not coincide with the Plan which the Planning Board holds, the Board will request a copy of the map which Mr. Stivaletta is using.

STAGECOACH ESTATES: Mrs. David Steinberg, 12 Lee Road, complained that there were unsafe rocks in the banking in front of her house. Mr. MacDonald will make an inspection before April 14th.

VOTED: To send a letter to Mr. Rosenfeld requesting that he put a reflector in the intersection of Lee and Snyder going down hill from Lee as a safety precaution.

There being no further business to come before the Board, the meeting was adjourned at 9:40 p.m..

Respectfully submitted,



Donald J. MacDonald  
Secretary

MEDFIELD PLANNING BOARD  
April 14, 1975

Members present: Mrs. Munsey, Messrs. Childs, MacDonald, McCullough and Standley. Others attending: Messrs. John Halnon and Edward Cronin of Guerriere and Halnon.

The meeting was called to order at 8:00 p.m. by the Chairman, Mrs. Munsey, and the following business was discussed:

PROPOSED PRELIMINARY PLAN OFF END OF ROLLING LANE: In discussing the proposed preliminary containing eight lots, Mr. Halnon said that the low spot where there is presently ponding would have to be filled. A Notice of Intent hearing would be required.

The Board gave Mr. Halnon a copy of their latest Land Subdivision Rules & Regulations.

The proposed finished grade of the street would be 219 feet above Mean Sea Level. A 24" pipe would be used to drain the seasonal brook in the area.

Mr. Halnon requested that the Planning Board give him its opinion in writing as to the extension of Rolling Lane as proposed, the drainage system as proposed, the layout of lots as proposed and the filling of the land.

The Board said they would comment by letter only when a formal Preliminary Plan presentation is made.

WARRANT COMMITTEE: Mr. Standley reported that the Warrant Committee called him and reported that the \$750 fee for legal services will be in Town Counsel's budget. They have requested feedback from the Planning Board on the workability of this proposal.

VOTED: To send a letter to the Warrant Commission, with a copy to Mr. McCarthy asking in whose budget the \$2,000 for inspection fees will be located.

STANDARD GRAPHICS CONSULTANT: The Board is in receipt of a letter from Designs & Devices stating that they would contract to do the Medfield job for \$25 per hour, not to exceed \$3400.

VOTED: Mr. McCullough will draft a letter to Designs & Devices as a contract for acceptance by Designs & Devices to work as Medfield's standard graphics consultant for a fee not to exceed \$3000 at an hourly rate of \$25 per hour.

Page 2  
April 14, 1975

WATER & SEWER ARTICLES FOR TOWN MEETING: Mr. Childs reported that he had discussed the procedure for alleviating the water pressure problem in Indian Hill and Westview Road with Mr. Walter Amory, consultant to Water & Sewer Board. In Brief, Mr. Amory said that by putting the proposed water pipe through Rocky Lane, it will bring the water 15 feet higher; namely, to 250 feet - the alternative method proposed by the Selectmen will bring the water to 235 feet, thus being shy of goal by 15 feet. The Rocky Lane connection is a part of the Master Plan and must be installed at some point.

VOTED: On the basis of information available to the Planning Board, the proposal to put the 12" water line through Rocky Lane appears to come closer to alleviating the water pressure problem on Indian Hill Road and Westview Road than the alternative solution offered by the Selectmen. However, the Planning Board would accept the alternative, knowing that the 12" water line must be put through Rocky Lane in the near future, as a slight improvement would better than no action at all.

PARK & RECREATION ARTICLES:

VOTED: That the Planning Board recommend to the Town that all articles for capital outlays for recreation be delayed on the basis that the Town cannot afford to upgrade its recreational posture at this time.

FARM STREET - DELETE FROM ARTICLE:

VOTED: To amend Article 40 of the Annual Town Meeting on the floor of Town Meeting by deleting Farm Street.

The vote was recorded Mrs. Munsey, Messrs. Childs and Standley in favor and Messrs. MacDonald and McCullough were opposed, as they felt that this street should be preserved as it is.

Mrs. Willis will request that Town Counsel draw up a proper motion for the deletion of Farm Street from Article 40.

CAROL ANN DRIVE: Mr. Michele Stivaletta came in and reported that he and Mr. Clem of Simeoni Bros. would inspect Carol Ann Drive with Mr. McCarthy and he expected Carol Ann Drive will be completed within the month of May.

INSURANCE FOR PLANNING BOARD: The Board is in receipt of a letter dated April 8, 1975, from the Selectmen including a copy of the endorsement on the insurance policy for Planning Board members.

GUN HILL PARK - Saw Mill Lane and Wood End Lane: The Board is in receipt of a request from Debra Ann Realty Corporation to set surety on Wood End Lane from 18+00 to 15.61.07, releasing lots 114, 115 and 116 and Saw Mill Lane from Station 8+75 to 0+00, releasing lots 127,

Page 3  
 April 14, 1975

128, 129, 132, 133, 135 and 136 on Land Court Plan No. 16428=24.

VOTED: To request Whitman & Howard to make an inspection and set surety.

The Board is in receipt of a letter from William E. O'Neil, Attorney for Mr. Delapa, stating Mr. Delapa's intentions relative to Saw Mill Lane and Wood End Lane.

REPORT TO TOWN MEETING ON ZONING BYLAW CHANGES: Mr. MacDonald will write the report for Town Meeting and present the article.

REPORT TO TOWN MEETING RE ROSSI REZONING:

VOTED: To recommend a change in zoning on the premises at 43 and 45 Frairy Street from RU to B.

VOTED: To recommend that lots 9 and 10 not be rezoned because the Board feels that the special permit issued by the Board of Appeals issued in 1969 would be adequate as it provides parking for the Frances Cafe.

PLANNING BOARD MEETING: Due to the April 21st. holiday, the Planning Board will meet on April 22, 1975, at 8:00 p.m.

PEAK HOUSE: The Board is in receipt of a letter from the Massachusetts Historical Commission stating the eligibility of the Peak House as a Historical Landmark.

There being no further business to come before the Board, the meeting was adjourned at 10:00 p.m.

Respectfully yours,



Donald J. MacDonald  
 Secretary

MEDFIELD PLANNING BOARD  
MINUTES OF APRIL 22, 1975

Members present: Mrs. Munsey, Messrs. Childs and Standley.

The meeting was called to order at 8:00 p.m. by the Chairman, Mrs. Munsey, and the following business was transacted:

ROSSI REZONING: Mr. Standley presented the two reports relative to the Rossi rezoning articles which he prepared for Planning Board approval.

VOTED: To accept the reports and present them at Town Meeting.

GUNHILL PARK: The Board is in receipt of a letter from Whitman & Howard dated April 22, 1975, setting forth the results of their inspection of Saw Mill Lane from Station 0+0 to 8+75 and Wood End Lane from Station 15+61 to 18+00.

VOTED: To set surety on Saw Mill Lane from Station 0+0 to 8+75 at \$29,744.96 for a one-year period, releasing lots 127, 128, 129, 132, 133, 134, 135, and 136.

VOTED: To set surety on Wood End Lane from Station 15+61 to 18+00 at \$6,760.43 for a one-year period, releasing lots 114, 115 and 116.

VOTED: To advise Mr. Stivaletta of this vote, subject to procedural review.

COMMERCIAL GRAPHICS CONSULTANT:

VOTED: To send a letter to Designs & Devices authorizing them to proceed with the development of commercial graphics standards on a not-to-exceed fee of \$3,000, based on an hourly rate of \$25.

PLAN UNDER SUBDIVISION CONTROL NOT REQUIRED: The Board is in receipt of a mylar of a Plan of Land off West Street.

VOTED: To request Form 1 and three copies of the plan, in accordance with Planning Board procedure, before signing plan.

MASTER PLAN IMPLEMENTATION COMMISSION: The Board is in receipt of a letter from Mrs. Marjorie Temple submitting her resignation from the MPIC due to increased duties of her family life.

VOTED: To accept Mrs. Temple's resignation with regret and thanks and inform her by letter.

Page 2  
April 22, 1975

The Board reviewed the questionnaire which the MPIC would like to distribute at Town Meeting relative to the Central Business District.

VOTED: To approve the questionnaire as revised by Mr. Childs.

APPEALS BOARD DECISION: The Board is in receipt of a copy of the Appeals Board Decision relative to filling of Flood Plain Land by Mr. Marvin. The decision is in the negative.

INDUSTRIAL BOARD ARTICLE:

VOTED: To send a letter to the Industrial and Development Board stating that the Planning Board feels that the development of the parking in the rear of Town Hall is appropriate.

The meeting was adjourned at 10:00 p.m.

Respectfully submitted,



Kenneth M. Childs, Jr.  
Secretary - Pro Tem

MEDFIELD PLANNING BOARD  
May 13, 1975

Members present: Mrs. Munsey, Messrs. Childs and Standley.

The meeting was called to order at 8:07 p.m. by the Chairman, Mrs. Munsey, and the following business was transacted:

PLANS UNDER SUBDIVISION CONTROL NOT REQUIRED:

- (1) Plan of Land off Main Street, owned by R. K. McCarthy & Co., drawn by Paul N. Robinson, revising lot lines.

VOTED: To sign the above-described plan which is dated April 28, 1975.

- (2) Plan of Land off Bridge and West Streets, owned by W & W Realty Corporation, drawn by Web Engineering, dated January 7, 1975, containing twenty-two lots.

VOTED: To sign the above-described plan.

The meeting was adjourned at 8:25 p.m.

Respectfully submitted,

  
Kenneth M. Childs, Jr.  
Vice Chairman

MEDFIELD PLANNING BOARD  
 May 19, 1975

Members present: Mrs. Munsey, Messrs. Childs, MacDonald, McCullough and Standley.

The meeting was called to order at 8:05 p.m. by the Chairman, Mrs. Munsey, and the following business was transacted:

DESIGNS AND DEVICES: Mr. McCullough will invite Mr. Peter Kemble of Designs & Devices to the Planning Board meeting May 27, 1975, to discuss the standard graphics program. Mrs. Minesinger and a member of the Industrial Commission will also be invited to attend.

PLANNING BOARD MEETING:

VOTED: To meet on May 27th in view of the Memorial Day holiday which falls on the regular meeting date.

PLANS UNDER SUBDIVISION CONTROL NOT REQUIRED: Inasmuch as the Form 1 and additional copies of the Plan of Land for a lot off West Mill Street, owned by P & D Contractors, drawn by Pilling Engineering Company, 26 Norfolk Street, Dedham, Mass., were received, it was

VOTED: To sign the plan as above-described.

HASTINGS & GAUTREAU: The \$990 invoice which was paid by the Planning Board for the acceptance plans of streets in the Hastings & Gautreau area has now been debited to the Hastings & Gautreau Account which we hold for the completion of this area.

12 LEE ROAD: Mrs. David Steinberg has falling rocks in front of her home at 12 Lee Road and would like to have this investigated.

VOTED: To request that Mr. Burr investigate this.

CAROL ANN DRIVE: The Planning Board read in the newspaper that the Selectmen have voted to call the Carol Ann Drive bond.

MPIC INDUSTRIAL QUESTIONNAIRE COMMENTS: The Board is in receipt of a tabulation of the MPIC Industrial questionnaire and comments. This will be routed to the Planning Board members for their information.

INDUSTRIAL STUDY: The Board discussed the invoice received from Metcalf & Eddy for work on the Industrial Study.

Page 2  
May 19, 1975

VOTED: To send a letter to Mr. Woglom requesting that someone come before the Board on June 2, 1975, with a progress report.

CHANGE NAME OF HOSPITAL ROAD: The Board is in receipt of a memorandum from the Executive Secretary advising that the name of Hospital Road from its intersection with new Route 27 to the Sherborn line has been changed to North Meadows Road. No action required.

PLACEMENT OF HYDRANTS: The Board is in receipt of a memorandum from the Superintendent of Streets, Water & Sewer relative to changing the location of hydrants in new subdivisions.

VOTED: To thank Mr. McCarthy for his suggestion and to request a sketch illustrating the placement of hydrants.

ZONING ENFORCING OFFICER: The Board has received copies of the following letters from the Zoning Enforcing Officer:

Violation of Earth Removal Bylaw by Mr. Robert Goldberg  
Violation of Sections 5.4.1.10 and 13.10.2c by Tricolor Corporation  
Violation of Town Zoning Bylaw restoring of House Trailer by Mr. John E. Varnum, Jr.

No Planning Board action required.

PLANNING BOARD LIAISONS: The Planning Board liaison list for 1975/76 is as follows:

Selectmen .....	Mr. Childs
Housing Authority .....	Mr. Childs
Superintendent of Streets .....	Mr. Childs
Building Inspector .....	Mr. Childs
Assessors .....	Mrs. Munsey
Board of Health .....	Mrs. Munsey
Warrant Committee .....	Mrs. Munsey
Water & Sewer Board .....	Mrs. Munsey
School Committee .....	Mr. MacDonald
Historical Commission .....	Mr. MacDonald
Park & Recreation Commission .....	Mr. McCullough
Master Plan Implementation Commission .....	Mr. McCullough
Industrial & Development Commission .....	Mr. McCullough
Zoning Board of Appeals .....	Mr. Standley
Conservation Committee .....	Mr. Standley

Page 3  
May 19, 1975

ZONING BOARD OF APPEALS HEARING: The Board is in receipt of a notice of a hearing by the Zoning Board of Appeals re minibike and motorbike trails and a school as a membership club. Mr. MacDonald will represent the Board at this hearing.

PILGRIM LANE: At Mr. Rosenfeld's verbal request, the Planning Board had an inspection made of Pilgrim Lane from Station 9+68.37 to Station 13+58.17. As a result of the inspection, it was

VOTED: To set surety on Pilgrim Lane from Station 9+68.37 to Station 13+58.17 at \$16,000 for a one-year period. Acceptance of this surety would release lots 29B, 30B, 31A, 32A and 44B from the covenant.

VOTED: To inform Mr. Rosenfeld by letter.

PLANS OF LAND OFF ROUTE 27: The Board is in receipt of two plans under Subdivision Control not required for land off Route 27. This land is owned by Mr. Basile. Parcel 1 is the location of Friendly Ice Cream.

VOTED: To send a letter to Mr. Burr requesting that the Planning Board see the covenant which would provide additional parking required by the Zoning Bylaw. The Board will also request that Mr. Burr bring them up to date as to how the points which were in the Board's letter of January 6, 1975, were covered.

ROLLING LANE PROPOSED NEW SUBDIVISION: The Board is in receipt of a memorandum from the Conservation Commission stating that the area is subject to the Wetland's Act and a hearing would be necessary if or when all other town approvals were granted.

No action required.

There being no further business to come before the Board, the meeting was adjourned at 9:45 p.m.

Respectfully submitted,

*Donald J. MacDonald*

Donald J. MacDonald  
Secretary

## MEDFIELD PLANNING BOARD

Minutes of May 27, 1975

Members present: Mrs. Munsey, Messrs. Childs, McCullough and Standley. Others attending: Mr. Peter Kemble and Ms. Carol Bradley; Mrs. Minesinger; Messrs. Basile, Spada, Attorney for Friendly, Messrs. Burr and Palumbo.

The meeting was called to order at 8:00 p.m. by the Chairman, Mrs. Munsey and the following business was transacted:

MINUTES: VOTED: To accept the minutes of March 24, April 1, 7, 14, 22, May 13 and 19.

DESIGNS AND DEVICES: Mr. Peter Kemble and Ms. Carol Bradley of Designs & Devices came before the Board and presented a series of slides showing Medfield's signs. Mr. Kemble said that gas station signs are out of proportion as far as size is concerned. The height of signs could be lowered. Another problem which Mr. Kemble noted was signs above roof tops. Mr. Kemble felt that lack of visual definition of parking lots is a real problem. He cited the Gross Building as an area which would be improved by eliminating the parking in front and putting in benches and kiosks. Mr. Kemble also noted that many signs duplicate each other and these could be eliminated.

Mr. Kemble felt that we should categorize more precisely definitions stating where signs should go on building facades, including scale.

Mrs. Munsey asked how these ideas can be put into some language which can be understood and which would stand up in Court.

Mr. Kemble stated that the poster presentation which he recommends could be designed as a passout at Town Meeting and could illustrate design problems and concepts and include ideas about the proper scale of signs.

FRIENDLY ICE CREAM: Messrs. Basile, Spada, an Attorney for Friendly, Burr and Palumbo appeared before the Board to present the covenant for parking overflow from the Friendly parking lot to Parcel 2 of Mr. Basile's land. Mr. Childs and Mr. Spada worked together to compile the number of parking spaces required under the Zoning Bylaw revision. Under current zoning 46 parking spaces were required. Under the new Zoning Bylaw 33 parking spaces are required. The Board will follow the new Zoning on the parking requirement.

Mr. Spada spoke about the lighting on the Friendly lot. He said that the lighting would be controlled within the building by circuit breakers. All lights will be directed toward the building except one.

Page 2  
May 27, 1975

Mr. Spada said Friendly will be glad to follow any town directive regarding lights should they wish changes after the building is completed.

Mr. Basile discussed the development of Parcel 2. The Board suggested that the proposed building be set closer to the road and that all parking be behind the building. The Board also pointed out to Mr. Basile that the entrances and exits must be one way and cannot be more than 20 feet in width.

Mr. Basile said he would landscape to the road.

PLANS UNDER SUBDIVISION CONTROL NOT REQUIRED:

VOTED: To sign plan of land in Medfield, dated May 13, 1975, by Landmark Engineering for one parcel off Route 109 and 27. This land is owned by Mr. Basile.

VOTED: To sign Plan of Land in Medfield, dated April 17, 1975, drawn by Landmark Engineering containing three parcels off Route 27. This land is owned by Mr. Basile.

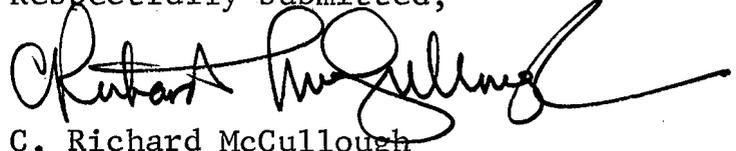
VOTED: To sign plan of land in Dover/Medfield, dated January 31, 1975, and revised March 3, 1975, drawn by New England Survey Service, containing lots 9, 10, 11, 12, 13 and 14, portions of this land owned by Messrs. Edgar and Taylor.

ZONING BYLAW REVISION:

VOTED: To have a letter drafted thanking Mr. Sylvia for his work on the Zoning Bylaw.

The meeting was adjourned at 10:45 p.m.

Respectfully submitted,



C. Richard McCullough  
Secretary Pro-Tem

MEDFIELD PLANNING BOARD  
Minutes of June 2, 1975

Members present: Mrs. Munsey, Messrs. Childs, MacDonald and Standley. Others attending: Mr. Woglom, Mrs. Minesinger and Mr. Rosenfeld.

The meeting was called to order at 8:07 p.m. by the Chairman, Mrs. Munsey, and the following business was transacted:

PROGRESS REPORT - INDUSTRIAL STUDY: Mr. Woglom appeared before the Board to present a Progress Report on the Industrial Study being conducted by Metcalf & Eddy.

Mr. Woglom stated that the traffic and parking counts have been completed and that the MPIC questionnaire results have been received.

Mr. Woglom said that the completed Industrial Study could be expected in early September.

MPIC APPOINTMENTS: The MPIC terms of Messrs. Stanley Rossier, Robert Finn and Ward Smith will terminate on June 28th.

VOTED: To have the Planning Board Assistant check with Messrs. Rossier, Finn and Smith to inquire if they would like to be reappointed.

The names of Alex Smith, Jr., and George McFaul were introduced as possible candidates. The talent bank will be checked to see if there are any people who expressed an interest in the MPIC.

BOARD OF APPEALS HEARING - MINIBIKE AND MOTORCYCLE CLUB: Mr. MacDonald reported that he had attended the Board of Appeals hearing on May 29th relative to a minibike and motorcycle club and school. Mr. MacDonald said there were about 225 interested persons attending the hearing, the majority of which appeared to be in opposition.

CENTER FOR CREATIVE ARTS: It has been brought to the Board's attention that the Center for Creative Arts is in the planning stage for a building wherein dance, ballet and gymnastic lessons could be given. A site in the center of Town was discussed; however, it was felt that there might be a parking problem.

Mrs. Munsey will respond by telephone and state that it was the consensus of the Planning Board that such a facility could be an asset to the center of Town.

LAYOUT OF FARM STREET: The Board is in receipt of a letter from Mr. William McCarthy, Superintendent of Streets, Water & Sewer, suggesting that the Board recommend that Farm Street be laid out by the County.

Mr. Childs will ascertain the procedure for this.

VOTED: To send a letter to Mr. McCarthy stating that Mr. Childs will be investigating the layout of Farm Street and will be in touch with Mr. McCarthy for assistance.

PLANS UNDER SUBDIVISION CONTROL NOT REQUIRED: Mr. Rosenfeld presented a Plan of Lots in Medfield, dated June 2, 1975, drawn by Guerriere & Halnon, containing three lots off Pilgrim Lane.

VOTED: To sign the plan on the condition that the note reading, "Lots 29B, 30B and 44B, as shown hereon, conform to the Town of Medfield Zoning Regulations and are now to be considered as building lots," be removed.

Mr. Rosenfeld showed the Board a plan which he is contemplating having drawn for the Board's signature. The Board will take this proposed plan under advisement.

Mrs. Willis will check the minutes to see what the final vote was relative to the completion of streets in Stagecoach Estates.

RETURN OF SURETY FOR STREETS ACCEPTED AT 1975 TOWN MEETING:

Delapa Construction

VOTED: To return Norfolk County Trust Company Savings Acct. No. 057-71919 in the amount of \$500 plus interest to Mr. Anthony Delapa. This account covers surety held to complete Fieldstone Drive from Station 0+60 to 1+53.24 and Eastmount Road from Station 2+50 to Station 6+64.

VOTED: To advise Mr. Delapa of this vote.

Noon Hill Estates

VOTED: To return Peerless Insurance Company Bond No. S-48-75-79 in the amount of \$2,000 covering Nauset Street from Station 0+0 to Station 13+55.43, and Peerless Insurance Company Bond No. 44-71-59 in the amount of \$2,000 covering Indian Hill Road from Station 14+00 to Station 38+00, to Hoover Realty Trust.

VOTED: To notify Mr. Calvin Colwell of Hoover Realty Trust of the above vote.

June 2, 1975

Page 3

HEALD HOMES TRUST:

VOTED: To return Needham Cooperative Bank Acct. No. 60822 in the amount of \$2,000 and Acct. No. 68309 in the amount of \$500 as work has been completed on The Paddock Lane from Station 21+32 to 25+19.46 and Surrey Run from Station 25+67.34 to 28+83.

VOTED: To advise Mr. Henry Heald of Heald Homes Trust, of the above vote.

*Return of Funds to Hastings & Gautreau*

VOTED: To send a letter to Town Counsel requesting the proper procedure for returning the funds in the Hastings & Gautreau account which were not used to complete the construction of streets in Harding Estates and to return surety to Vardie Construction Company which has gone into bankruptcy.

copy of a

WALES DEVELOPMENT CORP.: The Board is in receipt of a letter from Wales to the Building Inspector regarding the Cease and Desist Order pertaining to illegal earth removal.

No Planning Board action required.

LIAISONS TO OTHER COMMITTEES: The list of liaisons was approved and the committees will be notified.

STANDARD GRAPHICS: It appears that Patricia Gannon's Restaurant will soon erect a new sign.

VOTED: To send a letter to Mr. Francis Iorio, Medfield Restaurant Co., 258 Main Street, requesting that he meet with the Board to review his signage and landscaping plans.

THE PADDOCK LANE: The Board is in receipt of a letter from Norwood Engineering requesting permission to have the owner install two catchbasins and 38' of 12" drain pipe as designated on "Hatch Act" Plan, dated May 30, 1975, and drawn by Norwood Engineering.

VOTED: To send a letter to Norwood Engineering stating that the Planning Board approves the plan showing two additional catchbasins and 38' of 12" drain.

Page 4  
June 2, 1975

METCALF & EDDY INVOICE:

VOTED: To approve the Metcalf & Eddy invoice in the amount of \$2500 for payment.

There being no further business to come before the Board, the meeting was adjourned at 10:35 p.m.

Respectfully submitted,

*Donald J. MacDonald*

Donald J. MacDonald  
Secretary

## MEDFIELD PLANNING BOARD

June 9, 1975

Members present: Mrs. Munsey, Messrs. MacDonald, McCullough and Standley. Others in attendance: Mr. Francis Iorio, Mr. Huna Rosenfeld, Mr. Carlton Cheney.

The meeting was called to order at 8:00 p.m., Monday, June 9, 1975, and the following business was transacted:

PATRICIA GANNON'S RESTAURANT: Mr. Francis Iorio of Patricia Gannon's Restaurant, came before the Board at the Board's request to discuss signage and landscaping of his restaurant. Mr. Iorio said he planned to have a 10x10 wooden sign erected in the island in front of his restaurant.

He said he planned to landscape the building to improve its appearance; however, due to the cost of the project, it might have to be postponed for a while.

The Board suggested that plantings be placed delineating the parking lot from the street and that a smaller sign would be less expensive and more appropriate.

STAGECOACH ESTATES: Mr. Huna Rosenfeld appeared before the Board and requested that a document be signed by the Board.

VOTED: To sign a document reading as follows: "To Whom It May Concern: In reference to a Plan Showing Revised Lots in Medfield, Massachusetts, dated March 31, 1969, drawn by Bowie Engineering Co., of 707 Main Street, Millis, and recorded at the Norfolk Registry of Deeds as Plan #940 of 1969, Plan Book #226, we, the Planning Board of Medfield, Massachusetts, herewith certify that the only reason Lot #28A was not to be considered a building lot at that time was because it had insufficient frontage. In addition, we waive and withdraw the condition that Lot #28A be conveyed to David and Catherine Bramman."

CARLTON CHENEY - FARM STREET: Mr. Cheney asked the Board if he could make two building lots from four acres-plus of land off Farm Street which has 317 feet of frontage. The Board explained that the frontage was adequate but that at the setback there would have to be 175 feet for each lot.

Mr. Cheney will have his land measured at the setback and report his findings to the Board.

Page 2  
June 9, 1975

MINUTES: VOTED: To accept the minutes of May 27th and June 2nd as revised.

MPIC CANDIDATES: Possible candidates for MPIC appointments were discussed. As soon as it is determined how many vacancies are to be filled, the selection will be finalized.

The meeting was adjourned at 9:45 p.m.

Respectfully submitted,

*Donald J. MacDonald*

Donald J. MacDonald  
Secretary

MEDFIELD PLANNING BOARD  
June 16, 1975

Members present: Messrs. Childs, McCullough and Standley.

The meeting was called to order at 8:00 p.m. by the Vice Chairman, Mr. Childs, and the following business was transacted:

STANDARD GRAPHICS CONSULTANT - Designs & Devices: Mr. McCullough reported that he had received a revised proposal from Designs & Devices for a not-to-exceed \$3,900 fee, which would include a slide presentation portraying the "before and after" of Medfield's signs.

VOTED: To approve expenditure of \$900 additional dollars on a not-to-exceed \$3,900 fee to complete the standard graphics study, including slide presentation.

VOTED: To draft a letter to Designs & Devices setting forth results of above vote.

A telephone call was received by Mrs. Willis from Mr. Iorio stating that he would like to cooperate with the Board and have the size of his sign in accordance with the specifications of our standard graphic consultant.

Mr. McCullough will call Designs & Devices and request that they write Mr. Iorio a letter setting forth suggestions as to sign size and location.

PLAN UNDER SUBDIVISION CONTROL NOT REQUIRED: A Plan of Land to be acquired by the Town of Medfield, Massachusetts, dated December 20, 1974, drawn by Cheney Engineering Company, was received by the Board for signature.

VOTED: To authorize Mr. Kenneth M. Childs, Jr., Acting Chairman, to sign the above plan for the Board.

CAROL ANN DRIVE: The Board is in receipt of a copy of a letter from Francis J. Donahue, Bonding Attorney, Commercial Union Assurance Companies, to Charles Fuller, Jr., Town Counsel, requesting a cost estimate of work to be completed on Carol Ann Drive be submitted to the Insurance Company. The Board would like to have the cost of the inspection and possible cost of working out this estimate.

VOTED: To request that Whitman & Howard inspect Carol Ann Drive with Mr. William E. McCarthy, Superintendent of Streets, Water & Sewer and submit a cost estimate of work to be completed on Carol Ann Drive.

June 16, 1975  
Page 2

MOR SE DRIVE: Mrs. Willis received a telephone call from Mr. John Morley requesting that Morse Drive be inspected so that the lots can be released from the covenant and the street accepted by the Town.

VOTED: To request that Whitman & Howard inspect Morse Drive with Mr. McCarthy.

PILGRIM LANE: The Board is in receipt of Workingmen's Cooperative Bank Book No. 21-34612, in the amount of \$16,000 and assignment to the Town of Medfield, for release of lots 29B, 30B, 31A, 32A and 44B on Pilgrim Lane from the covenant.

VOTED: To accept the bankbook as above stated and sign the release of lots.

PLANNING BOARD SUMMER SCHEDULE:

VOTED: To meet on June 30, July 14, July 28, August 11, August 25 and September 8 during the summer months.

The meeting was adjourned at 8:45 p.m.

Respectfully submitted,



C. Richard McCullough  
Secretary Pro-Tem

MEDFIELD PLANNING BOARD  
June 30, 1975

Members present: Mrs. Munsey, Messrs. Childs, MacDonald, McCullough and Standley.

The meeting was called to order at 8:00 p.m. by the Chairman, Mrs. Munsey, and the following business was transacted:

MINUTES:

VOTED: To accept the minutes of June 16, 1975, as amended.

DESIGNS & DEVICES: Mr. McCullough reported that he had spoken with Mr. Peter Kemble of Designs & Devices relative to suggestions for signage for Patricia Gannon's Restaurant. Mr. Kemble sent a letter to Mr. Iorio, a copy of which was received by the Board. Mr. McCullough called Mr. Kemble after receipt of this letter and requested that more specifics be sent to Mr. Iorio as to sign size. Mr. Kemble agreed to do this.

An appointment with Designs and Devices at 8:30 p.m., July 14th, will be confirmed.

VOTED: To approve for payment all Designs & Devices invoices, but to release only the check for Phase I.

Mrs. Willis will notify the Treasurer's Office relative to the procedure to be followed.

MPIC APPOINTMENTS: The Board would like to have the following information for persons being considered for MPIC appointments:

- Length of residence in town
- Address
- Occupation
- Past experience which might be relevant to master planning

Mrs. Willis will gather this information for the candidates and send to Board members for their review.

CAROL ANN DRIVE: The Board is in receipt of a record from Whitman & Howard setting forth the estimate for work to be done on Carol Ann Drive.

VOTED: To send a letter to the Selectmen, with a copy to Messrs. Fuller, McCarthy and Sullivan, setting forth Whitman & Howard's report, modified by the Board which states that \$16,900 is needed to complete Carol Ann Drive. The Board is holding a bond in amount of \$8,000.

June 30, 1975

Page 2

MORSE DRIVE: The Board is in receipt of a report from Whitman & Howard setting forth work to be completed before Morse Drive can be accepted as a Town way. Mr. Childs will edit the report.

VOTED: To send a letter to Mr. John S. Morley, with copies to Messrs. Arthur and Michelle Stivaletta and William E. McCarthy, setting forth items which do not meet Town specifications. According to our estimate \$1,876 will be required to complete Morse Drive.

HASTINGS & GAUTREAU-HARDING ESTATES: Mr. McCarthy will be requested to send the Board a letter stating that all invoices to be charged against the Hastings & Gautreau account have been charged and that the work has been satisfactorily completed. Upon receipt of Mr. McCarthy's letter in the affirmative, Mrs. Willis will discuss the mechanics of this transaction with the Treasurer.

SELECTMAN, RYE, N.H.: A copy of the warrant containing the Zoning Bylaw revision will be sent to Mr. Robert B. Goss, Selectmen, Rye, N. H., 03870.

INDUSTRIAL STUDY: It was reported that Mrs. E. Levin, planner for Metcalf and Eddy, has been to Medfield several times in the past few weeks accumulating data for the Industrial Study.

VIOLATION OF HATCH ACT - GARRY DRIVE: The Board is in receipt of copies of correspondence relative to the filling of wetlands in the Garland Estates area. No Planning Board action required.

INDUSTRIAL & DEVELOPMENT COMMISSION: The Board is in receipt of the minutes of the Industrial & Development Commission meeting held on June 10, 1975. No Planning Board action required.

WHITMAN & HOWARD:

VOTED: To approve for payment two Whitman & Howard invoices in the amount of \$98.76 and \$117.98.

PLAN AND PROFILE OF EVERGREEN WAY: Mr. Frank Gobbi, Gobbi Construction Company, requested a copy of the plan and profile of Evergreen Way. The Board will permit Mr. Gobbi to purchase a copy of the plan.

COST OF INSPECTIONS: Mrs. Willis was requested to determine the cost of an average inspection to ascertain that the fee schedule is in line with the cost of services.

June 30, 1975

Page 3

NEW STATE LAW: Mrs. Willis was requested to obtain a copy of the new state law prohibiting a subsurfaced drain within 75 feet of a septic system.

ADDITIONS TO PLANNERS HANDBOOK: The Board is in receipt of additions to the Planners Handbook sent by the Massachusetts Federation of Planning Boards.

Mr. Standley will review these revisions.

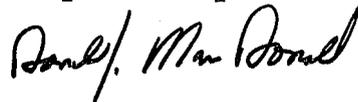
BOARD OF APPEALS HEARINGS: Notification was received of two Board of Appeals hearings to be held on July 10, 1975:

8:00 p.m. Mr. Walter R. Nye - additional apartment

8:20 p.m. Mr. Fred Uvezian - storage of vehicles

There being no further business to come before the Board, the meeting was adjourned at 9:15 p.m.

Respectfully submitted,



Donald J. MacDonald  
Secretary

MEDFIELD PLANNING BOARD  
July 14, 1975

Members present: Mrs. Munsey, Messrs. Childs, MacDonald, McCullough and Standley. Others attending: Ms. Carol Bratley, Messrs. Peter Kemble and Robert Luchetti.

The meeting was called to order at 8:05 p.m. by the Chairman, Mrs. Munsey, and the following business was transacted:

REPORT OF BOARD MEMBERS: Mr. Standley, liaison to the Conservation Commission, reported that there will be a Notice of Intent Hearing on July 17th at 7:30 p.m. relative to the filling of land in the Heald development. No Planning Board member will be able to attend this hearing.

Mr. Standley reported that he had reviewed the Planners Handbook revisions and felt that the forms should be considered when next revising our Land Subdivision Rules & Regulations.

Mr. McCullough reported that he had received a verbal report of the Park & Recreation Commission's recent meeting.

Mrs. Munsey reported that she had attended the Board of Appeals meeting on July 10th. The petition of Walter Nye to alter his three-apartment complex to four apartments was heard and Mr. Uvezian's request to allow the storage of trucks in a garage on his property was heard. No Planning Board action required.

MPIC APPOINTMENTS: The Board will postpone making MPIC appointments until a later date.

HASTINGS & GAUTREAU/HARDING ESTATES: The Board is in receipt of a letter from Superintendent of Streets, Water & Sewer, William E. McCarthy, stating that the Street Department has completed work in Harding Estates and all expenses for the work have been charged and paid for from the Hastings & Gautreau Accounts. The Planning Board will arrange to have unused funds returned to the Receiver.

MINUTES OF MEDFIELD INDUSTRIAL AND DEVELOPMENT COMMISSION: In response to the Industrial Board's Minutes of June 10, 1975, it was

**VOTED:** To send a letter to the Industrial Commission directing their attention to the Land Subdivision Rules & Regulations of the Town of Medfield requirement on page 6, Section 3.4.2 and Figure 1 on page 65 that industrial areas require underground utilities in the street.

July 14, 1975

Page 2

CARLTON CHENEY - FARM STREET: In accordance with the Board's request, Mr. Cheney reported to the Planning Board Office that his engineer measured 329 feet at the 40-foot setback of his lot abutting Farm Street. No Planning Board action required.

NOTICE OF INTENT HEARING: The Conservation Commission will hold a notice of intent hearing re the Heald property July 17 at 7:30 p.m.

DESIGNS & DEVICES: Messrs. Kemble, Luchetti and Ms. Bratley presented some comparison slides for the Board's review. They also presented a working draft of the Design and Regulations of Signs in the Town of Medfield, Massachusetts.

The Board will study the draft and discuss their comments at the next Planning Board meeting. Mr. Kemble would like to have the Board's reaction to painted signs. The question of the legality of Planning Board approval for signs was discussed.

PLAN UNDER SUBDIVISION CONTROL NOT REQUIRED:

VOTED: To sign a Plan of Land in Medfield, Mass., dated June 9, 1975, drawn by Cheney Engineering Co., and purchased by Radio Frequency Corporation, Park Street.

HOUSE BILL NO. 914: The Board is in receipt of House Bill No. 914 which is an act restricting construction and maintenance of certain sewerage disposal needs. A copy of this Act has been forwarded to the Board of Health.

PINECREST ESTATE PRELIMINARY PLAN OF LAND OFF ROUTE 27: The Board is in receipt of a Preliminary Plan of Land dated July 14, 1975, from Mandu, Inc. The plan will be referred to Whitman & Howard for review. Copies will be distributed to the Board of Health, Conservation Commission, Police Chief, Fire Chief, Water & Sewerage Board and Superintendent of Streets, Water & Sewer for review and comments.

The Board must make a reply to Mandu on this plan on or before September 12, 1975.

MASSACHUSETTS RESIDENTIAL PROGRAMS: The Board has received an inquiry from Massachusetts Residential Programs, through the building inspector. This is a private, nonprofit corporation the purpose of which is to house six to eight retarded children with a staff of two in attendance at all times. There will be some educational services on the premises. This property is located at 85 Adams Street. Mrs. Munsey will make further inquiry into this project.

Page 3  
July 14, 1975

AGENT FOR BOARD: At the Planning Board meeting held on June 16th, the Board voted to authorize Mr. Kenneth S. Childs, Jr., Acting Chairman, to sign a plan of land acquired by the Town of Medfield from Mr. White, dated December 20, 1974, drawn by Cheney Engineering Company as agent for the Board.

VOTED: To record a certificate in the Norfolk County Registry of Deeds stating that Mr. Kenneth M. Childs, Jr., was authorized to sign the above-described plan as agent for the Board.

CAROL ANN DRIVE: The Board is in receipt of a copy of a letter to Arthur Stivaletta from Superintendent of Streets, Water & Sewer, William E. McCarthy, requesting that the Town be notified prior to work being done on Carol Ann Drive.

The meeting was adjourned at 10:45p.m.

Respectfully submitted,



Donald J. MacDonald

## MEDFIELD PLANNING BOARD

July 28, 1975

Members present: Mrs. Munsey, Messrs. Childs, MacDonald, McCullough and Standley.

The meeting was called to order at 8:00 p.m. by the Chairman, Mrs. Munsey, and the following business was transacted:

MERLON SPENDER'S PROPERTY: Mr. Spender appeared before the Board to present a Plan of Land under Subdivision Control not Required for the Board's review. This plan contains land between Camelot Land and Route 27. The Board noted that the lot sizes and frontages did not meet Medfield's current zoning requirements and suggested that, should Mr. Spender wish to pursue the plan as drawn, he request a hearing with the Board of Appeals.

PLANNING BOARD MEETING: The next Planning Board meeting will be August 11, 1975.

LEWIS PLAN OF LAND UNDER SUBDIVISION CONTROL NOT REQUIRED: Mr. John Lewis and his attorney, George M. Dallas, appeared before the Board and presented a Plan of Land in Medfield, drawn by Cheney Engineering Company, and revised on July 10, 1975. Messrs. MacDonald and McCullough will review the plan and report their findings to the Board.

FLOOD INSURANCE PROVISIONS: Mrs. Willis was directed to obtain a copy of Flood-Proofing Regulations published by the U. S. Army Corps of Engineers. Presently Medfield is under the emergency Flood Insurance program.

Camp, Dresser & McGee will be making a study of Medfield's flood lands so Medfield can qualify for the regular Flood Insurance program.

DEVELOPMENT AND INDUSTRIAL COMMISSION: Mr. McCullough reported that he had received a copy of the minutes of a recent Industrial Commission meeting and had a question as to Metcalf & Eddy's intention regarding signage in the Industrial Study.

Mrs. Willis will check with Mrs. Levin to clear up the situation.

TRI-COLOR: Mrs. Munsey reported that she had attended a Selectmen's meeting relative to the controversy involving a trailer on a foundation by Tri-Color Company.

Page 2  
July 28, 1975

Mrs. Munsey said the Selectmen requested a statement of Planning Board intent at the time the Bylaw was written regarding Trailers.

This statement will be presented to the Selectmen - which will include "a unit designed to be occupied, constructed on a chassis of any length," after approval by Mrs. Munsey.

Mrs. Willis will check with the Town Clerk to determine what information she has on file under the Uniform Commercial Code.

DESIGNS & DEVICES DRAFT: The Board has basic questions on Designs & Devices drafted proposal of Sign Regulations. The questions are on application and enforcement. Mr. McCullough will check the contract and determine if the payment for Phase II should be made.

PINECREST ESTATES - PRELIMINARY PLAN COMMENTS: The Board is in receipt of a report from Whitman & Howard on the Preliminary Plan of Pinecrest Estates. The Board is also in receipt of a memorandum from the Police Chief stating that the names of the streets within the proposed subdivision are all too similar to streets already in existence. The Fire Chief concurs with this. A memorandum was also received from the Foreman of the Water Department.

Comments from all departments concerned will be sought and put together in a letter to be sent to Mandu, Inc., at the earliest possible date.

ARD RIGH ESTATES - II: The Police Chief has requested that the street in Ard Righ Estates II be named.

VOTED: To send a letter to Dover Development requesting a suggestion for the name of this street.

RETURN OF SURETY: The Board is in receipt of a letter from Martin & Appelstein advising the Board that Mr. Vardie L. Taylor has assigned all interest in and funds which he has deposited with the Town of Medfield to Mr. Appelstein.

VOTED: To return Harding Estates surety in the amount of \$3,070, (~~plus interest~~) and request that the Treasurer make the check payable to Vardie L. Taylor, Bruce Richards and Edward H. Appelstein and send check to Vardie L. Taylor.

*This note rescinded  
10/25/76 M.E.W.*

Page 3  
July 28, 1975

PLAN UNDER SUBDIVISION CONTROL NOT REQUIRED: The Board is in receipt of a Plan under Subdivision Control not Required for three lots on South Street, owned by Ralph M. Costello. This plan was drawn by Blackstone Valley Survey & Engineering, Inc., 302 Upton Road, Grafton, Massachusetts, and dated July 11, 1975.

VOTED: To sign plan as above-described.

The Board signed the Plan.

REMOVAL OF GUARD RAIL - ROUTE 27: The Planning Board received a memorandum from the Selectmen asking their opinion relative to the removal of 85 feet of guard rail on Route 27.

VOTED: To suggest that only 20 feet of guardrail be removed for safety purposes until filling is completed.

SHARON PLANNING BOARD: The Board is in receipt of a letter from the Sharon Planning Board requesting a copy of Medfield's impact statement requirements.

VOTED: To send a copy of the Land Subdivision Rules & Regulations to Sharon and request that when their new Rules & Regulations are issued that a copy be sent to Medfield.

BANKRUPTCY - MARC, INC.: The Board has received a statement of bankruptcy relative to Marc, Inc. No action required.

The meeting was adjourned at 10:20 p.m.

Respectfully submitted,



Donald J. MacDonald  
Secretary

MEDFIELD PLANNING BOARD  
August 18, 1975

Members present: Mrs. Munsey, Messrs. Childs and MacDonald.

The meeting was called to order at 8:00 p.m. by the Chairman, Mrs. Munsey and the following business was transacted:

PLAN UNDER SUBDIVISION CONTROL NOT REQUIRED: Mr. Ralph M. Costello came before the Board with another plan for lots on South Street. He had previously submitted a plan for these lots dated July 11, 1975 which was signed by the Board on July 28, 1975. There was a discussion on the front set-back and frontage as required by the new Zoning Bylaw. The plan was not signed.

CHANGES IN THE SUBDIVISION CONTROL LAW: Mrs. Susan Childs, a summer intern at the State House came before the Board to discuss the changes in the subdivision control law. She explained that this was only a report and not the final draft and stated that there were more changes to come and informed the Board of the changes that were made since the publication of the booklet. She stated that the name was changed to the Subdivision and Development Law. The Board discussed the changes they would like to see in the final law and also the things they did not like about the law. Mrs. Childs will relay their thoughts to the committee.

REPORT ON CAROL ANN DRIVE: Mr. Childs reported that he attended a meeting of the Selectmen, Town Counsel and residents of Carol Ann Drive and that the Selectmen voted to continue suit against the bonding company, request funds to complete the road at the next special town meeting, and the request that the Planning Board have plans, specifications, etc. drawn up by their consultant engineers.

VOTED: To ask Whitman and Howard to prepare plans and specifications for the purpose of securing bids for the completion of Carol Ann Drive.

Mr. MacDonald reported that he attended a meeting of the Meeting House Pond Committee.

DESIGNS & DEVICES DRAFTED PROPOSAL OF SIGN REGULATIONS: The Planning Board will discuss this early in September after the subcommittee has finished.

PINECREST ESTATES: In response to the Planning Board's request for comments on the preliminary plan for Pinecrest Estates, Mr. William E. McCarthy, Superintendent of Streets, Water and Sewer sent a letter which went into some detail about the drainage in that area. The Board of Health disapproved of the plan until a proper soil plan is submitted. Mr. Childs will draft a letter regarding this plan and have it ready for the next meeting on September 8th. The 60 days will be up on September 15th.

Page 2  
August 18, 1975

MPIC CANDIDATES: Action was postponed on the MPIC appointments until the next meeting in September.

LEWIS - NORTH ST. PLAN UNDER SUBDIVISION CONTROL NOT REQUIRED:

VOTED: To sign a plan of land in Medfield drawn by Cheney Engineering Co. and revised on July 10, 1975. The plan was signed.

PILGRIM LANE - PLAN UNDER SUBDIVISION CONTROL NOT REQUIRED:

VOTED: To sign a plan of land in Medfield drawn by Guerriere & Halnon, Inc. July 9, 1975 and property of Davna Corp. The plan was signed.

MASS. RESIDENCES, INC. It was noted that the house that Mass. Residences was considering has been purchased by someone else.

MORSE DRIVE: Action on the acceptance plan of Morse Drive was postponed until a later date.

RELEASE OF LOTS IN GUNHILL PARK: A Bankbook, Account No. 058-90055, Norfolk County Trust Company was received from Debra Ann Realty Corp. in the amount of \$37,500 for the release of the following lots:

Wood End Lane :	Lots, 114, 115, 116
Saw Mill Lane :	Lots, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136.

VOTED: To sign the release on the above named lots.

BASILE REQUEST FOR REMOVAL OF GUARD RAIL FENCE: No Planning Board action.

PLANNING BOARD MEETING: The next Planning Board Meeting will be September 8th.

ARD RIGH ESTATES: The Board is in receipt of a letter from Sherburne, Powers & Needham submitting names for "E" Road as shown in the subdivision plan for Phase II of Ard Righ Estates. Comments will be requested by the Planning Board from the Fire Chief, Police Chief and Superintendent of Streets regarding the submitted names.

ROUTE 109 TRAFFIC LIGHTS: A memorandum was received from Michael J. Sullivan regarding the Route 109 traffic lights and Chief Mann's response concerning this matter. The Board unanimously agrees with Chief Mann's recommendation.

Page 3  
August 18, 1975

DRIVEWAY PROPOSAL - APARTMENTS ON FRAIRY ST. In regard to a letter received from the Board of Appeals on Zoning, the Planning Board will send a letter pointing out that the driveways and parking area will have to conform to all of the standards set out in the recently enacted Zoning Bylaw.

KAYMARK DRIVE: A memorandum was received from William E. McCarthy stating the street is ready for acceptance. No action taken.

U.S. RAILWAY ASSOCIATION SYSTEM PLAN: A memorandum was received from Michael J. Sullivan stating documents are on file in the Selectmen's office. No action taken.

LARKIN - PLAN FOR PARKING:

VOTED: To send a letter to the Board of Selectmen stating that the revisions to this property should comply with the new zoning bylaw. Copies will be sent to the Building Inspector and Enforcing Officer.

WHITMAN & HOWARD: The Board approved payment of a bill for \$186.88 for engineering services in relation to the Pinecrest preliminary subdivision plan review.

Meeting adjourned at 10:25 p.m.

Respectfully submitted,



Donald J. MacDonald  
Secretary

MEDFIELD PLANNING BOARD  
September 8, 1975

Members present: Mrs. Munsey, Messrs. Childs, MacDonald, McCullough and Standley. Others attending: Mr. Thomas Costello and Executive Secretary Michael J. Sullivan.

The meeting was called to order at 8:00 p.m. by the Chairman, Mrs. Munsey, and the following business was conducted:

MINUTES: VOTED: To accept the minutes of June 9, 30, July 14 and 28th.

MORSE DRIVE: The Board is in receipt of acceptance plans for Morse Drive.

VOTED: To send a letter to Mr. McCarthy asking if Morse Drive was acceptable to him as a town way.

FIRST PARISH UNITARIAN CHURCH: The Board is in receipt of a letter requesting the Board's comments relative to the possibility of a park on land adjacent to Meeting House Pond.

VOTED: To turn this over to the MPIC and inform Mrs. Goucher of the Board's action.

CHANGE IN USE OF LARKIN PROPERTY - MAIN STREET: Mrs. Munsey reported that she met with Executive Secretary Sullivan and Building Inspector Burr to discuss the plan for the change in use of the Larkin property at the corner of Main and Miller Streets. In place of a real estate office and a residence, Mr. Larkin would like to convert his building to a bank, real estate office and doctor's office. It was determined that the proposed driveway did not comply with current zoning.

Mrs. Munsey, Messrs. Burr and Sullivan and Mr. & Mrs. Larkin met to discuss the nonconformance of the plan.

A notice has been received from the Board of Appeals relative to a public hearing on September 25, 1975, at 8:00 p.m. for a variance and/or special permit for driveway construction or reconstruction and use of building at 504 Main Street.

Executive Secretary Sullivan said that the Selectmen were acquiring information from Town Officials and Boards on this subject.

As an interim procedure to avoid this type of situation in the future, Executive Secretary Sullivan would like the Planning Board to review certain plans before permits are granted.

MEDFIELD PLANNING BOARD  
September 15, 1975

Members present: Mrs. Munsey, Messrs. McCullough & Standley. Others attending: Mrs. Minesinger.

The meeting was called to order at 8:25 p.m. by the Chairman, Mrs. Munsey, and the following business was transacted:

MPIC: Mrs. Minesinger, Chairman of the MPIC, appeared before the Board to inquire as to the status of the Commercial and Industrial Study being conducted by Metcalf & Eddy. Mrs. Levin will appear before the Board on September 29th. to present the report.

As a project for the MPIC Mrs. Minesinger suggested a review of the Capital Outlay Report to point out areas which might be out of date and would necessitate additional review. It was further suggested that the MPIC might consider alternatives as to how the various problems cited could be examined.

MPIC APPOINTMENTS: It was suggested that Alexander Smith be appointed for the one-year term which is vacant on the MPIC. It was further suggested that Mrs. Sandra Fitch, Francis or Carol Rossi, and Robert Zabe be appointed for the three-year terms, after contact by Mrs. Willis to ascertain if they are interested in the appointment.

MORSE LANE: In response to the Board's request, a memorandum has been received from Mr. McCarthy bringing the Board up to date on the construction of Morse Drive. No Planning Board action taken.

MEETING HOUSE POND PARK: The Planning Board is in receipt of a memorandum from M. E. Bancroft, MPIC representative to the Meeting House Pond Study Committee.

VOTED: To answer Mrs. Goucher's letter of August 21st. stating that the Planning Board favors the idea of the town acquiring land in the Meeting House Pond area for the purposes of a town common or park.

LARKIN APPEALS HEARING: Copies of letters from the Police Chief and Superintendent of Streets were received from the Executive Secretary, relative to the proposed Larkin driveway.

VOTED: To send a letter to the Appeals Board suggesting that the entrance and exit to the proposed Larkin complex be onto Miller Street to alleviate traffic complications on Main Street.

Page  
September 15, 1975

APPLICATION FOR INSPECTION FOR USE AND OCCUPANCY: The Board is in receipt of two applications for a use and occupancy permit. Upon review of the information received, it appeared to the Board that the permits should be granted.

VOTED: To notify the Building Inspector that the Board concurs with his decision.

LOT 127 SUMMER STREET: It has come to the Board's attention that a lot on Summer Street has been subdivided without Planning Board approval.

VOTED: To send a letter to the Building Inspector that lot 127 on Summer Street is not buildable and, should a building permit be requested for this lot, it cannot be granted.

BOARD OF APPEALS DECISIONS: The Board is in receipt of two Board of Appeals Decisions; namely, Salemi, Garry Drive, request to sell and repair pedal bicycles on their property granted; and Rick's Auto Body Shop request for variance to build in sub-size lot off new Route 27 - granted.

Meeting adjourned at 10:00 p.m.

Respectfully submitted,



C. Richard McCullough  
Secretary Pro-Tem

MEDFIELD PLANNING BOARD  
September 22, 1975

Members present: Messrs. Childs, MacDonald, McCullough and Standley.  
Others attending: Messrs. John Twomey and Charles Coronis, Norwood Engineering; Messrs. Edward Stivaletta and his attorney John Morley; and Mario Musto.

The meeting was called to order at 8:00 p.m. by the Vice Chairman, Kenneth M. Childs, Jr., and the following business was transacted:

PINECREST ESTATES PRELIMINARY PLAN - DATED JULY 14, 1975: Mr. Twomey discussed the Board's September 8th. letter point by point relative to their review of the Pinecrest Estates Preliminary Plan.

Item 14 of the Board's letter of September 9, 1975, about water pipe sizes was discussed.

As a result of the discussion Mr. Twomey would like to have the Board consider waiving the 830 ft. minimum radius requirement. Mr Twomey feels that a change in this requirement would reduce the speed of vehicular traffic on the street.

Mr. Twomey would like to have the Board waive its 500-foot cul-de-sac length requirement.

The Board has requested that two of the proposed cul-de-sacs be extended to the edge of the Pinecrest Estates property so that the abutters will not be landlocked.

The Board will take Mr. Twomey's requests under advisement.

Mr. Twomey will prepare a revised plan of the extension of the two cul-de-sacs for the Board's meeting on September 29th.

MORSE LANE: Messrs. Edward Stivaletta and John Morley appeared before the Board to request that Morse Lane be accepted by the Town. Mr. Stivaletta was referred to the Board's July 1, 1975, letter setting forth those items which have not been completed.

Item No. 3 of the July 1st. letter was discussed. Mr. Stivaletta said he would stabilize the slope and plant as many yews as required to do so. The Board gave Mr. Stivaletta a verbal O.K.

The Board asked Mr. Stivaletta to notify Mr. McCarthy when he was going to do the work. When Morse Lane meets Mr. McCarthy's approval, the Planning Board will recommend it for Town acceptance.

MINUTES:

VOTED: To accept the minutes of August 18th. and September 15th.

Page 2  
September 22, 1975

INDUSTRIAL STUDY: Mrs. Willis was requested to invite the Industrial Commission to its September 29th. meeting where the rough draft of the Industrial Study will be reviewed.

LAYOUT OF STREETS: Mr. Childs reported that he had discussed the procedure of laying out a street with Mr. McCarthy. Any five citizens can petition the County Commissioners to lay out a street. The Planning Board, Selectmen and Superintendent of Streets could petition to layout Farm Street. Once laid out the Town has to expend the money to build the road. The Town still has final say before the road is completed in regard to trees, stonewalls, etc. The County pays initially; however, the Town eventually has to pay for takings and road work. The advantage of having Farm Street (or any other street) laid out is that should houses be built, they can be placed properly.

LARKIN APPEAL: The Board discussed its vote of last week on Larkin's driveway and

VOTED: To revise the Board's letter of September 15th. to read as follows: To delete "only, closing the existing Main Street egress" and add "and an entrance only from Main Street."

The above vote was recorded three in favor. Mr. McCullough opposed because he felt that any entrance from Main Street would cause additional traffic problems in the center of the Town.

SECTION 9.5.1 - ZONING BYLAW: Mr. MacDonald will review the State Statute to ascertain if the Town is covered in some way since the deletion by the Attorney General of Section 9.5.1 of the new Zoning Bylaw.

Mr. MacDonald will also review the necessity of having changes made in the Flood Plain District to include provisions for Flood Insurance.

ZONING BYLAW PRINTING:

VOTED: To order 300 copies of revised Zoning Bylaw for \$550 from Glidwell Printing Company.

ZONING MAPS:

VOTED: To sell up to 50 maps to the Junior High School if requested. Price of maps is \$2.00 each.

Page 3  
September 22, 1975

HATTERS HILL SUBDIVISION: Mr. Musto appeared before the Board to determine the ownership of the right of way where drainage from Hatters Hill will ultimately go. The Board assured Mr. Musto that the right of way he designated off Main Street could be used for drainage.

WHITMAN & HOWARD: Mrs. Willis was asked to check with Whitman & Howard as to the status of the plans and specifications for the completion of Carol Ann Drive.

SIGNS AND OUTDOOR DISPLAY STRUCTURES: The Board is in receipt of a copy of a letter from the Building Inspector to the Selectmen relative to permits for signs and Planning Board review and approval prior to issuance.

Copies of the Building Inspector's September 16th. letter and copies of the applicable sections of the Building Code will be sent to Board members and action on this letter will be taken at our next meeting.

USE AND OCCUPANCY PERMITS: The Board would like to have their remarks to the Building Inspector re use and occupancy permits in writing.

MPIC - NEW MEMBERS: Mrs. Sandra Fitch, Messrs. Frances Rossi, Robert Zabe and Alexander Smith have accepted appointments on the MPIC.

The meeting was adjourned at 10:00 p.m.

Respectfully submitted,



Donald J. MacDonald  
Secretary

MEDFIELD PLANNING BOARD  
September 29, 1975

Members present: Mrs. Munsey, Messrs. Childs, MacDonald, McCullough and Standley. Others attending: Mrs. Levin, Metcalf & Eddy; Mrs. Minesinger, MPIC; Mr. Walter Frank and four members of the Industrial Commission.

The meeting was called to order at 8:00 p.m. by Mrs. Munsey, Chairman, and the following business was conducted:

COMMERCIAL AND INDUSTRIAL IMPACT STUDY: Mrs. Levin, Planner from Metcalf & Eddy, outlined major findings of their Commercial and Industrial Impact Analysis. Questions from the MPIC, Industrial Board and the Planning Board were heard. Metcalf & Eddy expects to have the final report in the Board's hands by November 1st.

TOWN MEETING - NOVEMBER 3rd: A memorandum was received from the Executive Secretary relative to a Special Town Meeting to be held on November 3rd.

VOTED: To submit an article for the Town Meeting Warrant to amend the Zoning Bylaw by adding Section 9.5.1 "Any reconstruction of a nonconforming structure shall require a variance."

VOTED: To advertise the hearing for this Zoning Bylaw change on October 2 and 9, 1975, and hold the hearing on October 20th.

CAROL ANN DRIVE: Mrs. Willis was asked to check with Whitman & Howard to ascertain the status of the Board's request to have Plans and Specifications drawn up for the completion of Carol Ann Drive.

PINECREST ESTATES PRELIMINARY PLAN - REVISION: A revised plan of street layout and a letter dated September 29th was received from Mr. Charles Coronis relative to Pinecrest Estates. This plan will be forwarded to Whitman & Howard for review and comment.

PLAN UNDER SUBDIVISION CONTROL NOT REQUIRED - FARM STREET: The Board is in receipt of a Plan of Land in Medfield, for two lots off Farm Street, owned by Mr. Anthony Cefalo, drawn by Cheney Engineering, dated September 19, 1975.

VOTED: To sign the plan as above-stated.

The plan was signed.

JOINT DEPARTMENTAL MEETING: The Planning Board is in receipt of a request from the Executive Secretary to attend a meeting on October 9, 1975, at 7:30 p.m. at the Town Hall to discuss matters of mutual concern, and the 1976 budget. Mrs. Munsey will represent the Board at this meeting.

Page 2  
September 29, 1975

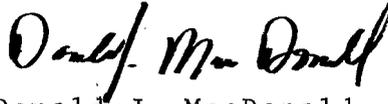
SIDEWALK STUDY COMMITTEE: The Board is in receipt of a memorandum dated September 24, 1975, from the Executive Secretary requesting that a member of the Planning Board serve on a Sidewalk Study Committee. The first meeting of this committee will be October 4, 1975, at 9:30 a.m. Mr. Childs will represent the Board at this meeting.

ZONING BYLAW REVISION: A quota<sup>b</sup> of \$550 has been accepted for the printing of 300 copies of the Zoning Bylaw accepted at the April Town Meeting.

RIGHT OF WAY: The Board is in receipt of a copy of a letter from Mr. William E. McCarthy, Superintendent of Streets, Water and Sewer relative to a right of way off Granite Street. No Planning Board action required.

PLANNING BOARD MEETING DATES: The Planning Board will not meet on Monday, October 13th, due to the Columbus Day Holiday.

Respectfully submitted,



Donald J. MacDonald  
Secretary

MEDFIELD PLANNING BOARD

October 6, 1975

Members present: Messrs. Childs, McCullough and Standley. Others attending: Messrs. George, John and Robert Basile and Mr. Burr.

The meeting was called to order at 8:00 p.m. by the Vice Chairman, Mr. Childs, and the following business was transacted:

SIDEWALK STUDY COMMITTEE: Mr. Childs reported that he attended a meeting of the Sidewalk Study Committee on Saturday, October 4, 1975. The layout of South Street to Elm Street was discussed as a part of this study. Temporary and permanent sidewalk construction was also discussed.

STATUS OF EASTMOUNT DRIVE: Mrs. Willis was requested to advise the Selectmen of the present status of Eastmount Drive.

PROPOSED COMMERCIAL BUILDING - BASILE - ROUTE 27: The Board reviewed the parking and site plan of the commercial building proposed by the Basile brothers. Mrs. Willis will check with the Fire Chief to ascertain if the fire lane requirements of this plan are adequate.

VOTED: To send a letter to Mr. Basile setting forth the fire chief's and the Planning Board's recommendations and requesting a copy of the site plan.

STATIONERY: The Planning Board does not wish to have bicentennial stationery printed.

HATTERS HILL: A letter was received from Mr. Joseph S. Kennedy relative to Hatters Hill and other surety assignments. The Planning Board Assistant will check on the following points:

1. Ascertain the unreadable signature on one of the assignments.
2. Check with Mr. Fuller to determine: (a) if the reassignment is valid; and (b) what the Board is accepting when we acknowledge receipt of these assignments.

JOINT DEPARTMENTAL MEETING: The Board suggested that Mrs. Munsey discuss the following points at the Joint Departmental Meeting:

1. Graphic Standards as number one concern.
2. New subdivisions.
3. Construction of Basile Building.

SIGNS AND OUTDOOR DISPLAY STRUCTURES: The Board is in receipt of a memorandum from the Executive Secretary submitting the Building Inspector's September 16th letter to the Selectmen including a form and fee schedule for the review of signs.

VOTED: To send a letter to the Executive Secretary with a copy to the Building Inspector stating (1) that the Planning Board feels that the proposal is a good interim solution; (2) that the Planning Board is working on this problem on a long-term basis; and (3) that the Board feels the fee structure is too low and should be altered to make the inspections self-supporting.

PINECREST ESTATES: The Board is in receipt of a letter dated October 3, 1975, from Whitman & Howard on the new street design of Pinecrest Estates.

VOTED: To request a pencil sketch from the consultant to clarify item three of the comments.

INVOICE FROM WHITMAN & HOWARD: The Planning Board is in receipt of an invoice from Whitman & Howard for work requested by the Selectmen on Carol Ann Drive.

VOTED: To send to the Selectmen for payment.

SIGN REVIEW - REQUEST FOR PALUMBO BUILDING: After review of application received:

VOTED: That the Board not approve the sign on the Palumbo Building requested, as it is not the type of sign which the Board wishes to establish for the community and is not in conformance with the preliminary draft of the Sign Bylaw which has been prepared.

SIGN REVIEW - BENJAMIN FRANKLIN BANK: The Board is in receipt of an application for two signs for the proposed Benjamin Franklin Bank. The freestanding sign does not meet current Zoning Bylaw requirements of Section 7.2.2.a(1), on page 19, of the Special Town Meeting Article of April 28, 1975.

VOTED: To send a letter to the Building Inspector stating that the freestanding Benjamin Franklin Bank sign is not in conformity with Section 7.2.2.a(1) of the current Zoning Bylaw.

PATRICIA GANNON'S RESTAURANT: The Planning Board was asked by the Executive Secretary if the conveyance to lot 74 of 64,936 sq. ft. of land as designated on Plan of Land in Medfield, dated April 28, 1975, by Paul N. Robinson, would infringe upon the covenant which provides for additional parking for Patricia Gannon's restaurant.

VOTED: To inform the Executive Secretary that upon review of the plan and prior correspondence, this conveyance will not interfere with the covenanted parking.

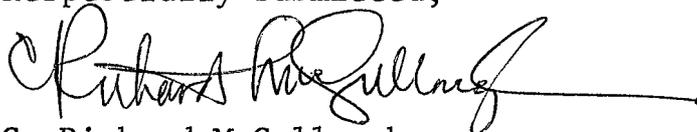
ROSSI PARKING PLAN: The Board reviewed the parking plan for Frances Cafe. The size of the parking spaces is not in conformance with the Zoning Bylaw and the Board would like to see a revised parking plan.

TRICOLOR CORPORATION: The Board is in receipt of a copy of a letter from the Executive Secretary to Tricolor Corporation ordering removal of a trailer located on the premises at 25 West Mill Street within sixty days. No Planning Board action required.

HEARING ON LAYOUT OF CAROL ANN DRIVE: The Board received a notice from the Selectmen that there will be a public hearing at 8:00 p.m., Tuesday, October 21, 1975, on the layout of Carol Ann Drive from 0+0 to 6+46.04.

The meeting was adjourned at 10:40 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "C. Richard McCullough", with a long horizontal line extending to the right.

C. Richard McCullough  
Acting Secretary

MEDFIELD PLANNING BOARD

October 20, 1975

Members present: Mrs. Munsey, Messrs. Childs, MacDonald and Standley. Others attending: Messrs. David Allan, Alfredo Zullo and John R. Sauer for the Zoning Hearing. Mr. Charles Coronis; Messrs. Colasacco of Newton.

The meeting was called to order at 8:00 p.m. by the Chairman, Mrs. Munsey, and the following business was transacted:

HEARING FOR ZONING BYLAW CHANGE: Mrs. Munsey explained the procedure of the hearing and read the advertisement which appeared in the Suburban Press on October 2 and 9 which would add the following sentence to Medfield's Zoning Bylaw - Section 9.5.1 - "Any reconstruction of a nonconforming structure shall require a variance."

Mr. MacDonald explained that the purpose of this change is to replace Section 9.5.1 proposed at the April 1975 Annual Town Meeting and ruled by the Attorney General to be in contradiction with the State Statute with a new Section 9.5.1 which is a quote from the State Statute and which would be applicable whether or not this is written into the Bylaw. The purpose for including it in the Zoning Bylaw is to bring it to the attention of the Building Inspector, the Planning Board and other parties who may be concerned.

David Allan, Alfredo Zullo and John Sauer were in attendance. Their questions were relative to the "use" of a structure and not about the structure itself.

It was explained that a "nonconforming structure" pertained to the structure - namely, lumber, mortar, bricks, etc., not the "use."

A complete transcript of the hearing is in the Zoning Bylaw file.

PINECREST ESTATES: Mr. Charles Coronis of Norwood Engineering appeared before the Board to further review the preliminary plan of Pinecrest Estates. Mr. Coronis was given a copy of Whitman & Howard's letter of October 8th which clarified the system of loop roadways which should encourage slower vehicle speed.

Mr. Coronis will present the Board with an additional plan of the roadways next Monday.

ROCKY LANE LOT: Messrs. Hugh and A. Colasacco of Newton appeared before the Board to discuss the division of a 9½-acre lot of land off Rocky Lane into two lots and the construction of a street which would make the two lots buildable. The Board stated that should

homes be built a hydrant would have to be brought in. In view of the cost of street construction, the Board suggested that a Board of Appeals hearing to waive street frontage could be requested.

PINE STREET - LEWIS PROPERTY: It was brought to the Board's attention that Mr. Lewis would like to discuss the necessity of installing water to each lot owned by him off Pine Street. Inasmuch as this is not a subdivision, the Board feels that this is a decision for the Board of Health and the Water & Sewerage Board.

ERNEST SPENCER:

VOTED: To send a message of condolence to Mrs. Ernest Spencer.

SIDEWALK COMMITTEE MEETING: Mr. Childs reported that there was a Sidewalk Committee Meeting held on Saturday, October 18th. Mr. McCarthy will determine cost figures for remedial and other sidewalks for Winter Street, Brook Street and Dale Street. The School Department will investigate the possibility of submitting additional suggestions for sidewalks.

WESTON & SAMPSON: A letter dated October 9, 1975, has been received from Weston & Sampson requesting environmental impact information relative to the proposed installation of interceptors in Charles River, Sewall Brook and Horse Brook. This will be discussed further at the next Planning Board meeting.

MEETING OF TOWN BOARDS: Mrs. Munsey reported that she attended a meeting of Town Departments and Boards. The primary concern was the budget. Other items discussed were problems with young people and their need for additional recreational facilities, the undesirability of going to Town meeting for funds for the possibility of a suit against the Commonwealth by the Housing Authority.

Mrs. Munsey also reported that the Planning Board liaison from the Warrant Committee was Ellen Gifford.

CAROL ANN DRIVE:

VOTED: To send a letter to the Selectmen recommending that the Town layout Carol Ann Drive from Station 0+0 to Station 6+46.04.

MORSE LANE: The Board is in receipt of a letter dated October 15, 1975, from Edward M. Stivaletta requesting that the Planning Board recommend Morse Lane as a public way. A memorandum has been received from Mr. William E. McCarthy dated October 16, 1975, stating that Morse Lane has been satisfactorily cleaned.

VOTED: To request a written statement from Mr. McCarthy stating that Morse Lane has been completed to his satisfaction.

STREETS FOR TOWN ACCEPTANCE: A letter will be sent to all subdividers relative to the procedure for street acceptance for the April 1976 Town Meeting.

HATTERS HILL ROAD: The Board is in receipt of a memorandum from Mr. William E. McCarthy stating that Mr. Musto will complete the drain in Main Street from the Hatters Hill Subdivision within two weeks. No Planning Board action required.

METCALF & EDDY: The Board is in receipt of a letter dated October 16, 1975, from James Woglom stating that as of October 24th he will no longer be affiliated with Metcalf & Eddy.

COMMERCIAL UNION ASSURANCE COMPANIES: The Board is in receipt of General Form Status Inquiry forms from Commercial Union Assurance Companies relative to Bond C-435397 in the amount of \$3,780 for construction of drainage on Route 109; Bond A-71083-78 in the amount of \$8,000 for subdivision work on Carol Ann Drive; and Bond A-71119-40 for subdivision work on Morse Drive (which was never received by the Planning Board) in the amount of \$1,800.

The Board will not answer these inquiries.

SUBDIVISION RULES & REGULATIONS: It was brought to the Board's attention that Subdivision Rules & Regulations are in short supply.

The meeting was adjourned at 10:15 p.m.

Respectfully submitted,



Donald J. MacDonald  
Secretary

MEDFIELD PLANNING BOARD

October 27, 1975

Members present: Mrs. Munsey, Messrs. MacDonald, McCullough and Standley. Others attending: Mr. Charles Coronis, Norwood Engineering.

The meeting was called to order at 8:00 p.m. by the Chairman, Mrs. Munsey, and the following business was transacted:

PINECREST ESTATES: Mr. Coronis of Norwood Engineering presented a revised street plan for Pinecrest Estates.

VOTED: To approve the Preliminary Plan of Pinecrest Estates as presented on revised drawing dated October 27, 1975, and to inform the applicant by letter.

MINUTES: VOTED: To accept the minutes of October 20, 1975.

CAROL ANN DRIVE HEARING: Mrs. Munsey reported that she had attended the Selectmen's hearing on Carol Ann Drive on Tuesday, October 21st.

SELECTMEN'S COORDINATING COMMITTEE: Mrs. Munsey reported that she will attend a meeting of the Southwest Area Coordinating Committee relative to transportation planning in the southwest area on October 30th.

REPORT TO TOWN MEETING: Mr. MacDonald will review the proposed Report to Town Meeting for the amendment to the Zoning Bylaw and copies will be sent to Town Clerk and Selectmen.

PLANS SIGNED: The Selectmen presented a Plan of Road Layout for Carol Ann Drive from Station 0+0 to 6+46.04, dated October 2, 1975, drawn by Whitman & Howard.

VOTED: To sign the plan.

The Board signed the plan.

The Board is in receipt of a Plan of Drain Easement in North Street to be Acquired by the Town, drawn by Cheney Engineering, dated October 21, 1975.

VOTED: To sign the plan.

The Board signed the plan.

October 27, 1975

RETURN OF SURETY TO HASTINGS AND GAUTREAU: This matter was referred to Mr. Fuller. He suggested that a letter be sent to the Trustee of the Gautreau estate as follows:

"In reference to your letter of April 26, 1972, this is to advise you that the work in Harding Estates for which the Town holds surety has been completed and \$3,807.53 has not been expended.

"You will note from the attached photocopy of assignments that these funds were not received from Joseph A. Gautreau only, but Stuart H. Hastings and Joseph A. Gautreau."

VOTED: To send the letter as above stated.

MORSE LANE: The Board is in receipt of Mr. McCarthy's letter dated October 24, 1975, stating that Morse Lane has been completed to his satisfaction.

The Board is in receipt of a letter from Balcolm & Shea requesting the return of a subdivision bond covering Morse Lane. No Planning Board action taken since we hold no such surety.

ZONING BYLAWS: The Board has received 300 copies of the new Zoning Bylaw, which will be distributed after the November Town Meeting.

COMMERCIAL AND INDUSTRIAL STUDY: The Board is in receipt of a letter from the League of Women Voters relative to the status of the Commercial and Industrial Study.

VOTED: To send a letter stating that the Commercial and Industrial Study is expected by the Board on November 15th and thanking the League for their interest.

NEW ZONING ENABLING ACT: Representative George Sprague will hold a meeting on November 6, 1975, at 8:00 p.m., Sherborn Town Hall, to acquaint Planning Boards and Boards of Appeal in his area with the new Zoning Enabling Act.

SIGN PERMITS: The Board is in receipt of an application for two signs for the Benjamin Franklin Savings Bank. The Board does not feel that the signs requested are in compliance with the Zoning Bylaw. The Executive Secretary will be informed verbally of this noncompliance.

BOARD OF APPEALS HEARING: The Board of Appeals will hold a hearing on November 13, 1975, at 8:00 p.m. at the Town Hall on the petition of John T. Harney, 5 Laurel Drive, who requests relief from a finding by the Medfield Board of Selectmen that kennels located at 4 Laurel Drive "do not constitute a zoning violation since they are not a structure."

MEDFIELD PLANNING BOARD

November 17, 1975

Members present: Mrs. Munsey, Messrs. Childs, MacDonald and Standley. Others attending: Mr. Robert Ballarino, representing Ben Franklin Bank; Messrs. Maider and Pederzini; Messrs. John Morley and Edward Stivaletta.

The meeting was called to order at 8:00 p.m. by the Chairman, Mrs. Munsey, and the following business was transacted:

SIGN FOR BEN FRANKLIN BANK: Mr. Robert Ballarino of the Ben Franklin Bank appeared before the Board to discuss signage currently allowed in the Business District.

Mrs. Munsey cited Section 7.2.2.a)(1) which covers signs in a Business District.

Mr. Ballarino has requested a freestanding sign and a sign on the building. The Planning Board preference is the sign on the building.

Inasmuch as only one sign is allowed for a business, Mr. Ballarino stated that he would like to use the freestanding sign and omit the sign on the building. He stated that Mr. Larkin would remove his present freestanding sign and the Ben Franklin Bank sign would be erected in accordance with the current Zoning Bylaw, which is 15 feet from the front lot line.

VOTED: To send a letter to the Building Inspector relative to the conversation which the Board had with Mr. Ballarino.

TEXACO STATION ZONING: Mr. Maider appeared before the Board to discuss the zoning of his property. The Board recommended that Mr. Maider have his counsel check into this matter.

According to Planning Board records, at a Special Town Meeting held on September 8, 1958, it was requested that 447.20 feet of frontage be rezoned "Business"; however, the Town Meeting voted the rezoning of 327.20 feet, leaving 120 feet of residential land.

Mr. Pederzini stated that from a conservation standpoint the filling of a small portion of the swamp would not destroy its effectiveness since the construction of drainage in the area.

The Zoning Bylaw allows the use permitted on one portion of the lot to be extended 30 feet into the other portion provided the first

November 17, 1975

portion includes the required lot width and depth. This allowance does not apply to Flood Plain or Watershed Protection Districts.

Mr. Maider mentioned the possibility of his requesting a rezoning of the 120-foot residential lot at a future Town Meeting so that he could have full business use of his lot.

ROYAL PIZZA: The owner of Royal Pizza would like to enlarge the capacity of his shop by building an addition in what is now the alley next to the shop. The Board has the following questions on this; namely, (1) would the current setback be required; (2) would additional parking be required for the additional restaurant space; (3) would Section 5 of the Zoning Enabling Act apply?

VOTED: To send a letter to the Building Inspector asking that he check the above points with Town Counsel.

COMMERCIAL GRAPHIC STANDARDS: Mr. MacDonald reported that Mrs. Minesinger, Mr. McCullough and he met to review the Commercial Graphic Standards drawn up by Designs & Devices. The entire Board will discuss this at their meeting of November 24th.

MEETING ON ZONING ACT: Mrs. Munsey reported that she attended a meeting on the Zoning Act chaired by Representative Sprague with Representative Zeiser and a staff aid explaining the changes from the present Zoning Enabling Act.

SIGN PERMIT CHARGES: After reviewing various neighboring towns' fees for sign inspection, the Board

VOTED: To suggest that a fee of \$5.00 per thousand, with a \$20.00 minimum be charged for the inspection of signs and that a letter be sent to the Selectmen, with a copy to the Building Inspector, so stating.

INDIAN HILL SUBDIVISION: Mr. Calvin Colwell has presented Mohawk, Penobscot and Indian Hill Road from 38+00 to 53+00 to the Town for acceptance. He has requested a reduction in surety on these streets. He has also requested to have surety set for Mohave and Hopi Streets.

Mrs. Willis will contact Whitman & Howard and have them make the inspection.

PLAN UNDER SUBDIVISION CONTROL NOT REQUIRED: The Board is in receipt of a Plan of Lots Prepared for William L. Blanchard and Thelma M. Powell, October 28, 1975, containing four lots on Bridge Street.

VOTED: To sign plan.

The Board signed the plan.

PLAN UNDER SUBDIVISION CONTROL NOT REQUIRED: The Board is in receipt of a Plan of Revised Lot Lines in Medfield, dated October 30, 1975, owned by Edward W. Callow et ux, and drawn by Guerriere & Halnon,

VOTED: That a letter be sent, return receipt requested, to Mr. Callow and the Town Clerk at the earliest possible opportunity stating that the Board has determined that in its opinion the plan submitted by Edward Callow, dated October 30, 1975, and drawn by Guerriere & Halnon, requires approval as a subdivision under the Subdivision Control Legislation, Chapter 41, General Laws.

The reason for the above decision is that at the time of the filing of the deed in Dedham the Board had in its Zoning Bylaw a setback requirement which was not met by the lot at that time and is not going to be met by a new division of land. The Town Counsel's opinion shall be added to these minutes as an addendum. Section 81P of the Subdivision Control Law is the pertinent section.

MORSE LANE BOND: The Board is in receipt of a letter from Balcam & Shea dated November 7, 1975, requesting information on Bond #A-71119-40 for Morse Lane.

VOTED: To send a response to Balcam & Shea that the Board has never received the bond in question.

TOWN COUNSEL: The Selectmen have notified the Board that John St. Cyr of Millis is the new Town Counsel commencing November 18, 1975.

PALUMBO DECISION: The Planning Board is in receipt of a copy of the Appeals Board Decision to allow the construction of 42 units of multifamily dwellings on the Palumbo property off Frairy Street. The decision is in the affirmative with conditions.

1976/77 BUDGET: A budget for 1976/77 has been worked up and the Board will review for discussion at next week's meeting.

COMPUTER APPLICATIONS: The Planning Board does not feel that it would require computer application in the near future.

The meeting was adjourned at 10:15 p.m.

Respectfully submitted,  
*Donald J. MacDonald*  
Donald J. MacDonald  
Secretary

ADDENDUM TO MINUTES OF NOVEMBER 17, 1975

"Subdivision" - The division of a tract of land into two or more lots shall not be deemed to constitute a subdivision within the meaning of the Subdivision Control Law if, at the time when it is made, every lot within the tract so divided has frontage on a public way. Such frontage shall be of at least such distance as is then required by the Zoning Bylaw and if no distance is so required, such frontage shall be of at least 20 feet.

The assessors' records indicate that the Callow tract, then shown as Lot 78 on Assessors Map 50, was divided into two lots, each of which had at least 20-foot frontage on Summer Street, a public way. As this division was made by deeds recorded in the Norfolk Registry of Deeds on July 12, 1974, at which time the Medfield Zoning Bylaw had no frontage requirement, it would appear that subdivision approval was not required for that division. Since lot 3B shown on the plan dated October 30, 1975, submitted to your Board for signature indicates that such subdivision approval is not required merely shows one of the lots resulting from that division of July 1974, it would seem to follow that subdivision approval is not required for this plan and your Board would be acting properly in signing it to that effect.

Dictated by Charles Fuller, Jr.  
November 12, 1975

MEDFIELD PLANNING BOARD

November 24, 1975

Members present: Mrs. Munsey, Messrs. Childs, MacDonald and McCullough.

The meeting was called to order at 8:00 p.m. by the Chairman, Mrs. Munsey, and the following business was transacted:

MINUTES: VOTED: To accept the minutes of October 27th and November 17th.

TOWN MEETING ARTICLE RE ZONING: Mr. MacDonald reported that at the Town Meeting on November 3, 1975, it was voted to add an amendment "except when that reconstruction is in the same configuration as the pre-existing structure", making Section 9.5.1 read as voted: "Any reconstruction of a nonconforming structure shall require a variance, except when that reconstruction is in the same configuration as the pre-existing structure." This is subject to approval by the Attorney General.

Mr. MacDonald said he felt that this was an added restriction as the cost of reconstructing some of the older homes as they now stand would be prohibitive.

R. J. GABRIEL CONSTRUCTION COMPANY: The Board is in receipt of a copy of a letter from Fireman's Fund, American Insurance Companies, stating that American Insurance Companies are terminating their liability for work done by R. J. Gabriel Construction Company, Bedford Street, Bridgewater. This company has done work for New England Telephone Company in Medfield.

RETURN OF SURETY TO HASTINGS AND GAUTREAU: Inasmuch as the work covered by Hastings and Gautreau surety has been completed, the Board

VOTED: To return the unused funds in the amount of \$3,807.53 to Stuart H. Hastings and Joseph A. Gautreau.

STAMPED ENVELOPES:

VOTED: To order 1000 stamped, printed envelopes from the United States Post Office at a cost of \$142.40.

HATTERS HILL ACCEPTANCE: The Board is in receipt of a letter from Mr. McCarthy stating that the drain from Hatters Hill Road to Main Street and thence through an easement on the southerly side of Main Street has been completed. No Planning Board action required.

SIGN PERMITS: The Board is in receipt of an application for the erection of a sign and an 18"x30" Bulletin Board for Chenery Commemorative Corner, the Bicentennial Store.

The Board will notify the Building Inspector that they would like to be sure that the sign and bulletin board are removed at the end of the Bicentennial Year.

The Board is in receipt of a memo from the Executive Secretary relative to a request for the installation of informational signs by the Jaycees.

The new Sign Bylaw will allow a two-square-foot sign for the purpose stated and the Planning Board would like to ask the Jaycees to have their sign comply with this proposal.

The Board would also like to know how they plan to keep up these signs as records in other towns show that they are subject to vandalism.

BUDGET 1976-77: The Board reviewed the proposed budget and has tentatively set the following as a budget goal:

200 Account	
Travel & Meals	\$ 50
Outside Services (Advertising & Revised Zoning Maps)	1,000
Consulting Services (Whitman & Howard - new subdivisions and street inspections - some of this cost will be paid by subdividers to Town)	6,000
Typewriter Maintenance	50
Office Supplies (and printing)	500
MPIC Expenses	
Total 200	<u>\$7,600</u>

300 Account	
Dues in Associations	40

There was a discussion of a new typewriter or an overhaul of the current typewriter. Mrs. Willis will obtain prices for both, including a trade-in price.

VOTED: To purchase a TI2550 calculator for Board use.

County layout of streets was discussed as a project for the 1976-77 fiscal year. The expenses of this project would be borne by the County.

A Design Review Committee and the possibility of additional consulting work for graphics on town buildings as a starting point for our sign upgrading for the Town were discussed.

STANDARD COMMERCIAL GRAPHICS BYLAW: Mr. McCullough reported that he, Mrs. Minesinger and Mr. MacDonald reviewed the working draft of the Medfield Sign Guidelines prepared by Designs & Devices. Mr. McCullough stated that they had reorganized the draft as a more logical approach for developing graphic standards.

Mr. McCullough will meet with Designs & Devices on November 25th and discuss the revisions with them.

The Board will require a legal draftsman to review the bylaw before finalization.

FORMER TOWN COUNSEL: A letter will be written to Mr. Charles Fuller, Jr., thanking him for his past assistance.

LARKIN BOARD OF APPEALS DECISION: The Board is in receipt of a copy of the Board of Appeals Decision on the Larkin petition. The petitioner will be allowed to have a variance from the Zoning Bylaw, with conditions.

The meeting was adjourned at 10:00 p.m.

Respectfully submitted,



Donald J. MacDonald  
Secretary

MEDFIELD PLANNING BOARD

December 1, 1975

Members present: Mrs. Munsey, Messrs. Childs, MacDonald, McCullough and Standley.

The meeting was called to order at 8:00 p.m. by the Chairman, Mrs. Munsey, and the following business was transacted:

MINUTES: VOTED: To accept the minutes of October 6th and November 24th.

REPORTS OF BOARD MEMBERS: A checklist for developers was suggested to be added to the Land Subdivision Rules & Regulations when it is next revised.

Mr. McCullough reported that he had met with Designs & Devices and discussed revisions which the Board wished made in the draft of the Medfield Sign Guidelines. The final report will be presented to the Board on December 8th by Designs & Devices, along with the slide show which the Board will use of demonstrate how sign control could be an asset to the Town.

1976-77 BUDGET:

VOTED: To use the budget as set forth in the November 24th minutes, with the addition of an item which would include a new typewriter at a cost of \$693, less a turn-in of \$90. An overhaul of the typewriter would be \$180 plus parts.

STANDARD GRAPHICS BYLAW:

VOTED: To send a letter to the Selectmen stating that the Board will require legal draftsmanship for the Standard Graphics Bylaw by Town Counsel prior to January 5, 1976.

WHITMAN & HOWARD INVOICE:

VOTED: To sign an invoice in the amount of \$245.39 for payment for additional work on Pinecrest Estates Preliminary Plan.

REQUEST FOR SIGN - DELTA REALTY:

VOTED: To send a letter to the Building Inspector asking that before any additional signs are erected for the Gross Building that the building be checked to insure that the square footage of the signs already there do not exceed the allowed 100 square feet. This requirement is covered by Section 7.2.2.a of the Zoning Bylaw.

SIGN BYLAW VIOLATION: The Board is in receipt of copies of letters from the Building Inspector to Roger Badala and Richard Lagreeze bringing their attention to the violation of the Sign Bylaw. No Planning Board action required.

MAPC LUNCHEON/WORKSHOP: Mrs. Munsey will plan to attend this workshop from 12N to 2 p.m., Thursday, December 11th, if possible.

BASILE COMMERCIAL BUILDING - NORTH MEADOWS ROAD: The Board is in receipt of a site and parking plan of the Basile Commercial Building from the Building Inspector.

VOTED: To send a letter to the Building Inspector stating that according to the Board's calculations 61 spaces are required for parking. The Board notes that 72 spaces have been provided. The Board feels that all parking spaces should be at an angle for easier parking.

PILGRIM LANE: Mr. Rosenfeld has filed an acceptance plan for a portion of Pilgrim Lane and will discuss the acceptance plan with the Board on December 8th.

HATTERS HILL SUBDIVISION: Mr. Musto has requested that surety be set on Vine Brook Road from Station 0+0 to 5+0, releasing lots 9, 10 and 11. Mr. Musto would also like reduction of surety for the drainage work completed in Route 109.

Mrs. Willis will inform Mr. Musto that there is a \$100 fee, payable in advance, for the setting and release of surety. He will also be notified that the Board must receive signed cards for the area where surety is to be set or reduced.

APPEALS BOARD DECISION - FITZGERALD: The Board is in receipt of a Board of Appeals Decision granting the Fitzgeralds a special permit to operate a commercial kennel at 53 Farm Street, with conditions.

BOARD OF APPEALS HEARING: The Board of Appeals will have a public hearing on December 11, 1975, at 8:00 p.m. on petition of Clougherty Company.

The meeting was adjourned at 9:22 p.m.

Respectfully submitted,

Donald J. MacDonald  
Secretary

MEDFIELD PLANNING BOARD

December 8, 1975

Members present: Mrs. Munsey, Messrs. MacDonald and McCullough. Others attending: Mr. Peter Kemble and Ms. Carol Bratley, Designs & Devices; Mr. Huna Rosenfeld, and Mrs. Jane Minesinger.

The meeting was called to order at 8:30 p.m. by the Chairman, Mrs. Munsey, and the following business was transacted:

DESIGNS & DEVICES - STANDARD GRAPHIC BYLAW: Mr. Peter Kemble and Ms. Carol Bratley appeared before the Board to present the final draft of Commercial Graphic Standards for the Town of Medfield as prepared by Designs & Devices. The Board reviewed the draft and made some revisions and additions. Pages 8 through 10 of the draft will be revised. A package will be sent to Mr. John St. Cyr, Town Counsel, containing Designs & Devices' final draft of the Commercial Graphic Standards, revised pages 8, 9 and 10, and the Bylaw currently in effect.

Mr. St. Cyr will be requested to make an appointment with Mr. McCullough to go over the Bylaw prior to having the legal drafting done.

VOTED: To send a check in the amount of \$1,350 for Phase III of the Commercial Graphic Standards.

PILGRIM LANE: Mr. Huna Rosenfeld appeared before the Board to request that the Peerless Bond in the amount of \$3,200 presently held for completion of Pilgrim Lane be released and that the \$500 presently held for the completion of streets in his area be held until the first section of Pilgrim Lane is accepted by the Town.

VOTED: To release Peerless Insurance Company Bond No. S-10-81-76, held for the completion of Pilgrim Lane from Station 0+0 to Station 6+68.37 upon receipt of surety in the amount of \$500 to be held until that portion of the street is accepted by the Town.

COMMERCIAL AND INDUSTRIAL STUDY: The Board is in receipt of three copies of the Preliminary Draft of the Commercial and Industrial Impact Study, Plan and Program for the Town of Medfield from Metcalf & Eddy.

HASTINGS & GAUTREAU - RETURN OF SURETY:

VOTED: To send a letter to Mr. Leonard M. Salter enclosing a check in the amount of \$3,807.53, made out to Joseph A. Gautreau and Stuart H. Hastings for moneys unexpended for the completion of Harding Estates ways.

LA SUPREMA - REQUEST FOR ADDITIONAL SIGN: The Board is in receipt of an application for an additional sign at the La Suprema Cleaners at Fernandes Plaza:

VOTED: To send a letter to Mr. Burr asking if the addition of this sign will generate a sign in excess of what is allowed according to the Bylaw.

LARKIN BUILDING - 504 MAIN STREET: The Planning Board is in receipt of a copy of a letter to the Appeals Board from Mr. R. J. Larkin requesting permission to fill the vacancy in his building with the law office of Selectman Edward Beard.

VOTED: To send a letter to Mr. Larkin, with copies to the Board of Appeals, Selectmen and the Building Inspector, stating that the Planning Board feels that in view of the Appeals Board's recent decision it would be necessary for Mr. Larkin to apply to the Board of Appeals in order to serve another tenant in his building.

GROSS BUILDING SIGNS: The Board is in receipt of a report from Mr. Burr on the signs on the Gross Building. No Planning Board action required.

FEE FOR SIGNS: In accordance with the Planning Board's recommendation, the Selectmen have advertised the fees for construction of signs to be \$5.00 per thousand, with a minimum fee of \$20.

DUE DATES: The Board is in receipt of a letter from the Executive Secretary stating that the Planning Board Report to the Town is due on January 13th and that Warrant Articles are due January 20th.

The meeting was adjourned at 10:35 p.m.

Respectfully submitted,

Donald J. MacDonald  
Secretary

VOTED: To send a letter to Mr. Richard L. Ball, Divisional Vice President, Metcalf & Eddy, requesting a meeting with him at his convenience.

INDIAN HILL INSPECTION: The Board is in receipt of a letter from Whitman & Howard dated December 15, 1975, setting forth their comments relative to work to be completed and costs for Penobscot Street, Mohawk Street and Indian Hill Road. Whitman & Howard have also worked up costs for setting surety on Hopi Avenue and Mohave Lane.

The Board will review the letter and action will be taken on January 5th.

Mrs. Willis will send Board members a copy of previous correspondence on the sections under review.

PILGRIM LANE: Mr. Rosenfeld has verbally requested reduction of surety on Pilgrim Lane from 6+68.37 to 9+68.37. The Board has asked that he present Construction Cards.

LAKEVIEW DRIVE: Mr. Rosenfeld will present Lakewood Drive from Station 6+73.79 to 11+50, including a stub of Ridge Road, for acceptance.

CAROL ANN DRIVE: The Selectmen extended the contract.

The meeting was adjourned at 10:30 p.m.

Respectfully submitted,

Donald J. MacDonald  
Secretary