

MEDFIELD PLANNING BOARD
MINUTES OF JANUARY 4, 1971

Members present: Messrs. Ezequelle, Gray, Vanslette and Yarlott.
Others attending: Messrs. Edward Stivaletta and John Morley.

The meeting was called to order at 8:15 p.m. by the Chairman, Mr. Gray, and the following business was transacted:

MINUTES: VOTED: To accept the minutes of December 7th and 14th as written

PINE NEEDLE PARK III: Mr. Edward Stivaletta and his attorney, Mr. John Morley, appeared before the Board to discuss a bond which Mr. Stivaletta wished the Board to accept.

VOTED: To accept the bond as presented when the expiration date is changed to a "one-year period" instead of "two years" as now written.

REVISED ZONING MAP: A draft of the revised zoning map was received from Avis Airmap. Messrs. Gray and Rogers checked the map for errors and omissions. These changes are marked in red pencil on the plan.

VOTED: To return the revised Zoning Map with subdivision plans for Rolling Lane Extension and Lakewood Estates for use by Avis. Also the placement of new proposed Route 27 in dotted lines will be requested.

NOON HILL ESTATES - SECTION II: A letter dated December 24, 1970, was received from Mr. Joseph S. Kennedy requesting information from the Board as to what type of easements are wanted for the brook in the Noon Hill Estates - Section II - area.

VOTED: To send a letter to Town Counsel to ask his advice on the question.

HAWTHORNE ACRES: A letter dated December 20, 1970, was received from Everett Brooks Company, certifying the drains and inverts on Carmen Circle and stating that the survey point had been installed as requested.

VOTED: To return to Lasell Realty Needham Co-operative Bank Savings Share Account No. 2-004-302 in the amount of \$1,000.

DEPARTMENT OF COMMUNITY AFFAIRS: A letter from the Department of Community Affairs dated December 20, 1970, was received. This letter stated that no materials were available from the May 20th meeting. No action required.

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BOARD OF APPEALS HEARING: A notification was received that the Board of Appeals will hold a hearing on January 7, 1971, at 7:45 p.m. relative to the use of a portion of the property located at 26 Spring Street. No action taken.

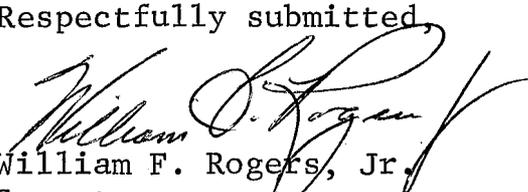
ZONING BYLAW REVISION MEETING: The Board will meet at 7:30 p.m. on Wednesday, January 6, 1970, for a work session.

1970 ANNUAL REPORT:

VOTED: To approve and submit the 1970 Annual Report as presented.

There being no further business to come before the Board, the meeting was adjourned at 9:50 p.m.

Respectfully submitted


William F. Rogers, Jr.
Secretary

MEDFIELD PLANNING BOARD
MINUTES OF JANUARY 11, 1971

Members present: Messrs. Rogers, Vanslette and Yarlott.

The meeting was called to order at 8:25 p.m. by the Secretary, Mr. Rogers, and the following business was transacted:

MINUTES: VOTED: To accept the minutes of Jznuary 4, 1971, as written.

REVISED ZONING: Messrs. Ezequelle, Rogers and Vanslette met on Wednesday, January 6th, to work on the revised zoning which the Board planned to have ready for the 1971 Annual Town Meeting. As those present felt that there was too much work to be done to present a complete revision of the Zoning Bylaw, it was

VOTED: Not to include the rezoning in the 1971 Annual Town Meeting Warrant, but all efforts would be made to complete this work by the first of June and have it ready for presentation at a Special Town Meeting during 1971.

On Thursday, January 14th, at 7:30 p.m. the Board will meet to work on the revised zoning.

PLANNING BOARD ARTICLES FOR ANNUAL TOWN MEETING: After a general discussion among the members, it was

VOTED: To send a letter to the Selectmen submitting the following articles to be included in the 1971 Town Warrant: (1) Complete updating of the Master Plan; (2) Updating the Capital Outlay Program, a Financial Impact Study and an indepth study of future school and public building needs; (3) Updating the Capital Outlay Program, with a Financial Impact Study and a Review of Public Buildings, Schools and Central Business District; (4) Construction of storm drainage in Route 109 and in the easement in accordance with a plan dated July 13, 1967; (5) Completing Gunhill Road from Station 0+00 to Millbrook Road and Sawmill Lane from Station 8+75 to Station 13+55; and (6) Complete the construction of a private way known as Country Way from Station 0+85 on Sawmill Lane to Station 8+00, including the p.c.'s of Woodend Lane.

VOTED: To send a letter to the Selectmen, in reference to their letter of January 11, 1971, regarding a meeting which the Planning Board will attend on January 12th, wherein they will present details to support Planning Board articles (4), (5) and (6) as listed above.

VOTED: To send a letter to the Selectmen, in response to their letter of January 11th, setting forth the reasons for presenting articles (1), (2) and (3), as listed above.

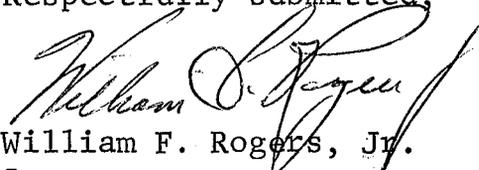
NOON HILL ESTATES - SECTION II: A letter dated January 4, 1971, was received from Mr. Joseph S. Kennedy, attorney for Noon Hill Estates, requesting an extension of time to February 16, 1971, for the Planning Board to make a decision on the definitive plan before the Board.

VOTED: To grant an extension to February 16, 1971, and to notify Mr. Kennedy of the Board's action by letter.

LETTER FROM SUPERINTENDENT OF STREETS: A letter dated January 5th was received from the Superintendent of Streets. This letter was in regard to Avis Airmap flights of the Town. No action required.

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

Respectfully submitted,


William F. Rogers, Jr.
Secretary

MEDFIELD PLANNING BOARD
MINUTES OF JANUARY 18, 1971

Members present: Messrs. Gray, Ezequelle and Vanslette. Others attending: Mr. Joseph S. Kennedy.

The meeting was called to order at 8:30 p.m. by Mr. Gray, the Chairman, and the following business was transacted:

MINUTES: VOTED: To accept the minutes of January 11, 1971, as written.

REPORT OF MEETING WITH SELECTMEN: The Planning Board explained to the Selectmen, at the Selectmen's January 12, 1971, meeting, that the Planning Board requested the MPIC to work up several articles to bring the updating of the Master Plan and the need for a capital outlay program before the townspeople. The Town Counsel felt that all three articles pertaining to the Master Plan should be combined.

Gunhill Park and Easement in Route 109: The Planning Board articles relative to the Town completing work in Gunhill Park and in the easement on Route 109 were fully explained to the Selectmen. Street acceptance Plans of these areas must be completed and in the hands of Town Counsel by February 12th.

Meeting with Finance Committee: A meeting with the Finance Committee to explain the above articles was scheduled for Tuesday, January 19, 1971, at 8:45 p.m.

NOON HILL ESTATES: Mr. Joseph S. Kennedy appeared before the Board and requested that the requirements of Item 5, "Adjust grade from .5% to 1.0% on Niantic Street between the approximate stationing of 4+50 to 9+0," be rescinded.

Mr. Kennedy inquired as to the type of easement the Board will require from Hoover Realty Trust for the brook. The Board stated that they wanted a right of entry which would allow the town to maintain the brook for drainage purposes. Mr. Kennedy requested that a ten-foot easement either side of the water's edge would be more acceptable to him than a 25-foot easement either side of the center line of the brook.

Mr. Kennedy will send the Board a profile of Nauset Street and a letter summarizing his requests.

DOVER PLANNING BOARD: A letter dated January 13, 1963, was received from the Dover Planning Board requesting information as to possible plans for a development north of Medfield's Harding Estates.

VOTED: To send a letter enclosing a photographic copy of the title of a plan which the Board has on file dated June 10, 1963.

REQUESTS FOR INFORMATION: A request was received from Warren Brothers for an up-to-date copy of Medfield's Subdivision Rules & Regulations.

VOTED: To send copy of Rules & Regulations

A request was received from Arrow Maps., Inc., 108 Massachusetts Avenue, Boston, Massachusetts 02115, for a copy of an up-to-date map of Medfield.

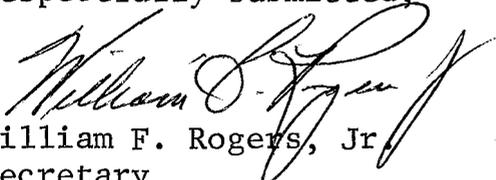
VOTED: To send a copy of the Board's current zoning map.

STEREOSCOPIC VIEWER: The Board discussed the purchase of a stereoscopic viewer.

VOTED: To purchase a viewer in the \$15 to \$20 range from Avis Airmap.

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

Respectfully submitted,


William F. Rogers, Jr.
Secretary

MEDFIELD PLANNING BOARD
MINUTES OF JANUARY 25, 1971

Members present: Messrs. Gray, Vanslette and Yarlott. Others attending: Mr. Burgess P. Standley, caucus nominee for Planning Board.

The meeting was called to order at 8:10 p.m. by the Chairman, Mr. Gray, and the following business was transacted:

MEETING WITH FINANCE COMMITTEE RE ARTICLES: On Tuesday, January 19th, Messrs. Vanslette and Ezequelle met with the Finance Committee to discuss Planning Board Articles. Mr. Paul Hurd of the MPIC and Mr. James Woglom of Metcalf & Eddy were present to explain the articles having to do with the Master Plan updating.

Planning Board members present at this meeting were advised by the Finance Committee that Town Counsel felt that the Town would have to vote to accept Gun Hill Road, Saw Mill Lane, Country Way and Kaymark Drive "as is" and complete them. The town would take the land area covered by the streets under discussion and there is a distinct possibility that the Town would have to purchase this land. The Town, if this procedure were followed, would not be reimbursed by either the bonding company or the subdivider. In the light of this new information, the Board

VOTED: To send a letter to the Selectmen requesting them to withdraw the articles for the construction of Gun Hill Road, Saw Mill Lane, Country Way and Kaymark Drive from the 1971 Annual Town Meeting Warrant because it would be impossible for the Board to fulfill the requirements of the Selectmen's January 21st letter by the February 5th deadline. The Board would also like to withdraw the article on the completion of the easement in Route 109.

Mr. Yarlott abstained from voting.

After the meeting with the Finance Committee, the Planning Board members in attendance felt that the Board had received incorrect information from Town Counsel regarding the completion of the streets by the Town.

NOON HILL ESTATES - SECTION II: The Board discussed the kind of easements required for the brook in the Noon Hill Estates Section II Definitive Plan which is before the Board for its consideration. Town Counsel said that the requested easements should be for drainage rights.

REVISED ZONING MAP: The final draft of the zoning map being prepared by Avis Airmap was received. Those present reviewed it for errors and omissions. Mr. McCarthy will be requested to check over the map.

MEDFIELD PLANNING BOARD
MINUTES OF FEBRUARY 1, 1971

Members present: Messrs. Gray, Ezequelle, Rogers, Vanslette and Yarlott. Others attending: Mr. Burgess P. Standley.

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

MINUTES: VOTED: To accept the minutes of January 18th and 25th as written.

REPORT OF MEETING WITH MR. DERMAN: Mr. Derman met with the Board on January 28, 1971, so that additional changes to the revised Zoning Map could be explained to him. He took the copy showing the changes with him.

LAYOUT PLANS FOR STREETS TO BE ACCEPTED: On Thursday, January 28th, the Planning Board signed acceptance plans for the following:

Colonial Road	Green Street
Hutson Road	Cypress Street
Blacksmith Drive	Curtis Drive
Snyder Road	Flint Locke Lane
Lee Road	Tamarack Road
Oxbow Road	

COMPLETION OF GUN HILL ROAD, ETC.: A letter dated January 28, 1971, was received from the Executive Secretary stating that the Selectmen, in accordance with the Planning Board's letter of January 26th, withdrew the articles from the Annual Town Meeting Warrant on the completion of Gun Hill Road, Saw Mill Lane, Country Way, Kaymark Drive and the Easement in Route 109.

VOTED: To send a letter to the Selectmen requesting that immediate steps be taken to have Gun Hill Road, Saw Mill Lane, Country Way, Kaymark Drive and the Easement in Route 109 completed and that the Board be advised of what action will be taken.

The Board will adopt a policy to be followed regarding the completion of roads after the bonds have expired.

HASTINGS AND GAUTREAU: As the revised Zoning Map has been completed, the Board will take action relative to the Town's completion of the ways in the Hastings & Gautreau area.

The Board will meet on Saturday, February 6th, at 9:30 a.m. to inspect the area.

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February 1, 1971

ZONING REVISIONS: The Board will meet on Wednesday, February 3rd, to work on zoning revisions.

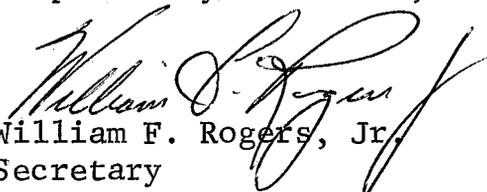
DECISION 205: The Zoning Board of Appeals gave approval to Mr. Paul J. Ledwith to conduct a silk-screening printing and advertising business at 26 Spring Street, under Section VII, paragraph 1 and 3 of the Medfield Zoning By-law.

REVISED ZONING MAP:

VOTED: To order 1000 copies from the Hanson Printing Company.

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

Respectfully submitted,


William F. Rogers, Jr.
Secretary

MEDFIELD PLANNING BOARD
MINUTES OF FEBRUARY 8, 1971

Members present: Messrs. Ezequelle, Gray, Rogers, Vanslette and Yarlott.
Others attending: Messrs. Burgess Standley, Joseph Kennedy and Richard Sturtevant.

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

NOON HILL ESTATES - SECTION II: Mr. Kennedy presented a letter dated February 8, 1971, to the Board requesting an extension of time to March 15, 1971, for the Planning Board's decision on the Noon Hill Estates - Section II - Definitive Plan.

VOTED: To grant an extension to March 15, 1971, as requested.

NOON HILL ESTATES - SECTION 1A: Mr. Kennedy delivered, in hand, to the Board a copy of a Profile of Drainage Easement off Nauset Street to the land now or formerly owned by Mr. Henry L. Shattuck, dated December 8, 1970, which the Board had requested.

Mr. Kennedy requested the following:

1. A surety figure for Nauset Street in its entirety, including Way B and the drainage easement through the area as per drainage plan.
2. The \$29,200 bond which the town presently holds on Nauset Street from Station 0+25 to Station 8+05 be returned to Hoover Realty Trust in exchange for surety mentioned in (1) above.

Mr. Kennedy asked that the bonds held on Indian Hill Road from Station 22+20 to Station 38+46 be returned in exchange for a bond for the work to be completed, which Mr. Colwell, the subdivider, estimates to be \$500.

The Board will inspect Nauset Street and Indian Hill Road as soon as snow conditions permit.

Permission to substitute corrugated aluminum pipe in a nonloading area was requested.

VOTED: To request reinforced concrete pipe as required in the Land Subdivision Rules & Regulations of the Planning Board of the Town of Medfield.

MASTER PLAN IMPLEMENTATION COMMITTEE: Mr. Sturtevant, Chairman of the MPIC, came before the Board to seek information as to which of the three alternatives of the Master Plan updating the Board will support at the Town Meeting.

Presently, the Planning Board and the MPIC are in favor of supporting the \$5,000 to \$7,000 updating.

However, it was the consensus of opinion that the Board should request consideration of Article 43 after Articles 44 and 45 have been voted. According to the outcome of the vote on the school articles, the Board's position could change.

FINANCE COMMITTEE RECOMMENDATIONS: A meeting will be held on Tuesday, February 9th, at 8:00 p.m. in the Selectmen's office at which time the Finance Committee will announce their recommendations for the 1971 Annual Town Meeting. Mr. Ezequelle will represent the Planning Board.

REVISED ZONING MAPS: VOTED: To order 2000 zoning maps instead of 1000 as previously voted.

ZONING REVISION MEETING: On Wednesday, February 3rd, from 7:30 to 10:00 p.m. Messrs. Ezequelle, Rogers and Vanslette worked on the rewriting of the Zoning Bylaw. Mr. Standley also attended this meeting.

The Board will meet at 9:30 a.m., Saturday, February 13th, for a work session on revision of the Zoning Bylaw.

HASTINGS & GAUTREAU: After discussion of completion of the stubs in the Hastings & Gautreau area, the following policy was

- VOTED:
1. That the Long Meadow Road stub be constructed and terminated shy of the stonewall and, if possible, its width be increased to incorporate the proposed sidewalk area.
 2. That the stub off Evergreen Way near Harding Street be abandoned as a paved way and that the area be leveled, loamed and grass planted.
 3. That the stub off Evergreen Way opposite Spring Valley Road be completed as a travelled way.

COMPLETION OF WAYS AFTER EXPIRATION OF BONDS: A letter dated February 3, 1971, was received from the Executive Secretary stating that the Selectmen have reviewed the Planning Board letter of February 1st regarding the completion of Gun Hill Road, Country Way, Saw Mill Lane, Kaymark Drive and the Easement in Route 109 and have instructed the Town Counsel and the Executive Secretary to provide them with the options available to pursue the problem outlined. No action necessary.

1971 TOWN MEETING WARRANT: A copy of the 1971 Town Meeting Warrant was received for the Board's information. No action required.

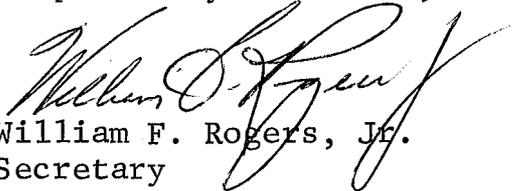
FILLING OF WETLANDS: The Planning Board Assistant was requested to collect the correspondence regarding the filling of wetlands off Grove Street and Summer Street for the next regular Planning Board meeting.

NOTICE OF PUBLIC HEARING: A notification was received from the Board of Selectmen regarding a public hearing at 7:30 p.m., Tuesday, February 16th, on Colonial Road from Station 12+50 to 15+04, Blacksmith Drive from Station 11+74.92 to Station 17+45 and Hutson Road from Station 0+25 to Station 2+25 and at 7:45 p.m. on Green Street from Station 5+28.74 to Station 16+21.81, Flintlocke Lane from Station 12+11.24 to Station 28+95.05 and Curtis Drive from Station 0+25 to Station 3+80.

MEETING DATE: The Planning Board will meet on Tuesday, February 16th. at 8:00 p.m. as February 15th is a legal holiday.

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

Respectfully submitted,


William F. Rogers, Jr.
Secretary

MEDFIELD PLANNING BOARD
MINUTES OF FEBRUARY 16, 1971

Members present: Messrs. Ezequelle, Vanslette and Yarlott. Others attending: Mr. Sturtevant.

The meeting was called to order at 8:15 p.m. by Mr. Ezequelle, Vice Chairman, and the following business was transacted:

MPIC: Mr. Sturtevant requested that a meeting be called to include Messrs. Woglom, Kelleher and Ezequelle for the purpose of further explaining the benefits of Article 43 to the Selectmen. Mr. Ezequelle will arrange this meeting.

MINUTES: The minutes of February 8, 1971, were approved as written.

MEETING OF ALL TOWN BOARDS WITH FINANCE COMMITTEE: At a meeting held February 9th the Finance Committee announced its recommendations for budgets and articles in the 1971 Annual Town Meeting. The Planning Board budget of \$5,015 was accepted by the Finance Committee and a figure of \$7,500 was recommended by the Finance Committee for Article 43, an updating of the Master Plan.

ZONING REVISION MEETING: On Saturday morning, February 13th, Messrs. Ezequelle, Rogers, Vanslette and Standley met to discuss revisions in the Sign Bylaw and considered problems of the central business district.

A meeting has been scheduled to continue work on the revision of the Zoning Bylaws on Thursday, February 18th, at 7:30 p.m.

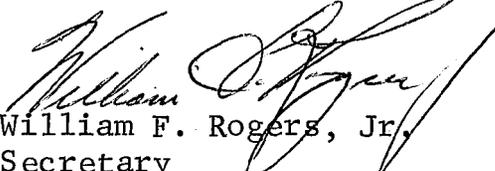
FILLING OF WETLANDS: The Planning Board has some unanswered letters regarding the filling of wetlands. The Planning Board Assistant will discuss this with the Selectmen's Office and report back to the Board.

MAPC - POPULATION STATISTICS: A report was received from the MAPC setting forth final population statistics from the 1970 census. Medfield's population was 6,021 in 1960 and 9,821 in 1970.

A copy of this report will be made for the MPIC and one for Mr. Vanslette.

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

Respectfully submitted,


William F. Rogers, Jr.
Secretary

MEDFIELD PLANNING BOARD
MINUTES OF FEBRUARY 22, 1971

Members present: Messrs. Gray, Rogers and Vanslette. Others attending: Messrs. Burgess Standley, Charles Fuller, Huna Rosenfeld and Arthur Owens.

The meeting was called to order at 8:10 p.m. by the Chairman, Mr. Gray, and the following business was transacted:

MEETING WITH TOWN COUNSEL: (A) Acceptance of Green Street: In conjunction with the acceptance of a portion of Green Street by the Town, Town Counsel raised a question about the 20-foot easement to natural drainage. Town Counsel was shown the plan on which storm drainage in Partridge Street to a natural water course was to be installed.

(B) Overdue Bonds: Town Counsel stated that he had been directed by the Selectmen to bring suit against the bonding company on overdue bonds. He will require the Planning Board to furnish copies of plans, covenants, agreements and correspondence pertaining to these overdue bonds.

The Board will meet at 9:30 a.m. Saturday, February 27th, to prepare this material for Town Counsel.

(C) Surety: The Board discussed with Town Counsel possible methods of securing surety so as to insure completion of the work under Planning Board Rules & Regulations which would be more satisfactory to the Town in the event a contractor defaulted on the work which he is required to do.

Town Counsel stated that any changes in the method of securing surety to cover work within a subdivision or release of surety due upon completion of work would have to come from the State Legislature.

LEAGUE OF WOMEN VOTERS: The League of Women Voters will have a warrant meeting on Wednesday, March 3, 1971, and has requested that members of Town boards discuss priorities at this meeting. No Planning Board member will be able to attend.

SUBDIVISION CONTROL NOT REQUIRED: Mr. Arthur Owens presented a plan of revised area of lots in Lakewood Estates dated February 22, 1971, for the Board's approval:

VOTED: To sign plan.

Mr. Huna Rosenfeld presented a plan showing revised area of lots on Rocky Lane, dated February 22, 1971, for the Planning Board's signature.

VOTED: To sign plan.

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Form 1 was given to both gentlemen to be filled out and returned.

SOUTH STREET DRAINAGE:

VOTED: To write a letter to the Superintendent of Streets stating that the drainage to Stop River is expected to be installed in Stagecoach Estates by November 1971.

MINUTES: VOTED: To accept the minutes of February 16, 1971 as written.

ZONING MEETING: A meeting was held on Thursday, February 18th, from 8:00 p.m. to 10:00 p.m. to work on revisions of the proposed Sign Bylaw. Messrs. Rogers, Standley and Vanslette were in attendance.

PRIOR YEARS' MINUTES: The Planning Board Assistant was requested to make a list of minutes which have not been turned over to the Board by Mrs. Rayner.

INSPECTION OF HASTINGS & GAUTREAU: Weather permitting, the Board will inspect the Hastings and Gautreau area after the meeting on Saturday morning to prepare information for Town Counsel.

SPECIAL TOWN MEETING: A notification was received that a Special Town Meeting will be held at 8:00 p.m., Monday, March 8, 1971.

A letter dated February 17, 1971, was received from the Executive Secretary stating that an article will be included in the Special Town Meeting for engineering fees for layout plans for Gunhill Park and the Easement in Route 109.

This letter also stated that Town Counsel has been directed by the Selectmen to bring suit against the bonding company for overdue bonds held on Gunhill Park and the Easement in Route 109.

ZONING BOARD OF APPEALS HEARINGS: On Thursday, March 4, 1971, the Zoning Board of Appeals will hold the following hearings:

- (1) 7:45 p.m. Petition by Francis D. and Carol A. Rossi of 5 Summer Street requesting a Special Permit to operate a real estate business from their home.
- (2) 8:00 p.m. Petition by Vardie Construction Company to permit a house to be erected with a mother-in-law unit on Hatters Hill Road.

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BRIDGE STREET: A letter dated February 19, 1971, was received from the Superintendent of Streets relative to a storm water run-off problem on Bridge Street. Action was postponed on this item until next week.

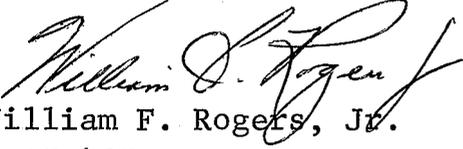
MAPC: A copy of a letter dated February 4, 1971, from Mr. Richard M. Doherty, Executive Director of the MAPC regarding Waste Water Treatment Plan and Intercepting Sewers was received. No action required.

SEMINARS IN PLANNING: The Office of Training, Department of Community Affairs, will present a Seminar in Planning for an evening each week for ten weeks covering all aspects of Planning Board activities. A schedule of meetings for this program were given to each member present.

APPEALS MEMO: A ruling that a Planning Board could not limit the use of a subdivision lots to single-family dwellings where the applicable zoning bylaw, under Section 7A, of the Zoning Enabling Act permitted a multi-family dwelling. This memo came from the Department of Community Affairs. No action required.

As there was no further business to come before the Board, the meeting was adjourned at 10:10 p.m.

Respectfully submitted,


William F. Rogers, Jr.
Secretary

MEDFIELD PLANNING BOARD
MINUTES - MARCH 1, 1971

Members present: Messrs. Rogers, Vanslette and Yarlott. Others attending: Messrs. Standley, Brian Byrne, Albert Caruso, Timothy Whiting and Dr. Field.

The Board was called to order at 8:00 p.m. by Mr. Rogers and the following business was conducted:

MEETING RE PARK AND RECREATION LAND: Brian Byrne, Chairman of the Park and Recreation Commission, met with the Planning Board to discuss the acquisition of land for parks and recreation by the Town.

The Board requested by Mr. Byrne establish a plan specifying the desired location of additional parks and recreational areas, spelling out the use of each.

A meeting of the Park and Recreation Commission and the Planning Board will be held on Wednesday, March 24th, at 8:00 p.m. at the Town Hall to discuss the plan.

SWIMMING POOL ADDITION TO HIGH SCHOOL: Mr. Vanslette introduced the question of Planning Board support of the Swimming Pool Article in the Annual Town Meeting Warrant.

A member of the Citizens' Committee will be invited to give the Planning Board background on this article at a meeting to be held Thursday, March 4, 1971, at 8:00 p.m. at the Town Hall. The Park and Recreation Commission will also be invited to attend.

GUN HILL PARK: Dr. Field and Messrs. Caruso and Whiting came before the Board to request information regarding:

1. Filling of Land: Mr. Caruso, who lives on lot 38 of the Definitive Plan of Gun Hill Park, dated December 26, 1962, is concerned that a water problem in his yard will result from the filling in of lot 37, which he said had recently been purchased by another builder. The Board informed Mr. Caruso that this is a problem between him and the owner of lot 37.
2. House Values: Dr. Field is concerned because he feels that the housing to be built on the lots sold to another builder will be smaller and less expensive and will adversely affect the value of his property. The Board stated that any house which meets Medfield's Building Code can be built in this and any other residential area of town.

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LAND SUBDIVISION RULES AND REGULATIONS: The Board will check to see if a plan which was approved more than seven years ago can be required to conform with Rules & Regulations now in effect. A report on this will be presented at the March 15th Planning Board meeting.

MINUTES: VOTED: To accept the minutes of February 22, 1971, as amended.

LEAGUE OF WOMEN VOTERS: Mr. Standley plans to attend the League of Women Voters Warrant Meeting on March 3rd.

BRIDGE STREET: Mr. McCarthy's letter of February 19, 1971, on Bridge Street drainage was tabled for future action.

COMPLETION OF WAYS IN SUBDIVISIONS: A copy of Town Counsel's February 17, 1971, letter to the Board of Selectmen was received. Copies will be distributed to all members.

INFORMATION FOR TOWN COUNSEL: On Saturday, February 27, 1971, Messrs. Ezequelle, Rogers, Standley and Vanslette met to assemble material for suits against the Employers' Group Insurance Company.

Mr. Yarlott will have blueline prints made of designated plans.

PRIOR YEARS' MINUTES: The Planning Board Assistant was instructed to try to obtain all minutes not yet turned over to the Board by Mrs. Rayner for the Planning Board files.

NOON HILL ESTATES - SECTION II: The Planning Board Assistant was requested to call Mr. Joseph S. Kennedy to ask that a letter to extend the date of a decision by the Planning Board of Noon Hill Estates - Section II - Definitive Plan be received by the Planning Board no later than Monday, March 8th.

NEW ZONING MAPS: The Planning Board Assistant was requested to send a copy of the Flood Plain and Watershed Protection Districts Bylaws, together with the new zoning map, to the Planning Boards and Conservation Commissions of Westwood, Walpole, Norfolk, Millis, Sherborn and Dover.

This information will also be sent to the Conservation Commission and the MPIC of Medfield and to Mr. James Woglom of Metcalf & Eddy.

The zoning maps have been given to the Selectmen, Executive Secretary, Superintendent of Streets, Building Inspector, Assissors, Board of Health, Water & Sewerage Board and the School Superintendent.

March 1, 1971

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LETTER RE BI-WALK CONSTRUCTION COMPANY: A letter dated February 23, 1971, was received from Leonard J. Liberman, Counsellor at Law, of Brown, Rudnick, Freed & Gesmer, 85 Devonshire Street, Boston, Mass., 02109, requesting the following information reagrding Kaymark Drive:

1. Was any bond filed pursuant to the work performed at Kaymark Drive?
2. Is there a bank account in the name of Bi-Walk Construction being held upon compliance with the requirements of the agreement between Bi-Walk Construction and the town of Medfield?

VOTED: To forward this letter to Town Counsel to answer and to request that Town Counsel allow the Planning Board to read the reply before it is sent.

ARTICLES IN SPECIAL TOWN MEETING: Article 3 of the Special Town Meeting Warrant requests a sum of money be raised and appropriated or borrowed or transferred for the purpose of laying out public ways in Gun Hill Park Subdivision and laying out drainage for Pine Needle Park Subdivision No. 4, also known as Hatters Hill Subdivision. Mrs. Willis was requested to look into the history of this article and report back to the Board prior to March 8th.

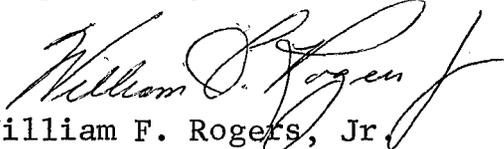
SEMINAR ON PLANNING: All Board members and the Planning Board Assistant are planning to attend the Seminars on Planning commencing on March 25, 1971, from 7:00 p.m. to 9:30 p.m. for ten successive weeks.

NOTICE OF HEARING RE MBTA: A notification of a public hearing to be held on Tuesday, March 2nd, at 10:30 a.m. at Gardiner Auditorium at the State House on progressive public transportation improvement programs was received.

REORGANIZATION MEETING: The Board will meet at 7:30 p.m., Monday, March 8th, at the High School immediately prior to Town Meeting for the purpose of reorganizing.

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

Respectfully submitted,


 William F. Rogers, Jr.
 Secretary

MEDFIELD PLANNING BOARD
MINUTES - MARCH 8, 1971

Members present: Messrs. Ezequelle, Rogers, Standley, Vanslette and Yarlott.

At 7:30 p.m. Mr. Ezequelle called the meeting to order and the following business was conducted:

REORGANIZATION OF BOARD:

VOTED: Richard M. Ezequelle, Chairman
William F. Rogers, Jr., Vice Chairman
Robert A. Vanslette, Secretary
for the ensuing year.

NOON HILL ESTATES - SECTION II: A letter dated March 5, 1971, was received from Mr. Joseph S. Kennedy requesting that the time be extended to April 6, 1971, for action to be taken on the Noon Hill Estates - Section II - Definitive Plan.

VOTED: To extend the time on which the Board must take action on the Noon Hill Estates - Section II - Definitive Plan to Tuesday, April 6, 1971.

There being no further business to come before the Board, the meeting was adjourned at 7:35 p.m.

Respectfully submitted,

Robert A. Vanslette

Robert A. Vanslette
Secretary

MEDFIELD PLANNING BOARD
MINUTES OF MARCH 15, 1971

Members present: Messrs. Ezequelle, Rogers, Standley, Vanslette and Yarlott. Others present: Mr. Marshall Rogan, 12 Indian Hill Road.

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

MINUTES: VOTED: To accept the minutes of March 1st and March 8th as written.

MARSHALL J ROGAN: Mr. Rogan came before the Board to ask the status of Nauset Street as he believes a water problem in his yard is associated with the building of the street. The Board assured Mr. Rogan that if this were the case, the completion of the street would cure the problem as street drainage would take care of the Nauset Street runoff. It was suggested that Mr. Rogan pitch his lot to the storm drainage in his yar. The Board agreed that the water problem is between the developer and Mr. Rogan.

NOON HILL ESTATES - SECTION IA :

VOTED: To send a letter to Mr. Colwell advising his that the bond covering the construction of Nauset Street and the stubs will expire March 30, 1971.

An inspection of Indian Hill Road and Nauset Street has been scheduled for Saturday, March 20th, at 9:30 a.m., weather permitting.

NOON HILL ESTATES - SECTION II: The revised plans of Noon Hill Estates - Section II - have been received the the Board. A work session to check these plans will be held next week.

BRIDGE STREET DRAINAGE: Mr. McCarthy's letter of February 19th informed the Board that a storm water runoff problem has developed on Bridge Street near proposed Essex Road.

VOTED: To send a letter to Mr. Taylor asking him the possibility of his installing the drainage near proposed Essex Road this summer to alleviate a storm water runoff problem which has developed.

SOUTH STREET DRAINAGE: A letter dated March 15th was received from the Auperintendent of Streets thanking the Board for informing him of Mr. Rosenfeld's expected completion of his subdivision drainage to Stop River. No action required.

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March 15, 1971

PUBLIC DUMP: The Executive Secretary's letter of March 3, 1971, was received, stating that the Selectmen are in the process of having the necessary engineering done in the dump area in preparation for a hearing before the Board of Appeals. No action required.

MEDFIELD CONSERVATION COMMISSION: A letter dated March 11th was received from the Conservation Commission requesting the Planning Board to give its opinion on wetlands in the vicinity of the dump.

VOTED: To invite the Conservation Commission to attend the Planning Board's meeting on March 22nd to discuss this question.

DOVER PLANNING BOARD: A letter dated March 12, 1971, was received from the Dover Planning Board requesting two additional copies of the Flood Plain and Watershed Protection Districts Zoning Bylaw and Zoning Map and the name of the department responsible for the enforcement of Section XII(3)A(1), which is the Selectmen.

VOTED: To send additional maps and Bylaws and to answer question.

WALPOLE CONSERVATION COMMISSION: A letter dated March 8, 1971, was received from the Walpole Conservation Commission requesting information as to the elevations and locations of the Mine Brook flood plain where it intersects the Walpole line.

VOTED: To send a letter stating that the elevation at the Walpole/Medfield line in the Mine Brook area is 150 feet.

MPIC MINUTES: The MPIC minutes of February 17th were received. The Planning Board Assistant will send copies of these minutes to all Board members.

HOSPITAL ROAD DRAINAGE EASEMENT: A Plan of Drainage Easement to be Acquired by the Town of Medfield, off Hospital Road, dated February 17, 1971, and drawn by Cheney Engineering was forwarded to the Planning Board by the Board of Selectmen.

VOTED: To sign plan.

BRIDGE STREET: A subdivision Plan of Lot B shown on Land Court Plan 6961A, in the Bridge Street area, dated March 9, 1971, and drawn by Cheney Engineering was received.

VOTED: To sign plan.

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 March 15, 1971

UPDATING OF MASTER PLAN: The Annual Town Meeting voted an amount of \$6500 for the Planning Board to have the Master Plan updated. The Planning Board Assistant was requested to invite Mr. James Woglom of Metcalf & Eddy to meet with the Board on Monday, March 22nd, with a rough draft of his proposal to update the plan. Mr. Sturtevant, Chairman of the MPIC, will also be invited to this meeting along with any other members of his committee who might wish to attend.

MASTER PLAN FOR EDUCATIONAL FACILITIES: The Planning Board discussed a comprehensive, long-range Master Plan of Medfield's educational facilities and agreed that this study should be undertaken immediately. Medfield's population and financial capabilities should be taken into account and progressive ideas in education should also be considered.

VOTED: To authorize Mr. Rogers to contact the State Board of Education to request a list of consultants experienced in this area.

Mr. Ezequelle will inform Dr. Sullivan, Chairman of the School Committee, of the Board's action.

GOALS AND OBJECTIVES FOR ENSUING YEAR: Mr. Ezequelle presented the following Planning Board priorities for the ensuing year:

1. Complete Revised Zoning and Submit to Town Meeting
2. Have Master Plan for Medfield's Educational Facilities Developed
3. Completion of Hastings & Gautreau Section of Harding Estates
4. Revision of Subdivision Rules & Regulations to include guidelines for setting aside land for recreation
5. Completion of Capital Outlay and Financial Study (MPIC)
6. To investigate methods at our disposal to avoid another Gunhill Park or Kaymark Estates fiasco.

MEETING TIME: Starting March 22nd the Planning Board will meet at 7:30 p.m. on Mondays.

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March 15, 1971

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

Respectfully submitted,

Robert A. Vanslette

Robert A. Vanslette
Secretary

MEDFIELD PLANNING BOARD
MINUTES OF MARCH 22, 1971

Members present: Messrs. Ezequelle, Rogers, Standley, Vanslette and Yarlott. Others attending: Mr. James Woglom of Metcalf & Eddy; Mr. Harry A. Kelleher, Chairman Board of Selectmen; Mr. Frederick Conley, Executive Secretary; Mrs. Grace Ritchie and Messrs. Mark Breen, Joseph Donnelly, Richard Kaerwer and Richard Sturtevant of the MPIC; also, Dr. James Sullivan and Messrs. Richard Randlett, Denis Robertson, Ralph Parmigiane, Robert Capers and Thomas A. Blake.

The meeting was called to order at 7:30 p.m. by the Chairman, Mr. Ezequelle, and the following business was conducted:

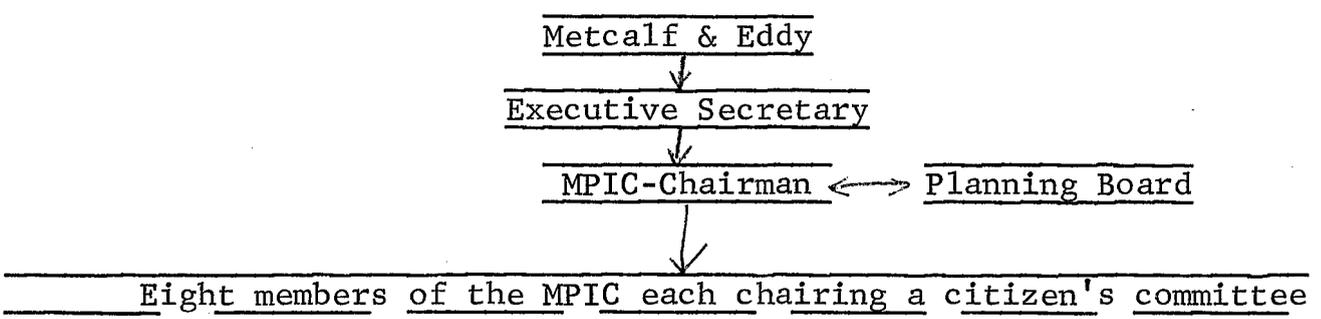
MINUTES: VOTED: To accept the minutes of March 15th.

UPDATING OF MASTER PLAN: Mr. James Woglom of Metcalf & Eddy presented the Board with a letter dated March 22nd containing a proposal to update the 1962 Financial Impact Study, as specified, and to prepare a capital improvements program for the town.

Mr. Woglom suggested that the same procedure be followed for the updating of the Master Plan as was used to prepare the original plan; that is, the use of citizens' committees to work under the direction of the MPIC.

Mr. Woglom will work closely with the Executive Secretary in the preliminary stages of the plan. Mr. Woglom was requested to amend the March 22nd Metcalf & Eddy letter to include working with the Executive Secretary to set up a procedure for use by the Town for an annual updating of the capital improvements program.

VOTED: That the following organizational chart be used for the Master Plan updating as set forth in Metcalf & Eddy's March 22nd letter:



After the contract has been signed for each of the categories to be studied, Mr. Woglom will prepare job descriptions. The preparation of the job descriptions will take from two to three weeks.

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March 22, 1971

The assistance of the League of Women Voters and the press will be solicited to help in obtaining volunteers for citizens' committees.

After receipt of the above-mentioned job descriptions, the Chairman of the MPIC will give assignments to his committee members and citizens' committees will be formed. The various committee chairmen will be charged with the responsibility of his committee meeting deadlines for the data to be accumulated.

Active participation of the Finance Committee will be sought in the formulation of the capital outlay program.

The completion date set for this updating by Metcalf & Eddy is December 1, 1971.

MEETING WITH SCHOOL COMMITTEE, SCHOOL ADMINISTRATION AND SCHOOL PLANNING & BUILDING COMMITTEE: The Planning Board invited the School Committee, School Administration and the School Planning & Building Committee to attend its meeting to discuss the advisability of hiring a consultant to study various innovations in the school system, school building needs and other related problems.

In order to initiate this program, it will be essential that all committees agree that a long-range master plan for education is necessary.

This subject will be on the School Committee's agenda when they meet on April 5th and the Planning Board will be informed of the outcome of the vote.

The School Planning and Building Committee will meet on March 23rd and will inform the Planning Board of its decision.

Mr. Blake said it will be necessary to spell out Medfield's philosophy of education for the consultants.

Mr. Robertson of the School Committee pointed out that the innovative systems which are now in use in this country are the result of tragic conditions of poor planning.

Mr. Rogers requested that there be agreement by all committees. After such agreement, an indepth proposal will be drawn up and consultants interviewed.

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March 22, 1971

NOON HILL ESTATES - Indian Hill Road: On February 8, 1971, a letter was received from Mr. Kennedy, attorney for Hoover Realty Trust requesting a reduction in surety on Indian Hill Road from Station 14+00 to Station 38+46.

On Saturday, March 20, 1971, an inspection was made and the following was

VOTED: Upon acceptance by the Planning Board of surety in the amount of \$10,700 on demand, Peerless Insurance Company Bond No. S-46-52-400 (\$500); No. S-45-24-70 (\$20,000 and No. S-46-52-39 (\$14,000) will be returned to Hoover Realty Trust.

VOTED: To send a letter to Mr. Kennedy setting forth the above information.

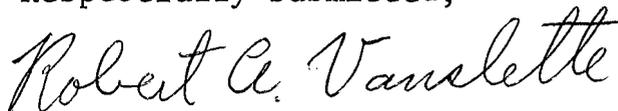
NOON HILL ESTATES - Nauset Street: A letter dated February 8, 1971, was received, requesting that surety be set on Nauset Street from Station 0+25 to 13+50. An inspection was made on Saturday, March 20th, and the following was

VOTED: To set surety on Nauset Street in its entirety in the amount of \$33,200 on demand. Upon acceptance of this surety, Peerless Insurance Company Bond No. S-48-33-19 in the amount of \$29,200 will be returned to Hoover Realty Trust.

VOTED: To send a letter to Mr. Kennedy setting forth the above vote.

All other business was tabled and the meeting was adjourned at 11:20 p.m.

Respectfully submitted,



Robert A. Vanslette
Secretary

MEDFIELD PLANNING BOARD
MINUTES OF MARCH 29, 1971

Members present: Messrs. Ezequelle, Rogers, Standley, Vanslette and Yarlott. Others present: Mrs. Gifford, Conservation Commission Chairman and members, Mrs. Lockhart and Mr. Peter Shroeder, and associate member, Mr. Hilton, and Mr. Gerard F. Gallagher, Chairman of Board of Health.

The meeting was called to order at 7:30 p.m. by the Chairman, Mr. Ezequelle, and the following business was conducted:

NOON HILL ESTATES - SECTION II: Mr. Gallagher was requested to appear before the Board to discuss the possibility of random percolation tests being taken by the builder under the Board of Health's direction prior to the Planning Board decision on Noon Hill Estates - Section II - plan.

Mr. Gallagher said he felt that the builder could be requested, but not required, to take this action.

VOTED: That the Planning Board contact the subdivider and ask him to request an extension of time for the Planning Board's decision which would allow the builder, under the Board of Health's direction, to take percolation tests.

The Planning Board Assistant will report back to Board members and Mr. Gallagher the builder's verbal answer.

CONSERVATION COMMISSION: In answer to the Conservation Commission's March 11th letter, the Planning Board invited the Conservation Commission to a meeting to discuss the wetlands in the area of the Town Dump.

The Planning Board will request from the Selectmen a plan of the dump property showing the present 145-foot elevation so that the Board can determine how much of the area is below that elevation.

The Conservation Commission requested that they receive the Planning Board minutes to keep abreast of any developments which might be of interest to them.

The Conservation Commission will supply the Planning Board with a plan on which all Conservation Land now owned by the Town is located. The Conservation Commission will make up another plan which will include Conservation Land which they would like to acquire.

At a later date, the Planning Board will set up a meeting of the Park and Recreation Commission and Conservation Commission to coordinate plans.

Page 2
March 29, 1971

MASSACHUSETTS ROADSIDE COUNCIL: A letter regarding visual pollution was received and the Board was requested to write to our Representative at the State House.

VOTED: That a letter be sent requesting a "Yes" vote on House Bill 522.

METCALF & EDDY PROPOSAL: An amended proposal dated March 23rd was received from Metcalf & Eddy, which included the following paragraph:

"V. Procedure: Another intent of the above is to set forth a procedure for use by the Town in an annual updating of the capital improvements program."

VOTED: To have Mr. Ezequelle sign this proposal.

A copy of the revised proposal will be sent to the MPIC and the Executive Secretary.

SCHOOL PLANNING AND BUILDING COMMITTEE: A letter dated March 23rd was received from the School Planning and Building Committee stating that they welcome the opportunity to cooperate with the Planning Board.

VOTED: To send a letter to the School Planning & Building Committee thanking them for their future cooperation.

NORFOLK PLANNING BOARD: A letter dated March 24, 1971, was received from the Norfolk Planning Board requesting information about our Floor Plain and Watershed Protection District zoning.

VOTED: To invite the Norfolk Board to meet with us at one of our regular Monday night meetings.

LEAGUE OF WOMEN VOTERS: Mr. Ezequelle received a telephone call from the League of Women Voters requesting knowledge of the Planning Board agenda for the year. Mr. Ezequelle will meet with members of the League on Wednesday, March 31st.

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

Respectfully submitted,

Robert A. Vanslette

Robert A. Vanslette
Secretary

MEDFIELD PLANNING BOARD
MEETING OF APRIL 5, 1971

Members present: Messrs. Ezequelle, Rogers, Standley and Vanslette.
Others attending: Mrs. Donald Rowean and Mr. Lyman DeCamp.

MEETING WITH SCHOOL COMMITTEE AT DALE STREET SCHOOL: The Planning Board met with the School Committee at 7:30 p.m. Monday, April 5th for the purpose of discussing the hiring of a consultant to make a long-range study of Medfield's financial capabilities.

School Committee members who were not present at the initial discussion held March 22, 1971, were brought up to date.

Mrs. Austin suggested contacting other towns who have had a similar study made and inquiring as to whether or not this type of study was useful.

The School Committee unanimously agreed that an investigation should be made of (1) educational consultants and (2) scope that should be covered.

A steering committee will be formed, consisting of one member each from the School Committee, School Planning and Building Committee and the Planning Board.

REGULAR PLANNING BOARD MEETING - APRIL 5, 1971

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

MR. LYMAN DECAMP: Mr. DeCamp appeared before the Board to inquire as to the status of the completion of the stub in the area of his home on Evergreen Way. He was brought up to date on the subject by the Planning Board. He then requested that he have an opportunity to look over plans of the stub before they are released for bid.

This work will be completed as soon as the Board has an opportunity to have the plans drawn for work to be completed in the Hastings & Gautreau area.

MRS. DONALD ROWEAN: Mrs. Rowean of Bridge Street came before the Board to ask if it would be possible for her to sell her home and one acre of land and retain a parcel of four acres. The width of the lot on which the house is located does not conform to the zoning requirements at the street and at the setback.

The Board advised Mrs. Rowean to bring her plan before the Board of Appeals and request a variance to insure that the parcel could be divided into two legal house lots.

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Minutes of April 5, 1971

MINUTES: VOTED: To accept the minutes of March 22 and 29, 1971 as written.

DEPARTMENT OF COMMUNITY AFFAIRS: A letter dated March 29th was received from the Department of Community Affairs in reply to a request from Mr. Rogers to supply the Board with names of educational consultants. No action required.

RE MEETING WITH SCHOOL COMMITTEE:

VOTED: That Mr. Rogers represent the Planning Board on the steering committee for the investigation of educational consultants to work with the School Committee and the School Planning and Building Committee.

VOTED: To write a letter to the School Committee advising them that Mr. Rogers will represent the Planning Board on the steering committee.

VOTED: To write a letter to the School Planning and Building Committee apprising them of the steering committee and informing them that Mr. Rogers will represent the Board.

NOON HILL ESTATES - SECTION II: After discussion of the on-lot sewer capabilities of the land encompassed by this plan based on the Medfield Soil Survey compiled by the United States Department of Agriculture and the Board of Health's letter of November 23, 1970, it was

VOTED: To disapprove Noon Hill Estates Definitive Plan - Section II - based on the severe limitations for on-lot sewerage, as detailed on the soil survey map entitled "Soil Limitations for Septic Tank Sewerage Disposal" and on the recommendation of the Board of Health that lots in this area listed under severe wetness not be used for private on-lot septic systems.

VOTED: To send a letter to Mr. Calvin Colwell, with a copy to Mr. Joseph S. Kennedy, setting forth the above vote and inviting Mr. Colwell to meet with the Board to discuss this decision.

BOARD OF APPEALS - DECISION 206: A decision dated April 1, 1971, was made by the Board of Appeals to grant a Special Permit to Francis D. and Carol A. Rossi of 5 Summer Street to operate a real estate business from this address and erect an acceptable sign. This Special Permit was granted with conditions. No Planning Board action required.

BOARD OF APPEALS - DECISION 207: A decision dated April 1, 1971, was made by the Board of Appeals to grant a Special Permit, with conditions, to Vardie Construction Company to erect a house with a "mother-in-law" unit at Lot 21 Hatters Hill Road. No Planning Board action required.

SUDBURY AND WAYLAND POWER AND LIGHT COMMITTEES: A letter was received from the Wayland and Sudbury Power and Light Committees, requesting support for H-1515, a bill which places a high priority on forest, park and conservation lands, protecting them from being easily destroyed by a swath of cleared land, etc., and H-1331 which provides that in the future overhead transmission lines shall be kept away from population centers. Copies of this correspondence will be sent to Board members for their perusal.

MEETING WITH LEAGUE OF WOMEN VOTERS: Mr. Ezequelle met with Mesdames Kenyon and Doub to discuss how the League could assist in the updating of the Master Plan. Other areas discussed were schools, recreation and zoning.

MASTER PLAN UPDATING: The Planning Board Assistant was requested to call Mr. Sturtevant to be sure the Board has an opportunity to review the questionnaire relative to the Master Plan updating before it is released to the public.

CHARTER COMMISSION: A letter dated April 2, 1971, was received from the Charter Commission requesting the Board's presence at their April 12th meeting. It was

VOTED: To send a letter to the Charter Commission stating that the Board cannot be present on April 12th, but would like to meet with the Charter Commission at 7:30 p.m., Monday, April 26th, in the Selectmen's Office so that Planning Board views can be put on record.

JUNIOR CHAMBER OF COMMERCE: Mr. Standley suggested that the Board contact the Junior Chamber of Commerce to meet with us and encourage them to assist the Board in working on the Central Business District Plan.

REGIONAL PLANNING GROUP: At a meeting in Framingham, it was noted that regional planning groups are getting things done which towns would find difficult individually. The Planning Board Assistant will call Mr. Fallon at the Department of Community Affairs and find out which, if any, regional planning group encompasses Medfield.

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April 5, 1971

ZONING MEETING: The Board will meet at 9:30 a.m. Saturday, April 10th, to work on zoning revisions.

There being no further business to come before the Board, the meeting was adjourned at 10:15 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Robert A. Vanslette".

Robert A. Vanslette
Secretary

MEDFIELD PLANNING BOARD
MINUTES OF APRIL 12, 1971

Members present: Messrs. Rogers, Standley, Vanslette and Yarlott.
Others attending: Messrs. Arthur Owens and Huna Rosenfeld.

The meeting was called to order at 7:40 p.m. by Mr. Rogers, Vice Chairman, and the following business was transacted:

MINUTES: VOTED: To approve the minutes of April 5, 1971, as written.

STAGECOACH ESTATES: Messrs. Owens and Rosenfeld appeared before the Board with a Plan & Revised Profile of a Portion of Ridge Road and a Plan & Revised Profile of a Portion of Oxbow Road, both dated March 31, 1971. The builders were asked to check with the Planning Board Assistant on Wednesday, April 14th, to be apprised of the Board's decision.

After discussion of the revised profile, the Board

VOTED: To sign the plans.

COUNTRY WAY: Mr. Paul J. Berger, Civil & Sanitary Engineer of 228 E. Foxboro Street, Sharon, Massachusetts, requested permission to study the Planning Board's copy of the profile of Country Way. Permission was granted.

CANTON SCHOOL STUDY: Mr. Kelleher forwarded an excerpt from the April 1, 1971, issue of the Patriot Ledger regarding a school study made for the Town of Canton.

VOTED: To request a copy of the study from the Canton School Board.

MEETING ON REZONING: The Board met at 9:30 a.m. Saturday, April 11th, to work on zoning revisions. A revision of the Sign Bylaw has been completed and will be typed for the Board's approval.

The Board will meet on Saturday, April 17th, at 9:30 a.m. to work on the revised zoning.

NOON HILL ESTATES - SECTION II: A letter dated April 13th was received from Mr. Joseph S. Kennedy stating that Hoover Realty Trust will comply with the requests in paragraphs 1, 2, 3, 4, 5, 6 and 8 of the Planning Board's letter of December 9, 1970. Mr. Kennedy further states that they will not comply with paragraph 7.

Page 2
 April 12, 1971

VOTED: To send a copy of the Board's December 9, 1970, letter and Mr. Kennedy's letter of April 3, 1971, to Town Counsel and request his opinion as to the legality of this decision under the Land Subdivision Rules & Regulations, Town of Medfield, page 24, paragraph 5.52.

HOUSE BILL 522: A letter dated April 7th was received from Charles W. Long, State Representative, thanking the Board for its letter supporting H. 522. No action required.

BOARD OF APPEALS HEARINGS: Notifications were received of the following Board of Appeals hearings at the Town House, Medfield, Thursday, April 15:

1. 7:45 p.m. Special Permit requested to enlarge and improve present salesroom building by petition of George A. Lovell, Lovell's Flowers and Greenhouses.
2. 8:00 p.m. Variance requested by Messrs. Manganiello and Duhaime to reduce required frontage of two lots in "AA" Residence District.

Mr. Vanslette plans to attend the above hearing.

CHARTER COMMISSION: A letter dated April 9th was received from the Charter Commission enclosing copies of the minutes of June 30, 1969, meeting of the Planning Board and Town Government Study Commission. Copies of the minutes were distributed to the members. No action required.

PLANNING BOARD MEETING: The Planning Board will hold its next meeting at 7:30 p.m., Tuesday, April 20th.

PARK AND RECREATION COMMISSION: The Planning Board Assistant will contact Bryan Byrne to request a meeting with him to discuss his long-range plans for recreation.

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

Respectfully submitted,

Robert A. Vanslette
 Robert A. Vanslette
 Secretary

MEDFIELD PLANNING BOARD
MINUTES OF APRIL 20, 1971

Members present: Messrs. Standley, Yarlott and Vanslette.

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

MINUTES: VOTED: To accept the minutes of April 12th as written.

SUBDIVISION CONTROL RULES & REGULATIONS: The applicability of current Subdivision Control Rules & Regulations on subdivisions accepted more than seven years ago was discussed.

VOTED: To send a letter to Town Counsel asking for his opinion of the above.

REZONING MEETING: The Planning Board met on Saturday, April 17th, and completed a revised draft of the Zoning Bylaw through Section 13.

STEERING COMMITTEE: A letter dated April 13th was received from the Superintendent of Schools stating that Mr. Denis Robinson will be the School Committee's representative to the Steering Committee.

A letter dated April 14th was received from the School Planning and Building Committee stating that Mr. David R. Iverson will represent that committee on the Steering Committee.

No action required relative to the above-mentioned letters.

CONSULTING ENGINEERS: A letter dated April 5, 1971, was received from Bruce Campbell & Associates requesting an opportunity to be considered in conjunction with the updating of the Master Plan.

VOTED: To send a letter stating that a consultant had already been engaged to do this work.

A letter from Dober, Paddock, Upton & Associates, Inc., of Cambridge, Massachusetts, was received and will be turned over to Mr. Rogers.

CORPS OF ENGINEERS HEARING: There will be a public information meeting on April 28th at 8:00 p.m. at the Medfield High School regarding the Charles River.

There being no further business to come before the Board, the meeting was adjourned at 8:45 p.m.

Respectfully submitted,

Robert A. Vanslette

Robert A. Vanslette
Secretary

MEDFIELD PLANNING BOARD
MINUTES OF APRIL 26, 1971

Members present: Messrs. Ezequelle, Rogers, Standley, Vanslette and Yarlott. Others present: Mrs. Donald Rowean and Mr. Joseph S. Kennedy.

The meeting was called to order at 7:30 p.m. by Mr. Rogers, Vice Chairman, and the following business was transacted:

SUBDIVISION CONTROL NOT REQUIRED: Mrs. Donald Rowean of Bridge Street appeared before the Board with a Plan of Land in Medfield, dated April 26, 1971, which subdivides a parcel of land on Bridge Street, and Form I pertaining thereto.

VOTED: To sign plan.

NOON HILL ESTATES - SECTION 1A: Mr. Joseph S. Kennedy, attorney for Mr. Calvin Colwell, appeared before the Board to inquire as to the breakdown of the \$10,700 bond requested for the completion of Indian Hill Road.

The breakdown is as follows:

1. Approximately 520 feet of sidewalk work to be completed @ \$5.00 per foot	\$2,600
2. 23 bounds at \$50 each	1,150
3. 2,446 feet of street engineering at \$2.00 per foot	4,892
4. Loaming and seeding	<u>2,000</u>
Total in round figures	\$10,700

NOON HILL ESTATES - SECTION II: At Mr. Kennedy's request, the liens of Noon Hill Estates - Section II - were returned to him.

Mr. Kennedy was disappointed with the Board's decision of April 5, 1971, to reject the plan. He stated he felt the plans had been accepted by default.

The Board asked Mr. Kennedy why Mr. Colwell had not come in to discuss the plan with the Board as requested in their letter of April 5th. Mr. Kennedy said he felt it would be a useless waste of time to do so.

Page 2
April 26, 1971

CHARTER COMMISSION: Letters from the Charter Commission dated April 16th and 20th were read, inviting the Planning Board to meet with them at 8:30 p.m., April 26, 1971.

The meeting was adjourned at 8:30 p.m. to meet with the Charter Commission.

Respectfully submitted,

Robert A. Vanslette
Robert A. Vanslette
Secretary

MEDFIELD PLANNING BOARD
MINUTES OF MAY 3, 1971

Members present: Messrs. Ezequelle, Rogers, Standley, Vanslette and Yarlott. Others present: Messrs Paul Sullivan, Calvin Colwell, Joseph Kennedy, Richard Sturtevant, Paul Hurd, Joseph Donnelly, Richard Kaewer and Mrs. Grace Ritchie.

The meeting was called to order at 7:30 p.m. by the Chairman, Mr. Ezequelle, and the following business was transacted:

MINUTES: VOTED: To accept the minutes of April 20th and 26th, 1971, as written.

PAUL SULLIVAN: Mr. Paul Sullivan, owner of a tract of land off Brook Street, appeared before the Board to inquire about the possibility of apartments being built on this land. The land is zoned "B" on the street, but "A" further back.

As the Planning Board is in the process of rezoning portions of the town, it was suggested that Mr. Sullivan set forth his interest in having his entire tract of land zoned "B" in a letter to the Planning Board.

NOON HILL ESTATES - Indian Hill Road: Mr. Colwell appeared before the Board to request an explanation of the items which make up the \$10,700 bond required to complete Indian Hill Road. Mr. Colwell was informed that the \$2,600 figure for sidewalks includes a sidewalk across the mouth of Iroquois Street. The \$4,892 figure for engineering expenses includes the certification of inverts and bounds as well as the engineering work required for the drawing of acceptance plans. The other figures were self-explanatory.

NOON HILL ESTATES - SECTION II: Messrs. Kennedy and Colwell appeared before the Board to discuss any suggestions which the Board might have relative to Noon Hill Estates - Section II.

Mr. Rogers: The Board of Health letter of November 23rd recommended no on-lot sewerage in wet areas of Noon Hill Estates - Section II. This land is very wet. The overlay which your engineer put on the plan was not for septic systems but for house lots. Unfortunately, we did not discover this discrepancy until about a month ago. What we would like to suggest is that you find a solution other than on-lot septic systems for the sewerage in this development. If this were done, then I am sure the Board would reconsider your subdivision.

Mr. Colwell: Do you mean building a sewerage plant and connecting this area to sewerage? How would find out the cost of a package unit system?

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1. Community Attitude Survey Questionnaire
2. List of possible citizen committees
3. Letter from the Planning Board and the Master Plan Implementation Committee
4. First set of tables for financial information to be filled in by Fred Conley

Both the MPIC and the Planning Board will study this material. Copies of the 1963 questionnaire will be made and sent to all members of the MPIC and Planning Board so that the two questionnaires can be compared.

The Planning Board Assistant will try to arrange a meeting with Mr. Woglom and the MPIC on either May 10th or 12th to discuss the questionnaire.

Mr. Rogers explained the coding used on the first questionnaire and expressed the hope that the same type of coding will be used again.

Mr. Rogers also requested that additional questions be added to the survey regarding schools.

KAYMARK DRAINAGE PROJECT: A letter dated April 27th was received from Mr. McCarthy. This letter apprised the Board of the progress being made on the Kaymark Drainage Project.

VOTED: To send a letter to Mr. McCarthy, setting forth the following points:

- (1) Is there anything required from the Planning Board to keep this project going?
- (2) What are the expenditures on this project to date?
- (3) What are the anticipated costs to bring this project to completion?

CONSERVATION COMMISSION: The minutes of the Conservation Commission meeting of April 28th were received and distributed to all members.

ROCKY LANE: A letter dated May 3, 1971, was received from the Executive Secretary regarding a problem on Rocky Lane.

VOTED: To send a letter to Mr. Kelleher setting forth the following points:

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- (1) Rocky Lane should be constructed in accordance with Section 7 of the Land Subdivision Rules & Regulations of Medfield.
- (2) A profile should be established which would require Rocky Lane to be levelled out prior to entering South Street. Where Rocky Lane and Synder Road connect should also be level.

BOARD OF APPEALS HEARING: A notice of a Public Hearing on Thursday, May 13, 1971, at 7:45 p.m. was received. The petitioner is Orrin Wilkins who is requesting a change from a single-family house at 405 Main Street to a two-family house. No Planning Board action required.

PARK & RECREATION COMMISSION: A letter dated April 28th was received from Brian Byrne, Chairman of the Park and Recreation Commission, setting forth the date of October when they will be ready to discuss long-range planning on parks and recreation.

There being no further business to come before the Board, the meeting was adjourned at 10:20 p.m.

Respectfully submitted,



Robert A. Vanslette
Secretary

MEDFIELD PLANNING BOARD
MINUTES OF MAY 10, 1971

Members present: Messrs. Ezequelle, Rogers, Standley and Vanslette.
Others attending: Mr. Vardie L. Taylor.

The meeting was called to order at 7:45 p.m. by the Chairman, Mr. Ezequelle, and the following business was transacted:

HATTERS HILL: Mr. Taylor presented the Board with Needham National Bank Savings Account No. 022-703-4 in the amount of \$1100 to release lots 20 and 21 on Hatters Hill Road.

VOTED: To accept the savings account as above-stated and to send Mr. Taylor a release of lots 20 and 21, covering from Station 7+00 to Station 10+00 on Hatters Hill Road.

Drainage in the vicinity of lots 20 and 21 was discussed. Mr. Taylor said that he had contemplated putting in a pipe from the low spot of the hollow and running the pipe under the sidewalk and into the nearest catchbasin. The Board expressed approval of this proposed action.

Mr. Taylor asked the Board if they had any objection to his removing 7000 or 8000 yards of fill from Cheney Pond Road.

The Board told Mr. Taylor that a permit from the Selectmen would be necessary.

Mr. Taylor inquired as to the status of the installation of drainage in Main Street.

VOTED: To send a letter to the Selectmen requesting a progress report on the installation of drainage in Route 109 and the completion of ways in Gunhill Park.

HARDING ESTATES: Mr. Taylor presented Needham National Bank Savings Account No. 022-702-6, in the amount of \$1570, for the release of lots 94 and 109 on Evergreen Way.

VOTED: To accept the savings account as above and to release lots 94 and 109 on Evergreen Way.

Mr. Taylor requested that Longmeadow Road in the vicinity of lots 81 and 82 be inspected for the purpose of setting surety on those lots.

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ZONING REVISIONS: The Board will meet on Sunday, May 16th, at 9:30 a.m. at the Town Hall to work on the zoning revisions.

If Mr. Ezequelle can be present, the Board will also meet on Wednesday, May 19th, to work on the zoning revisions.

NOON HILL ESTATES - SECTION IA: Town Counsel's letter of May 7th regarding Mr. Colwell's request for approval of conveyance of several lots in Noon Hill Estates Section 1A, was received.

VOTED: To send a letter to Mr. Colwell as set forth in Mr. Fuller's May 7th letter.

NOON HILL ESTATES - SECTION II: Town Counsel's letter of May 7th was received which answered the Planning Board's question pursuant to the drainage easements in Noon Hill Estates - Section II. As this plan has been rejected, no action is required at this time.

VOTED: To send a letter to Mr. Colwell summarizing the Board's discussion of May 3rd with him relative to Noon Hill Estates - Section II Plan.

CORPS OF ENGINEERS: Members of the Board who attended the April 28th informational meeting with the Corps of Engineers felt the Flood Plain figure of 121 feet was too low.

VOTED: To send a letter to Mr. Arthur F. Doyle regarding Flood Plain Elevations in the Town of Medfield.

MASTER PLAN UPDATING: Mr. Rogers presented a questionnaire for consideration. Copies of this questionnaire will be sent to the MPIC and Mr. Woglom preparatory to the May 17th meeting.

The Planning Board Assistant was instructed to call Mr. Sturtevant and suggest that he start the League of Women Voters working on the addressing of envelopes for the questionnaire.

The Planning Board Assistant will inquire at the Post Office regarding information as to the least expensive way of having 2,500 return envelopes posted. She will also get a price from Fleetwood Printing for 2,500 envelopes printed with the Planning Board, Town Hall, Medfield Massachusetts, 02052, for the return of the questionnaire

The MPIC recommended that Mr. James E. Loer, 298 North Street, be appointed for the two-year unexpired term on the MPIC.

MEDFIELD PLANNING BOARD
MINUTES OF MAY 17, 1971

Members present: Messrs. Ezequelle, Standley, Vanslette and Yarlott.
Others attending: Mr. Charles Fuller, Town Counsel, Messrs. David Iverson and Richard Palson of Housing for Elderly and Messrs. Richard Sturtevant (Chairman), Joseph Donnelly, James Loer, Paul Hurd, Richard Kaewer, Mesdames Ritchie and Place, and Mr. James Woglom.

The meeting was called to order at 7:45 p.m. by the Chairman, Mr. Ezequelle, and the following business was conducted:

HOUSING FOR THE ELDERLY: Messrs. Iverson and Palson appeared before the Board to request the rezoning of a parcel of land on Pound Street from "A" Residence to "B" Residence. The Housing for the Elderly presently holds an option on a portion of this land.

VOTED: To schedule a hearing for Thursday, June 3, 1971, at 8:00 p.m. regarding the above rezoning and to advertise in the Patriot Ledger on May 20th and 27th.

MASTER PLAN UPDATING: Mr. Woglom and members of the MPIC met with the Planning Board to discuss the revised questionnaire. Mr. Woglom said that Metcalf & Eddy has been trying to reduce their questionnaires so that they can be completed in ten minutes or less.

VOTED: That the Planning Board, the MPIC and Mr. Woglom review all questions in the revised questionnaire to reduce its length but retain its usefulness.

The above vote was carried out and Mr. Woglom will send a copy of the questionnaire in its final form prior to our May 24th meeting.

The following suggestions were made regarding the cover letter, which will be drafted by the Planning Board Chairman:

- (1) At the annual Town Meeting in March \$6500 was voted for a Capital Improvements Program, etc.
- (2) Questionnaires may be mailed or returned personally to the Town Hall.
- (3) Request volunteers for advisory committees and have them call either the Planning Board Chairman or the MPIC Chairman.

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Mr. Woglom suggested that the final questionnaire be typed up in a small-face type, if possible, as it will take less space, will be more easily readable and tabulated.

Mr. Woglom asked the MPIC if they had done anything about getting citizen's committees formed. To date, they have not.

The MPIC recommended that Mr. Edward L. Meehan, Jr., 138 South Street be appointed for the one-year unexpired term on the MPIC.

VOTED: To appoint Mr. Meehan to fill the vacancy as stated and notify Mr. Sturtevant of the vote.

CHARTER COMMISSION: The Charter Commission has unofficially requested a copy of the capital outlay procedure when completed as an adjunct to their study of the financial area of the Town.

MINUTES: **VOTED:** To accept minutes of May 10th as written.

ZONING MEETING: A meeting to work on zoning revisions has been scheduled for 8:00 p.m., Wednesday, May 19th.

REGULAR MEETING TIME: Until further notice, the Planning Board will convene at 8:00 p.m. on their regular meeting night.

MAPC: On Wednesday, May 26th, at 8:00 p.m. in the Town Hall, Medfield, a meeting will be held by the Southwest Area Selectmen's Coordinating Committee on the topic of the future of the water supply in the Southwest Region of the Metropolitan Area. This item will be Monday, May 24th's agenda.

CAROL ANN DRIVE: A copy of a letter dated May 17th was received from Mr. McCarthy to Mr. Arthur Stivaletta setting forth road and inspection requirements. No action required.

SPECIAL TOWN MEETING: A Special Town Meeting will be held on Monday, June 7th.

HARDING ESTATES: A note was received from Mr. McCarthy stating that Mr. Taylor reported to him that the lowering of the brook in that area resulted in a vast improvement in the lower end of Harding Estates. No action required.

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BOARD OF APPEALS DECISION 209: The petition of Ralph B. and Eleanor A. Manganiello and William G. and Mary E. Duhaime for two variances on frontage requirements was denied by the Board of Appeals. No action required.

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

Respectfully submitted,



Robert A. Vanslette
Secretary

MEDFIELD PLANNING BOARD
MINUTES OF MAY 24, 1971

Members present: Messrs. Rogers, Standley, Vanslette and Yarlott.
Others attending: Messrs. Arthur Owens, Richard V. Sturtevant,
Paul Hurd and Robert MacLeod.

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

PLANS UNDER SUBDIVISION CONTROL LAW NOT REQUIRED: Mr. Arthur Owens
brought in a Plan of Land in Medfield, dated May 24, 1971, concerning
the changing of lot lines on

VOTED: To sign the plan.

Mr. Arthur Owens also brought in a Plan Showing Revised Lots in
Medfield, Massachusetts, dated May 1, 1971, which changes the lines
of lot 47A and 48A on Rocky Lane.

VOTED: To sign the plan.

Mr. Owens was requested to fill in Form 1, as required.

A notification will be put into the Stagecoach Estates folder alerting
the Board to check the radius of the Rocky Lane and Snyder Road inter-
section at some time in the future.

PILGRIM LANE: A letter dated May 24th was received from the Executive
Secretary asking if the plan in question had been approved as the
Planning Board's signatures had not been affixed to one plan. Also,
the Planning Board's reaction to the sloping was requested.

VOTED: To send a letter to the Board of Selectmen stating that the
plans were in order and that the Board gives its approval to
the sloping as specified.

MASTER PLAN UPDATING: A revised questionnaire was received from Mr.
Woglom for the Board's review. Members of the MPIC present and the
Planning Board accepted the questionnaire with minor changes.

The Planning Board Assistant will make final arrangements to have the
questionnaire and envelopes printed.

The MPIC recommended that Mrs. Jean Schutte, 4 Stagecoach Road, be
appointed to fill a three-year term on the MPIC.

VOTED: To appoint Mrs. Schutte to fill the term specified above and
notify Mr. Sturtevant of the vote.

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PUBLIC HEARING: The Planning Board, at the request of the Housing Authority, has scheduled a public hearing for 8:00 p.m., Thursday, June 3rd, at the Town Hall.

Mr. MacLeod of the Finance Committee appeared before the Board to get background information for the article to rezone land on Pound Street from "A" to "B" Residence.

MINUTES: VOTED: To accept the minutes of May 17th as written.

HASTINGS & GAUTREAU: Mr. Rogers said (1) that he had met with Mr. McCarthy on this subject and (2) that he felt the Board should write to the Selectmen requesting the services of Mr. McCarthy for a full day to work on a number of layout profiles for Longmeadow Road, Stonybrook Road, two stubs off Evergreen Way, one stub off Longmeadow Road and Kaymark Drive.

VOTED: To send letter to the Selectmen setting forth above.

After permission is received from the Selectmen for the assistance of Mr. McCarthy, the Board will meet with him and discuss the work which is to be done to complete Hastings & Gautreau.

JOBS FOR TEENAGERS: Mr. Rogers proposed that the Planning Board, working with other town boards, look into the creation of 200 jobs for teenagers commencing with the summer of 1972. The Board agreed that the idea has a great deal of merit and, after Board members have an opportunity to discuss this further, other town boards, representatives of the teenagers and civic organizations will be invited to meet together and exchange ideas in an effort to get this program started.

LAND SUBDIVISION RULES & REGULATIONS: The Planning Board is interested in framing a section in their Rules & Regulations that would inform subdividers of the need for providing alternate solutions of septic systems for their subdivision other than on-lot sewerage whenever on-lot sewerage disposal is impractical.

VOTED: To send a letter to Town Counsel asking his assistance.

TOWN ENGINEER: Mr. Standley suggested that the Board ask other Town departments how their fee schedule works. The Building Inspector operated a department that did not cost the town any money. It was Mr. Standley's contention that perhaps the services of a town engineer could be self-supporting and therefore of no cost to the town.

Table action until after rezoning has been completed.

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LETTER FROM LITTLETON PLANNING BOARD: A letter dated May 20th was received from the Littleton Planning Board requesting a copy of our Flood Plain and Watershed Protection Districts Zoning.

VOTED: To send the information requested and include a copy of our up-to-date zoning map.

PERSONNEL BOARD: A notification was received dated May 19, 1971, that Mr. Andrew Sifflard was elected Chairman of the Medfield Personnel Board. No action required.

COUNCIL ON AGING: A letter dated May 21st was received from Mr. Ralph C. Goode, Jr., President of the Council on Aging, supporting the re-zoning of the Pound Street land for Housing for the Elderly apartments. This letter will be read at the hearing on June 3, 1971.

HARDING ESTATES: Mr. Vardie Taylor requested an inspection of Evergreen Way from Station 23+50 to the intersection of Spring Valley Road (29+). Lots 105, 106 and 107 have been released and Mr. Taylor would like the surety covering lots 105, 106 and 107 applied to lots 89 and 90.

The Board will inspect the area at 7:30 p.m. Tuesday, June 1st.

VOTED: To release lots 81 and 82 on Longmeadow Road and to apply the \$500 surety now held on lots 80 and 83 thereto.

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

Respectfully submitted,



Robert A. Vanslette
Secretary

MEDFIELD PLANNING BOARD
MINUTES OF JUNE 1, 1971

Members present: Messrs. Ezequelle, Standley, Vanslette and Yarlott.
Others attending: Mr. Frederick Conley, Executive Secretary.

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

HARDING ESTATES - Evergreen Way: The Board inspected Evergreen Way on June 1st and

VOTED: To release lots 89 and 90 on Evergreen Way for Needham National Savings Bank Account No. 022-373-9 in the amount of \$1,000. This surety originally covered the release of lots 106, 106 and 107 on Evergreen Way.

MINUTES: VOTED: To accept the minutes of May 24th as written.

GUNHILL PARK - Earth Removal: Mr. Frederick Conley, Executive Secretary, appeared before the Board to request the Board's advice relative to an earth removal permit on two lots on Country Way, presently owned by Mr. W. G. Lewis, and the possibility of an earth removal permit for certain lots on Saw Mill Lane.

The Planning Board informed Mr. Conley that they are not in favor of any additional work being done in Hunhill Park by anyone until the unfinished work, covered by the bonds in default, has been completed. However, if in the Board of Selectmen's opinion they feel this requested earth removal would correct a safety hazard, the Planning Board certainly would not be opposed.

The Board requested that they be informed of any relocation of earth within the subdivision.

MEETING RELATIVE TO CHARLES RIVER WATERSHED: On Tuesday, May 25th, Mr. Vanslette attended a discussion meeting in the Selectmen's Office. Mr. Vanslette stated that the Selectmen are in favor of the Flood Plain protection and would like to get the State to finance the acquisition of the lands by the Conservation Commission.

MAPC MEETING: On Wednesday, May 26th, Mr. Yarlott attended a meeting at the Town Hall on the subject of the Future of the Water Supply in the Southwest Region of the Metropolitan Area.

NOON HILL ESTATES - SECTION II: Peerless Insurance Company Bond No. S-44-71-59 in the amount of \$10,700 for the completion of Indian Hill Road from Station 13+50 to Station 38+50 was received.

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VOTED: To submit bond to Town Counsel for his approval.

Peerless Insurance Company Bond No. S-48-75-79 in the amount of \$33,200 to cover work on Nauset Street from Station 0+25 to Station 13+30 was received.

VOTED: To submit bond to Town Counsel for approval.

MASTER PLAN UPDATING: Two cover letters were received from Mr. Sturtevant to go with the questionnaire relative to the Financial Impact Study. Mr. Ezequelle will finalize a cover letter tonight.

BOARD OF APPEALS HEARING: There will be a public hearing Thursday, June 10, 1971, at 7:45 p.m. by the Board of Appeals on Zoning on the petition of Weston G. and Roberta Kolsti in order to erect a garage within four feet of their side lot line at 50 Hartford Street.

BRIDGE STREET: A copy of Mr. McCarthy's May 26th letter to Mr. Taylor was received. This letter was relative to the installation of drainage from Essex Street. No action required.

MEETING DATE: A Special Town Meeting is scheduled for June 7th; therefore, the Planning Board will meet at 8:00 p.m. June 8th.

MPIC: Three new members have been appointed to the Master Plan Implementation Committee.

VOTED: To inform the Board of Selectmen of the appointment of Mrs. Jean Schutte, Messrs. James Loer and Edwin L. Meehan, Jr.

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

Respectfully submitted,



Robert A. Vanslette
Secretary

MEDFIELD PLANNING BOARD
MINUTES OF SPECIAL MEETING - June 3, 1971

The meeting was called to order at 9:30 p.m. by the Chairman, Mr. Ezequelle, and the following business was transacted:

NOON HILL ESTATES - SECTION IA: Peerless Insurance Company bonds No. S-44-71-59 in the amount of \$10,700 and No. S-48-75-79 in the amount of \$33,200 were reviewed by Town Counsel. It was Town Counsel's opinion that these bonds were acceptable.

VOTED: That the above bonds be accepted thereby releasing lots 11, 12, 13 and 22 on Nauset Street.

Messrs. Yarlott and Ezequelle voted in the affirmative because they agreed with Town Counsel that the time should be set for any bond giving sufficient time for the completion of work covered therein. Mr. Standley voted in the negative because he felt that the bonds should be on demand as requested. Mr. Vanslette abstained.

REPORT TO TOWN MEETING RE REZONING OF POUND STREET LAND:

VOTED: Two members were in agreement that the area containing lots 7, 8, 9, 21, 22 and 23 should be rezoned to "B" residence. One member was in favor of rezoning lots 7, 8 and 9 only to "B" residence for the purpose of this article and one member was in favor of rezoning the entire parcel as contained in the article. The Planning Board could not come to one recommendation on this article.

There was unanimous agreement that the Housing Authority should have a written letter of intent to purchase lots 7, 8 and 9 prior to the Town's approval of any change in zoning.

EARTH REMOVAL: The Planning Board Assistant was requested to draft a letter to the Executive Secretary summing up the Board's conversation with Mr. Conley on June 1st.

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

Respectfully submitted,



Robert A. Vanslette
Secretary

MEDFIELD PLANNING BOARD
SPECIAL MEETING - JUNE 7, 1971

Members present: Messrs. Ezequelle, Rogers, Standley, Vanslette and Yarlott.

The Planning Board Chairman called the meeting to order at 7:25 p.m. and the following business was transacted:

REPORT TO TOWN MEETING RELATIVE TO POUND STREET REZONING:

VOTED: To revise the Planning Board report to the Town Meeting to read as follows:

The Planning Board makes the following recommendation on this article. Three members were in agreement that the area containing lots 7, 8, 9, 21, 22 and 23 should be rezoned to "B" residence. One member was in favor of rezoning the entire parcel as contained in the article. One member was in favor of rezoning lots 7, 8 and 9 only to "B" residence for the purpose of this article.

The Planning Board is considering recommending rezoning of the area on the other side of Pound Street to include similar use.

Respectfully submitted,



Robert A. Vanslette
Secretary

MEDFIELD PLANNING BOARD
MINUTES OF JUNE 8, 1971

Members present: Messrs. Ezequelle, Rogers, Standley, Vanslette and Yarlott. Others attending: Mr. Andrew Brothers, Mr. & Mrs. Samuel Lizer and Mr. & Mrs. C. O. Carlson.

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

MINUTES: VOTED: To accept the minutes of June 1st and 3rd as written.

STATUS OF MAILING QUESTIONNAIRES: The Senior Girl Scouts of Medfield are working on the 2500-piece mailing and feel there is a possibility of the questionnaire being mailed on Friday, June 11th.

AWARD FOR COMPLETING 30-HOUR COURSE: Messrs. William F. Rogers, Jr., and F. Gordon Yarlott received a diploma for completing a 30-hour Seminar in Planning by the Department of Community Affairs, Commonwealth of Massachusetts.

REZONING SESSION: The Board will meet on Wednesday, June 9th, at 8:30 p.m. to work on rezoning.

EARTH REMOVAL DISCUSSION:

VOTED: To send a letter to Mr. Frederick Conley, Executive Secretary, summarizing the Board's conversations with him on June 1st.

INDIAN HILL ROAD: Five residents of Indian Hill Road appeared before the Board to seek information because they had heard that the area was going to be rezoned. The Board is considering recommending rezoning of several sections of town and before any new zoning could become effective there would have to be a public hearing and a two-thirds vote of a town meeting.

These people were queried by the Board as to their feeling relative to the size of lots in their area. They felt at least one-acre lots should be required in the Indian Hill area.

Zoning for the stabling of horses was discussed. The people in attendance felt that having a horse in a small area was cruel to the animal. The Chairman suggested that a petition be sent to both the Planning Board and the Board of Health for or against the stabling of horses in residential areas.

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BOND DUE DATES: Mr. Vanslette will draft an amendment to the Land Subdivision Rules and Regulations for the Town of Medfield to include time elements of from sixty days to six months to fit individual cases.

SIDEWALKS - NAUSET STREET: The Planning Board Assistant received a telephone call from Mr. Marshall J. Rogan of Indian Hill Road inquiring as to the probable completion date of the sidewalk on his end of Nauset Street.

VOTED: To write a letter to Mr. Colwell asking for a date as requested.

VOTED: To write a letter to Mr. Rogan informing him of the Board's action.

COLONIAL ROAD: Mr. Henry Heald requested a surety figure for release of lot 86 on Colonial Road. The stationing is from Station 15+15 to Station 16+70, 155 feet. The Board will inspect this area individually and report on June 14th.

AETNA INSURANCE COMPANY: A form was received from Aetna Insurance Company requesting information on a bond held by the Town for Medfield Development Corporation for the Construction of Lee Road from Station 14+90 to Station 20+90, in the amount of \$11,000.

VOTED: To write a letter to Medfield Development Corporation asking for a date when this work will be completed.

PAUL D. SULLIVAN: A letter dated May 28, 1971, was received from Mr. Paul D. Sullivan, 15 Juniper Lane, Medfield, favoring better utilization of a parcel of land at 412 Main Street, which he owns.

VOTED: To write a letter to Mr. Sullivan saying that his letter of May 28th had been received and the Board is taking it under advisement.

LAKWOOD REALTY TRUST: A copy of a letter dated June 3rd to Superintendent of Streets from Lakewood Realty Trust was received. This letter stated that a temporary access road has been constructed connecting Stagecoach Road to Lakewood Drive. No action required.

PUBLIC HEARING - JUNE 3rd: Mr. Fuller was consulted as to the proper form the transcript of the June 3rd Public Hearing should take. He said that a public hearing is separate from a regular Planning Board meeting and the transcript should be filed with information relative to the hearing.

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

Respectfully submitted,

Robert A. Vanslette

Robert A. Vanslette
Secretary

MEDFIELD PLANNING BOARD
MINUTES OF JUNE 14, 1971

Members present: Messrs. Rogers, Standley, Vanslette and Yarlott.

The meeting was called to order at 8:10 p.m. by Mr. Vanslette and the following business was transacted:

MINUTES: VOTED: To accept the minutes of June 7th and 8th.

DEDHAM SUPERIOR COURT: Mr. Vanslette, Secretary of the Planning Board, was served with a summons Friday night, June 11th, to appear before the Dedham Superior Court at 10:00 a.m., June 14th, to show the Planning Board records as evidence in the case of Mr. Henry A. Ehnes vs. the Town of Medfield and Mr. Robert H. Brown, developer of Woodland Acres. Town Counsel presented the Planning Board records to the Court.

BOARD OF HEALTH - HORSES:

VOTED: To send a letter to the Board of Health inviting them to discuss areas of responsibility relative to horses. This meeting will be held on Monday, June 21st, at 8:00 p.m.

SURETY - LOT 86 COLONIAL ROAD: Mr. Standley inspected Colonial Road from Station 15+15 to Station 16+70 as requested by Mr. Heald.

VOTED: To set surety on Colonial Road from Station 15+15 to Station 16+70 in the amount of \$4100 for a one-year period and to notify Mr. Henry Heald of this vote.

JOBS FOR TEENS: The Planning Board again discussed a program for jobs for teens in Medfield.

VOTED: To send letters to all Town Boards inviting them to meet and discuss this proposed program on Monday, June 28th, at 8:00 p.m., 2nd Floor, Town Hall.

LAKEWOOD ESTATES: Mr. McCarthy's letter of June 14th relative to the temporary extension of Stagecoach Road was read.

VOTED: To send a letter to Mr. Owens requesting (1) the removal of the peat under the roadbed and (2) the damming of the water to cease either by ditching or installing the culverts as set forth in the Definitive Plan.

REZONING MEETING: The Board will meet at 8:00 p.m. on Thursday, June 17th, to work on rezoning.

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ROCKY LANE: VOTED: To send a letter to the Board of Selectmen asking the status of Rocky Lane as it pertains to Stagecoach Estates.

REZONING OF LAND - POUND STREET:

VOTED: To send a letter to the Chairman of the Housing Authority requesting a zoning map with the boundary lines of the newly rezoned property on Pound Street drawn thereon.

RESPONSIBILITY FOR LEE ROAD:

VOTED: To send a letter to Mr. Huna Rosenfeld asking who his corporate officers are.

OVERDUE SURETY - PINENEEDLE PARK - III:

VOTED: To send a letter to Mr. Edward Stivaletta askhim to meet with the Board on Monday, June 21st, relative to his overdue surety.

OVERDUE SURETY - LAKEWOOD ESTATES:

VOTED: To send a letter to Mr. Owens asking him to meet with the Board relative to his overdue bond on Lakewood Drive.

MAILING OF QUESTIONNAIRE: The Planning Board Assistant reported that the questionnaires had been mailed.

VOTED: To send a letter of thanks to the Senior Girl Scouts for the prompt and efficient job they did in addressing and stuffing the envelopes for the questionnaires.

CONSERVATION COMMISSION: A copy of the Conservation Commission's minutes of May 24th was distributed to each of the Planning Board members.

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

Respectfully submited,

Robert A. Vanslette
Robert A. Vanslette
Secretary

MEDFIELD PLANNING BOARD
MINUTES OF JUNE 21, 1971

Members present: Messrs. Ezequelle, Rogers, Standley, Vanslette and Yarlott. Others attending: 16 residents interested in horse zoning, Messrs, Curry and Farrar of the Board of Health, Mr. Arthur Owens and Mr. Richard Schenker.

The meeting was called to order at 8:10 p.m. by the Chairman, Mr. Ezequelle, and the following business was transacted:

RESPONSIBILITY RELATIVE TO HORSES: The purpose of the meeting was to discuss with the Board of Health responsibility relative to the keeping of horses. The Board of Health requested that the Planning Board set a minimum lot size for the keeping of horses. In accordance with other towns with this type of zoning, the Board of Health has suggested 35,000 to 40,000 square feet as a minimum lot for horses.

The Planning Board will take this suggestion under advisement.

The horse owners attending the meeting felt that the present zoning is adequate.

The Planning Board requested that the Board of Health write a letter setting forth requirements they feel necessary relative to zoning for horses.

LAKWOOD ESTATES: Mr. Arthur Owens appeared before the Board to discuss his plans regarding the completion of the bonded area of Lakewood Drive as the bond is overdue. Mr. Owens said he had contracted with Bella Construction to have the way completed within a month.

Mr. Owens reported that a ditch had been made in the extension of Stagecoach Road to alleviate any possible water problem.

Mr. Owens notified the Board that the address of Lakewood Realty Trust is 338 Main Street, Medfield.

VOTED: To send a letter to Mr. Owens asking him to send the Board a letter on the status of Lakewood Drive.

VOTED: To write to Lakewood Realty Trust requesting a letter stating their intentions relative to the extension of Stagecoach Road.

STAGECOACH ESTATES: A letter was received from Mr. Huna Rosenfeld stating that Mr. Arthur Owens is President of Medfield Development Corporation, 14 Ross Street, Millis, and Mr. Rosenfeld is Treasurer of the corporation.

Mr. Owens reported that Warren Brothers have been contracted to complete Lee Road and that the work should be finished in about three weeks.

The Board requested that Mr. Owens write a letter explaining what he has done and what he intends to do relative to the Planning Board letter of June 16th regarding the extension of Stagecoach Road.

The Board asked Mr. Owens what the situation is relative to Rocky Lane. Mr. Owens said that he had written a letter to the Selectmen asking if Medfield Development Corporation could put the road back into its original condition. To date Mr. Owens has not received an answer from the Selectmen.

VOTED: To send a letter to Medfield Development Corporation, 14 Ross Street, Millis, relative to the completion of Lee Road.

HUTSON ROAD/BLACKSMITH DRIVE: Mr. Richard Schenker appeared before the Board to ask the status of the stub where Hutson Road and Blacksmith Drive come together. This stub is owned by Heald Homes Trust.

The Board will check into past correspondence regarding this stub and Mr. Schenker will be advised on the Board's findings.

MINUTES: VOTED: To accept the June 14th minutes as written.

STEERING COMMITTEE: The School Committee has appointed Mr. Arthur Lomker to the Steering Committee. Mr. Rogers will try to set up a meeting of the committee in the near future.

JOBS FOR TEENAGERS: All Town Boards and Committees have been invited to the Planning Board meeting of June 28th to discuss a program for jobs for teens in the summer of 1972. Mr. Lynch of the High School Guidance Department will also attend.

HOUSING FOR ELDERLY: A map was received from the Housing Authority pinpointing the area on Pound Street which was recently rezoned from "A" to "B" residence. A sketch of the rezoned area was also included.

A sketch of the entire parcel discussed will be required.

GARLAND ESTATES: A copy of a memorandum dated June 8, 1971, to Municipal Water Boards from the Bureau of Planning Programs was received. Excerpts from the Massachusetts Supreme Court decision on the case of Garabedian vs. the Medfield Water Department were included. The decision was rendered in favor of the Medfield Water Department.

86 COLONIAL ROAD: The Board accepted Needham Co-operative Bank Book No. 59264, dated June 21, 1971, in the amount of \$4,100 and assignment.

VOTED: To accept the bankbook releasing lot 86 Colonial Road and request the Planning Board Assistant to do the required paper work.

CORPS OF ENGINEERS: A letter dated June 7, 1971, was received from the Corps of Engineers. This letter was relative to flood plain elevations.

CAMELOT LANE: A letter dated June 16, 1971, relative to Camelot Lane was received from Mr. McCarthy, Superintendent of Streets.

VOTED: To send a letter to Mr. McCarthy requesting information regarding the compaction tests on Camelot Lane.

MPIC: To date approximately 470 questionnaires have been received. Mrs. Jean Schutte is tabulating the returns. A meeting of the MPIC, Mr. James Woglom, Mr. Fred Conley and Mr. Ezequelle will be held on Wednesday, June 23rd.

VOTED: To reappoint Mrs. Grace Ritchie and Mr. Joseph Donnelly to the MPIC for a three-year term.

FINANCE COMMITTEE: A letter from the Finance Committee was received setting forth its roster, assignments and plans for budgets due November 1st for an 18-month period.

There being no further business to come before the Board, the meeting was adjourned at 10:15 p.m.

Respectfully submitted,

Robert A. Vanslette
Robert A. Vanslette
Secretary

MEDFIELD PLANNING BOARD
MINUTES OF JUNE 28, 1971

Members present: Messrs. Ezequelle, Rogers, Standley and Vanslette. Others attending: Mr. Bayliss, Park & Recreation Commission; Mr. McVicar, Personnel Board; Mr. Lynch, Occupational Guidance Counselor of Junior and Senior High Schools; Mr. McEvoy, President of Jay-Cees and other interested citizens.

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

JOBS FOR TEENAGERS - SUMMER OF 1972: Mr. Ezequelle explained to those in attendance the purpose of the meeting. It is felt that there should be more summer employment for Medfield's teenagers in town. The possibility of town-sponsored jobs was discussed - conservation work, upkeep of town buildings, including schools, additional jobs with the Park and Recreation Commission and the Street Department. Privately-sponsored jobs were also discussed; i.e., employment by merchants, industry and residents.

Mr. Bayliss of the Park and Recreation Commission said that there were 18 jobs open at the playground and swim pond and 75 applicants for these jobs. There could be more jobs in this area as the town could use many additional recreational facilities. However, all these things cost money and must be included in the budget.

Mr. McEvoy said that the Jay-Cees will take part in a program called "Do Something" which will serve as a clearing house for various talent in town.

Mr. McVicar stated that he thought a self-sustaining program would be ideal. He brought up the fact that a Finance Committee memorandum was received by all Town Boards asking for deferral of expansion where possible.

Mr. Lynch said that he ran a job bank from the High School this year. There were 75 applicants but only 20 jobs. He said that he had written letters to all Medfield businesses and had news releases publicized requesting residents to call him if they had any odd jobs to be done. The response was poor.

It was the consensus of the meeting that a committee be set up working with the Jay-Cees and Mr. Lynch to get additional momentum to this program

SUBDIVISION CONTROL NOT REQUIRED: A plan of land in Medfield, dated June 28, 1971, of three lots off Causeway Street was presented to the Board.

VOTED: To sign the plan.

June 28, 1971

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STEERING COMMITTEE: A letter dated June 17th was received from the Superintendent of Schools stating that Mr. Arthur Lomker, 14 Stony Brook Road (359-4261) is the School Committee's representative to the Steering Committee. No action required.

MINUTES: VOTED: To accept the minutes of June 21st as written.

HORSE STABLING: The Board of Health forwarded to the Planning Board a letter dated June 22nd from the Director of Public Health, Andover, relative to horse stabling. No action required.

MPIC: Mr. Ezequelle reported that he had attended the June 23rd meeting of the MPIC. Messrs. Woglom and Conley were also in attendance. Mr. Woglom explained to the meeting the setting up of committees and their duties. A September 1st deadline has been set for receipt of findings.

VOTED: To donate \$25 to the Medfield Senior Girl Scouts in appreciation of a job well done in addressing and stuffing 2488 envelopes.

DECISION 210: The Board of Appeals decision re Orrin E. Wilkins' request for a Special Permit for two apartments at 205 Main Street was received. However, as the decision is not clear to the Board, the Planning Board Assistant will check the matter with the Board of Appeals.

PLANNING BOARD MEETING: In view of the July 5th holiday, the Planning Board will meet on Tuesday, July 6th.

NOON HILL ESTATES - SECTION 1A: The Assessor's Office has requested house numbers which were omitted from the Noon Hill Estates - Section 1A plan, dated July 8, 1969. Mrs. Willis will call the engineer who drew up the plans and ask that he submit these house numbers.

ZONING MEETING: The Planning Board will meet at 8:00 p.m., Wednesday, June 30th, to work on rezoning.

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

Respectfully submitted,



Robert A. Vanslette
Secretary

MEDFIELD PLANNING BOARD
MINUTES OF JULY 6, 1971

Members present: Messrs. Ezequelle, Rogers and Vanslette.
Others attending: Mr. Edward Stivaletta.

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

MINUTES: VOTED: To accept the minutes of June 28th as written.

ZONING MEETING: The Board met on Wednesday, June 30, 1971, to work on the revision of the Zoning Bylaw.

Another meeting is scheduled for Thursday, July 8th.

STEERING COMMITTEE: Mr. Rogers reported that on Sunday afternoon, June 27, 1971, at 1:00 p.m., Messrs. Lomker, Iverson and Rogers met at the Town Hall for the purpose of discussing the Steering Committee's purpose.

It was agreed that Mr. Rogers would contact Mr. Sidney Neal, Chairman of C.O.M.E. and solicit its support for possibly securing an outside professional consultant to complement their work, for the purpose of making an indepth study of the educational and physical plan requirements of our school system, based on the needs and capabilities of Medfield, taking into account all concepts of school systems.

JOBS FOR TEENAGERS: Mr. Bowen, Chairman of the "Do Something" project of the Jay-Cees reported that the Jay-Cees would lay the groundwork of the "Do Something" project and the job bank and would call a meeting of interested parties shortly after Labor Day.

CENTRAL BUSINESS DISTRICT: Mr. Ezequelle stated that the Jay-Cees have shown interest in assisting the Planning Board with the CBD.

MASTER PLAN IMPLEMENTATION COMMITTEE: As the appointing of the MPIC is the responsibility of the Planning Board, Mr. Rogers suggested, and other members concurred, that when making future appointments a short resume of the suggested appointees should be presented to the Board.

LAKEWOOD REALTY TRUST: In response to the Planning Board's request, a letter was received from Lakewood Realty Trust stating that they have contracted with Bella Construction Corporation to complete Wagonwheel Road within the next three to five weeks.

Lakewood Realty Trust further explained that the "extension of Stagecoach Road" is only a temporary access to their working area at the present time. When the road is constructed they will satisfy all town requirements. No action required.

July 6, 1971

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DRAINAGE IN ROUTE 109 AND COMPLETION OF WAYS IN GUNHILL PARK:

VOTED: To send a follow-up to the Board's May 12th letter to the Selectmen and also request knowledge of the Selectmen's action relative to the gravel removal request in Gunhill Park.

HUTSON ROAD: The Planning Board Assistant was requested to check March 1971 Town Meeting action against Acceptance Plans and present to the Board the legal description of the taking of Hutson Road.

SIDEWALKS - NAUSET STREET:

VOTED: To send a letter to Mr. Colwell requesting an answer to the Board's June 9th letter regarding a contemplated completion date for the sidewalks on Nauset Street.

COMPACTION TESTS: The Board is in receipt of a letter dated June 29, 1971, from the Superintendent of Streets.

VOTED: To write a letter to Mr. McCarthy quoting Section 8.34, page 36, of the Land Subdivision Rules & Regulations relative to compaction tests.

Mr. Vanslette voted in the negative because he feels that the Superintendent of Streets has good judgment regarding roadbuilding.

LAND SUBDIVISION RULES & REGULATIONS: A letter dated June 18, 1971, was received from Mr. McCarthy regarding the subdivider's understanding of these Rules & Regulations.

VOTED: To send a letter to Mr. McCarthy stating that these Rules & Regulations are available to all builders and that the Planning Board has made every effort to see that they have them.

PINE NEEDLE PARK - III: As requested, Mr. Edward Stivaletta appeared before the Board. The Board asked Mr. Stivaletta to work out a schedule for the completion of portions of Erik and Partridge Roads for which the Board holds overdue bonds and report back to the Board in three weeks.

VOTED: To send a letter to Mr. Edward Stivaletta confirming the Board's conversation with him on Tuesday, July 6th.

PUBLIC HEARING - NORTH STREET: A notification was received by the Board of a public hearing on the laying out of North Street as a public way between Station 78+ and Station 108+.

The Planning Board Assistant will obtain the plans for the Board's July 12th meeting.

The hearing will be at Dedham Superior Court, Office of County Commissioners, Dedham, Massachusetts, at 2:30 p.m., July 20th.

WILBRAHAM PLANNING BOARD: A request was received from the Wilbraham Planning Board for a copy of Medfield's Flood Plain and Watershed Protection Districts Zoning.

VOTED: To send the information requested and a zoning map.

CONSERVATION COMMISSION: A copy of the minutes of the Conservation Commission's June 23rd meeting was received and will be distributed to all Planning Board members.

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

Respectfully submitted,

Robert A. Vanslette
Robert A. Vanslette
Secretary

MEDFIELD PLANNING BOARD
July 12, 1971 Minutes

Members present: Messrs. Rogers, Standley, Vanslette and Yarlott.
Others attending: Messrs. Owens and Rosenfeld.

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

MINUTES: VOTED: To accept the minutes of July 6th as written.

ZONING MEETING: Mr. Vanslette reported that all Board members were present at the meeting on Thursday, July 8th, and the Board completed the last of the redrafting of the Zoning Bylaw.

HASTINGS & GAUTREAU: A letter dated July 12th was received from the Selectmen approving the Planning Board's request to have Mr. McCarthy assist with the engineering work on the Hastings & Gautreau roads.

VOTED: To have Mr. Rogers contact Mr. McCarthy and make the necessary arrangements for his assistance.

JOBS FOR TEENS: A copy of Manchester, New Hampshire's Report on the Workrecreation Program of the Parks and Recreation Commission was presented to the Board by Mr. Rogers. After Board members have studied this report, it will be passed on to the Medfield Park and Recreation Commission and the Conservation Commission.

Mr. Yarlott suggested that Mr. Gordon Gottsche, 11 Pine Grove Road, might be of help in Medfield's program of jobs for teens. Mr. Yarlott will obtain a resume of Mr. Gottsche's experience and the Board will pass this information on to the Jay-Cees.

HEARING RE NORTH STREET - JULY 20 - 2:30 p.m. - DEDHAM: The Board checked over the North Street Layout in anticipation of this hearing, the purpose of which is to have the Town keep and maintain the old section of North Street between 78+ and Station 108+.

OXBOW ROAD: Messrs. Owens and Rosenfeld appeared before the Board to request that surety be set on Oxbow Road from Station 6+0 to Station 1+80. The lots to be released will be 129, 130, 131, 132 and 133 on Oxbow Road.

The Board requested from the developer an easement from Oxbow Road to the natural water course.

LEE ROAD: Mr. Rosenfeld reported that he expects the second coat of bituminous concrete to be applied to Lee Road by July 15th and that the way will be completed by August 30th. A letter of confirmation will be received from Mr. Rosenfeld.

July 12, 1971

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ZONING FOR FURBEARING ANIMALS: A note was received from the Board of Health requesting that the Board consider zoning for furbearing animals.

VOTED: To add a paragraph to Section 5.4.3 "Agricultural" to include such zoning.

BOARD OF APPEALS - ADDENDUM TO DECISION 210: An addendum to clarify the Board of Appeals' decision 210 was received. This will be filed with the decision.

BOARD OF APPEALS - DECISION 211: Mr. Kolsti was granted a lotline variance by the Board of Appeals. No action necessary.

TOWN COUNSEL - GARABEDIAN VS. TOWN OF MEDFIELD: A letter dated July 12th was received from Town Counsel. Enclosed therewith was a copy of the Supreme Judicial Court decision confirming that the approval of a subdivision plan by the Planning Board does not control the action of the Water Board in determining the size of water mains that may be connected to the Town's water system. No action required.

ELOOD - 1968 - CHARLES RIVER: This report by the United States Geodetic Survey will be routed to interested Board members.

BUREAU OF PLANNING PROGRAMS: A memorandum was received relative to the United Reis Homes v. Planning Board of Natick. Copies will be distributed among members.

UTILITIES & SERVICES: A letter dated July 8, 1971, was received from the Superintendent of Streets stating that recently a backhoe operator ripped up the gas main in Lee Road because it was only a few inches below the grade.

VOTED: To have Mr. Vanslette check with the Brockton-Taunton Gas Company and Boston Edison to inquire as to minimum surface cover to gas and electric lines. He will also ask them how they determine that the requirements are satisfied and if plans can be provided to the Town as a permanent record of the location of the lines.

CAROL ANN DRIVE: A letter dated July 12th was received from Mr. McCarthy relative to Carol Ann Drive.

VOTED: To send Mr. Arthur Stivaletta the Rules & Regulations which would apply to Gunhill Park at its inception.

EXEMPTION PERIOD OF SUBDIVISION PLANS: Mr. Vanslette brought an article from the July 9th issue of the Patriot Ledger, describing the exemption period of subdivision plans to the Board's attention.

VOTED: To send a letter to Town Counsel to determine the validity of this article so the Board will have correct information and act accordingly.

HARDING ESTATES: Mr. Taylor requested the release of lot 93 on Evergreen Way for surety already held by the Board.

VOTED: To release lot 93 and include it under Needham National Savings Bank Account No. 022-423-0, dated December 7, 1970, which also covers lot 108.

VOTED: To notify Mr. Taylor of the above vote by letter.

VOTED: To have paperwork ready for meeting of July 19th.

There being no further business to come before the meeting, it was adjourned at 9:30 p.m.

Respectfully submitted,



Robert A. vanslette
Secretary

MEDFIELD PLANNING BOARD
MINUTES OF JULY 19, 1971

Members present: Messrs. Ezequelle, Rogers, Vanslette and Yarlott.
Others attending: Messrs. William E. Coffrin, Richard M. Schenker,
Huna Rosenfeld and Michele Stivaletta.

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

HUTSON ROAD EXTENSION: Messrs. Coffrin and Schenker appeared before the Board to determine the ownership of Hutson Road Extension. The Board was apprised by Mr. Heald that he probably was the owner of the property in question.

As Messrs. Coffrin and Schenker are concerned about the upkeep of the property, the Board suggested that further conversations regarding the area should be with Mr. Heald.

MINUTES: VOTED: To accept the minutes of July 12th as written.

INDIAN HILL ROAD: An inspection of Indian Hill Road disclosed the necessity of an inspection of the stone retaining wall at the westerly intersection of Nauset Street and Indian Hill Road by the Building Inspector and the Superintendent of Streets.

VOTED: To write a letter to the Selectmen requesting an inspection.

PILGRIM LANE: An inspection of Pilgrom Lane brought up the question as to whether this area has been excavated too much and if this excavation interferes with the approved profile of the definitive plan of Pilgrim Lane.

VOTED: To write a letter to the Selectmen raising this question.

HASTINGS & GAUTREAU: On Thursday, July 16th, Mr. Rogers met with the Superintendent of Streets relative to the engineering work on Hastings & Gautreau for which the Selectmen allotted one day of Mr. McCarthy's time to the Planning Board.

As a result of this conversation, the Board received Mr. McCarthy's letter of July 16th setting forth his recommendations relative to Stony Brook Road Stub Extension, Spring Valley Road Stub grades, the Longmeadow Road and Stony Brook Road intersection and the Kaymark cul de sac.

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Mr. Rogers suggested that for expediency the Planning Board do the work as Mr. McCarthy feels he is too busy and is recommending that the work be done by an outside engineering firm. Mr. Rogers is willing to shoot the grades himself and Messrs. Ezequelle and Yarlott volunteered to help.

However, the Board felt that a principle was involved here and the work should either be done by the Highway Department or an outside engineering firm.

Mr. Rogers has had extra copies of the Kaymark Drive plans made so that the Board could use them for worksheets.

Action will be taken on this matter after the Board hears from Town Counsel if it would be possible to get immediate release of money from the courts for the payment of engineering fees.

UTILITIES & SERVICES: Mr. Vanslette checked with the Brockton-Taunton Gas Company and Boston Edison as to minimum surface required to cover gas and electric lines.

1. The Brockton-Taunton Gas Company prefers to have pipes installed off the roadway if possible and the minimum cover is 30".
2. Boston Edison requires a 36" cover of primary voltages and a 24" cover of secondary voltages.

OXBOW ROAD SURETY: Mr. Rosenfeld appeared before the Board with the Construction Card for Oxbow Road.

VOTED: To set surety on Oxbow Road from Station 6+17 to Station 2+00 in the amount of \$12,000 for a one-year period. Receipt of said surety would release lots 129, 130, 131, 132 and 133.

VOTED: To send a letter to Mr. Rosenfeld setting forth the above vote.

VOTED: To have paperwork completed.

GUNHILL PARK: A letter dated July 13th was received from Mr. Joseph R. Santos, attorney for Gunhill Park, setting a timetable for the completion of roads covered by overdue bonds. Mr. Michele Stivaletta appeared before the Board to discuss the completion of work in Gunhill Park covered by Employers Group Bond No. SY-356924 and No. SY-435292.

Mr. Stivaletta stated that an attempt will be made on Thursday, July 22nd, to fix the water services of Alfonse J. Caruso, Edward D. Murphy and Timothy L. Whiting of Gunhill Road.

VOTED: To send a letter to Mr. Michele Stivaletta, with a copy to Mr. Santos, confirming the Board's conversation with Mr. Stivaletta.

DRAINAGE IN ROUTE 109: The Board queried Mr. Stivaletta about the completion of drainage in Route 109 covered by Employers Group Bond No. SY-434397. It was mentioned to Mr. Stivaletta that there should be cooperation between him and Mr. Taylor regarding the completion of this drainage. The Board would like Mr. Stivaletta to contact Mr. Taylor and come back with a letter stating who is going to do what and when.

VOTED: To send a letter to Mr. Michele Stivaletta confirming the Board's conversation with him.

GUNHILL PARK - GRAVEL: A letter dated July 16, 1971, was received from the Executive Secretary stating that no action has been taken relative to gravel in Gunhill Park. No action required.

NAUSET STREET - SIDEWALKS: A note was received from Mr. Colwell in answer to the Board's July 8th letter stating that the sidewalks in Nauset Street would be completed this fall.

VOTED: To send a letter to Mr. Marshall Rogan apprising him of the above.

LEE ROAD: A letter dated July 2, 1971, was received by the Board from Huna Rosenfeld, Treasurer of Medfield Development Corporation, setting forth that Lee Road will be completed from Station 14+90 to Station 20+90 by August 30, 1971. No action required.

ZONING MAP: Mr. McCarthy's letter of July 14th was received setting forth several incorrect items on the new zoning map. This will be attached to the master copy of the map for reference when the map is next changed.

RULES & REGULATIONS: Mr. Fuller, Town Counsel, was consulted to find out if, when a definitive plan runs out, the Rules & Regulations in effect at the time of approval can also be updated to conform to current Rules & Regulations. Mr. Fuller will contact the Planning Board Assistant as to the answer to this question.

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MPIC: An invoice has been received from Metcalf & Eddy for a portion of the Master Plan Updating and the Capital Outlay Program.

VOTED: To send a copy of this invoice to Mr. Richard V. Sturtevant requesting a progress report on the work on this project to date.

STEERING COMMITTEE: Mr. Rogers reported that he and Messrs. Iverson and Lomker met on Sunday, July 18th, and their course of action will be to search out firms that would be capable of making an indepth study of both the curriculum and buildings of our school system. The Steering Committee will meet Saturday, July 24th, and go over the list of names of consulting firms which will have been compiled. It is the intention of the committee to get in touch with some of the firms, not involving the town financially, but at least have preliminary discussions as to what they can do towards assisting us in the over-all study if this is what the town elects to do at some future town meeting.

There being no further business to come before the Board, the meeting was adjourned at 10:20 p.m.

Respectfully submitted,



Robert A. Vanslette
Secretary

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MEDFIELD PLANNING BOARD
MINUTES OF JULY 26, 1971

Members present: Messrs. Rogers, Standley, Vanslette and Yarlott.
Others attending: Mr. Charles Fuller, Town Counsel, and Mr. Huna Rosenfeld.

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

MINUTES: VOTED: To accept the minutes of July 19th as now written.

COMPLETION OF WAYS IN HASTINGS & GAUTREAU AND KAYMARK: The Town Counsel appeared before the Board to explain how to proceed to finish the installation of streets and services in the above-mentioned areas. The Town Treasurer will withdraw the funds from the bank accounts by reason of the assignment. This money will be deposited in two special accounts entitled, "Planning Board Deposit Forfeited - Hastings & Gautreau" and "Planning Board Deposit Forfeited - Kaymark." The Planning Board may use this money for any expenses concerning the completion of the installation of services and ways in the Hastings & Gautreau and Kaymark areas.

VOTED: That a letter be transmitted to the Town Treasurer requesting him to withdraw the following:

Home Federal Savings & Loan Association	
Savings Account No. 8388	\$2,000
" " " 7508	1,000
" " " 8389	5,000
Suffolk-Franklin Savings Account	1,000

and interest accumulated and deposit same to an account entitled, "Planning Board Deposit Forfeited - Hastings & Gautreau."

VOTED: That a letter be transmitted to the Town Treasurer requesting that he withdraw \$2,200, plus interest, from the Guaranty Trust Company, Waltham, Savings Account No. 1-9829 and deposit it to an account entitled "Planning Board Deposit Forfeited - Bi-Walk Construction Company."

STEERING COMMITTEE - SCHOOLS: Mr. Rogers reported that on Saturday, July 24th, Messrs. Iverson, Lomker and Rogers met. Several names of possible consultants were suggested and the members voted to have Mr. Rogers start contacting the consultants and set up meetings with them so that the committee could be apprised of their scope of services and procedures. This will enable the committee to obtain a dollars and cents cost of the proposed school facilities and curriculum study.

July 26, 1971

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PILGRIM LANE: Mr. Vanslette inspected Pilgrim Lane and felt that an excess of gravel is being removed.

VOTED: To send a letter to the Board of Selectmen asking for immediate action on the Board's July 22nd letter requesting that Pilgrim Lane be inspected.

Mr. Rosenfeld appeared before the Board to request a change in the profile of Pilgrim Lane. The Board requested that Mr. Rosenfeld have the following plans prepared:

- 1. Drawing as presently approved
- 2. Drawing of what he would like the profile to be

The Board also requested that Mr. Rosenfeld have stakes put in Pilgrim Lane showing grades.

Mr. Rosenfeld will inform the Planning Board Assistant when these stakes are in so that the Board members can check them.

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

Respectfully submitted,



Robert A. Vanslette
Secretary

MEDFIELD PLANNING BOARD
MINUTES OF AUGUST 2, 1971

Members present: Messrs. Ezequelle, Rogers, Standley, Vanslette and Yarlott.

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

MINUTES: VOTED: To accept the minutes of July 26, 1971, as now typed.

INSPECTION OF PILGRIM LANE: Board members inspected Pilgrim Lane on Friday evening and Saturday morning. The proposed profile of Pilgrim Lane was staked out in accordance with the Board's request.

VOTED: To send a letter to the Selectmen stating that the Planning Board feels that permission may be granted to Medfield Development Corporation to remove a limited amount of additional gravel from Pilgrim Lane.

VOTED: To send a letter to Mr. Rosenfeld requesting that he submit the suggested revised profile on Pilgrim Lane to the Board at his earliest convenience.

SCHOOL STUDY COMMITTEE: Mr. Rogers reported that the School Study Committee (Messrs. Iverson, Lomker and Rogers) will meet during the week to interview two consultants as to their scope and procedures.

TABULATED QUESTIONNAIRES: All questionnaires received as of July 28, 1971, have been tabulated by Mrs. Jean Schutte of the MPIC. A copy of this tabulation will be distributed to all Board members.

REZONING DRAFT: A draft of the proposed Zoning Bylaw was distributed to Board members. This item will be put on the agenda August 30th for final revisions.

A copy of the Flood Plain and Watershed Protection Districts zoning will be made changing the numerical system. Mr. Vanslette suggested to the Board that the word "shall" be changed to "may" in these sections of the Zoning Bylaw. This will be discussed with Town Counsel.

VOTED: To consolidate RR and RT zones in the proposed rezoning to a single zone RT at 40,000 square feet.

Mr. Standley voted in opposition because he believes the people in town are looking for larger lot sizes and he thinks that lots should be 50,000 square feet, especially in the flood plain areas.

MEDFIELD PLANNING BOARD
MINUTES OF AUGUST 9, 1971

Members present: Messrs. Rogers, Standley and Yarlott. Others attending: Messrs. Sidney Vaughan (Cheney Engineering), Hannula, Ekstrom, Haigh (Industrial and Development Commission), Kennedy and Hardy (Assessors), Rosenfeld and Owens (Medfield Development Corporation).

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

HASTINGS & GAUTREAU AND KAYMARK: Mr. Sidney Vaughan appeared at the Board's invitation to study the Hastings & Gautreau and Kaymark plans for the purpose of submitting an estimate for the engineering work required for the completion of these areas.

Mr. Vaughan stated that he could not estimate the cost of the work until after a heavy rain. He will contact the Board when he has completed the work necessary for submitting as estimate.

A set of plans was given to Mr. Vaughan, with the exception of an 8½ x 11 profile of Kaymark Drive, which will be forwarded to him.

The Board received a copy of the Town Treasurer's letter of August 5, 1971, to Home Federal Savings and Loan Association which informed the Board of action taken relative to withdrawing money from Home Federal to complete the ways and stubs in the Hastings & Gautreau areas. No action required.

The Board received a copy of a letter dated August 5, 1971, to the Executive Secretary from the Superintendent of Streets stating that the town has removed debris left by the developer at the end of the stub off Kaymark Drive. No action required.

INDUSTRIAL AREA: Messrs. Ekstrom, Haigh and Hannula of the Industrial and Development Commission and Messrs. Hardy and Kennedy of the Board of Assessors met with the Planning Board to discuss the disposition of the industrial area in the north end of town.

It was the consensus of opinion of the Industrial Commission and Assessors that this area should not be zonèd industrial and it is their recommendation that it be zonèd "B", as both the Industrial Commission and the Assessors feel that apartments would be the only use for this land to broaden the tax base.

OXBOW ROAD SURETY: Messrs. Rosenfeld and Owens presented the following Workingmen's Cooperative Bank accounts to the Board:

#24-85551	\$4,000
24-85552	1,000
24-85553	1,000
24-85554	6,000

The assignments to the Town of Medfield of the above accounts and a letter dated August 9, 1971, stating that the work covered by these bankbooks would be completed within one year were also received.

A Grant of Easement in and over Oxbow and Ridge Roads to Stop River was received and will be turned over to Town Counsel for his approval.

VOTED: To accept the above-listed surety to cover the completion of Oxbow Road from Station 6+17 to Station 2+00, releasing lots 129, 130, 131, 132 and 133.

GUNHILL PARK: A memorandum dated August 6, 1971, was received from Mr. Conley, Executive Secretary, stating that the work being done in Gunhill Park is not the area covered by the overdue bonds. No action required.

Mr. McCarthy's letter of August 6, 1971, informed the Board that drainage in Wood End Lane is proceeding with inspection. No action required.

MINUTES: VOTED: To accept the minutes of August 2nd as now written.

CAROL ANN DRIVE: Mr. McCarthy's letter of August 6th informed the Board of the work being done and the inspections on Carol Ann Drive. No action required.

LEE ROAD: A copy of the Superintendent of Street's August 3rd letter to Lakewood Realty Trust relative to Lee Road was received. No action required.

CAMELOT LANE: The Board received a letter dated August 6, 1971, from Mr. Joseph S. Kennedy, attorney for M&D Builders, requesting an inspection of Camelot Lane.

The Board will inspect Camelot Lane at 9:30 a.m. Saturday, August 14th.

BRIGGS ENGINEERING & TESTING COMPANY: A letter and brochure was received from the above-mentioned company stating their experience as Planning Board engineers. This information will be filed for future reference.

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August 9, 1971

SCHOOL STUDY COMMITTEE: Mr. Rogers reported that the School Study Committee met on Tuesday and Thursday, August 3rd and 5th, to interview educational consultants.

There being no further business to come before the Board, the meeting was adjourned at 9:50 p.m.

Respectfully submitted,



Robert A. Vanslette
Secretary

MEDFIELD PLANNING BOARD
MINUTES OF AUGUST 23, 1971

Members present: Messrs. Ezequelle, Standley and Yarlott.

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

MINUTES: VOTED: To accept the minutes of August 9th as written.

HATTERS HILL: A memorandum was received from the Board of Health relative to storm drainage in the vicinity of Lot 28 on Hatters Hill Road. The Board will check this with Mr. Taylor at 5:00 p.m. Tuesday, August 24th.

Mr. Taylor requested the release of lots 27 and 28 by telephone on August 16th. The lots across the street (20 and 21) have been released and Mr. Taylor requested that lots 27 and 28 be released for no additional surety.

The Board will discuss the above further at the next meeting.

CAMELOT LANE: The Board received a letter from Mr. Joseph Kennedy requesting an inspection of Camelot Lane. An inspection on August 14th brought to the Board's attention that, in addition to the work to be done as described in Mr. Kennedy's letter, there are still catchbasins which are not right and a hydrant is in the wrong position. The Board will inspect Camelot Lane again on Tuesday, August 24th.

INDUSTRIAL LAND: Mr. Alexander Marvin, owner of the industrial area in Medfield's northside, will meet with the Board on September 13th at 8:00 p.m. to discuss this land. Should the Board wish any questions answered prior to that date, Mr. Marvin requested that such questions be directed to Mr. Joseph Kennedy.

KAYMARK DRAINAGE PROJECT: The Board received Mr. McCarthy's August 23rd letter reporting on the progress of this project. This letter will be tabled and discussed at the Board's August 30th meeting.

COMPLETION OF WAYS IN GUNHILL PARK: Mr. Ezequelle reported that no progress is being made relative to the completion of the ways in Gunhill Park on which the Town holds overdue surety.

MEDFIELD DEVELOPMENT CORPORATION: A letter dated August 10th from the Medfield Development Corporation enclosed a letter from Warren Brothers certifying that emulsion and berm have been applied to Lee Road. No action required.

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August 23, 1971

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STAGECOACH ESTATES: The Board received a copy of Town Counsel's August 16th letter to the Selectmen relative to the Grant of Easement - Stagecoach Estates, requesting an administrative opinion from the Selectmen as to whether or not they wish to accept the grant with the proviso that upon each occasion the town exercises the rights incidental to installation, maintenance, repair and replacement of a storm drain or drains, it will restore the premises to the natural grade and condition. No action required.

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

Respectfully submitted,

Robert A. Vanslette

Robert A. Vanslette
Secretary

MEDFIELD PLANNING BOARD
MINUTES OF SEPTEMBER 7, 1971

Members present: Messrs. Rogers, Standley, Vanslette and Yarlott.

The meeting was called to order at 8:20 p.m. by Mr. Rogers, Vice Chairman, and the following business was transacted:

MINUTES: VOTED: To accept the minutes of August 23rd as written.

HATTERS HILL: Messrs. Standley and Ezequelle inspected Hatters Hill Road in the vicinity of lots 27 and 28 and found the drainage work completed as stated.

VOTED: To release lots 27 and 28 and include under Needham National Savings Bank Account No. 022-703-4 in the amount of \$1100, covering lots 20 and 21 on Hatters Hill Road.

VOTED: To write a letter to Mr. Taylor requesting verification of the installation of drainage on the northwest side of lot 28 on Hatters Hill Road.

INSPECTION OF CAMELOT LANE: Messrs. Yarlott, Standley, Ezequelle and Rogers inspected Camelot Lane.

VOTED: To send a letter to M&D Builders, in response to Mr. Kennedy's August 6th letter, reporting on the inspection and requesting:

1. Certified invert grades of the entire storm drainage system
2. The ground elevation (low point) that lies opposite the invert of the pipe at Station 1+60.

The above vote was three to one, with Mr. Standley voting in the negative because he felt that Mr. McCarthy's letter regarding compaction did not fill the Board's requirements of a compaction test.

EMERGENCY EMPLOYMENT ACT: Mr. Conley, the Executive Secretary, discussed with the Board the priority of a Town Engineer, who would be subsidized by the Federal Government. The Board was in agreement that this should be a top priority.

COMPACTION TESTS: The Board discussed with Mr. Conley their desire to have the Rules & Regulations followed. It is a requirement that the subdivider take compaction tests of streets prior to having them hot topped.

VOTED: To write a letter to the Selectmen requesting compaction tests be made and reports received by the Planning Board, as set forth in the Land Subdivision Rules & Regulations.

The above vote was three to one. Mr. Vanslette voted in the negative because he felt that the present system was satisfactory.

PROFILE OF PILGRIM LANE:

VOTED: To accept revised profile of Pilgrim Lane, dated August 10, 1971, and send a letter to Medfield Development Corporation to that effect and to request a profile of Brookfield Road for the Board's approval.

SIGN BYLAW: A letter was received from Mr. Bruce Tobiasson, 280 South Street, Medfield, requesting a copy of the proposed Sign Bylaw and the one now in existence.

VOTED: To comply with the above request.

MEETING RE ZONING BYLAW: The Planning Board will meet at 1:00 p.m., Sunday, September 12th, to make final revisions of the Zoning Bylaw.

DEPOSITS FORFEITED: The Planning Board received a letter dated September 3rd from Mr. Edward F. Barrett, Jr., Treasurer, stating that the following have been deposited:

TOWN OF MEDFIELD - PLANNING BOARD DEPOSIT FORFEITED - Hastings & Gautreau	
Home Federal Savings & Loan Association	
#7508	\$1,282.17
#8388	2,483.39
#8389	6,208.61
Suffolk-Franklin Savings Bank	
#106-508-5	<u>1,324.80</u>
For completion of work	\$11,298.97

TOWN OF MEDFIELD - PLANNING BOARD DEPOSIT FORFEITED - Bi-Walk Cons. Co.	
Guaranty Trust Company # 109829	2,311.76

These accounts will be used to complete work in Harding Estates and Kaymark Drive by the Town.

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

Respectfully submitted,
Robert A. Vanslette
Robert A. Vanslette
Secretary

MEDFIELD PLANNING BOARD
MINUTES OF SEPTEMBER 13, 1971

Members present: Messrs. Ezequelle, Standley, Rogers, Vanslette and Yarlott. Others attending: Mr. Robert R. Capobianco, attorney to Garland Estates, Mr. Alexander Marvin and his attorney, Joseph S. Kennedy.

The meeting was called to order at 8:15 p.m. by the Chairman, Mr. Ezequelle, and the following business was transacted:

GARLAND ESTATES: Mr. Robert R. Capobianco, 10 West Central Street, Natick, Massachusetts, appeared before the Board to request information as to the requirements of the Board of a subdivision (Garland Estates) as to the statute of limitations.

VOTED: To include this information in a letter to Mr. Capobianco to be written at the next Planning Board meeting, September 27th.

ALEXANDER MARVIN'S LAND: The Board met with Mr. Marvin to discuss the use of his land to the benefit of the town. Mr. Marvin felt that this land could be used advantageously for apartments and industry both. One piece of his land extends for 1000 feet on Mill Street and is zoned for residential and industry. This parcel contains from five to seven acres.

The Board felt there are two problems with this parcel:

1. The rezoning of an acreage from partially industrial and partially residential to multifamily dwellings.
2. Land located in the watershed protection district.

Mr. Marvin also suggested that his 51-acre parcel of land could be used for a complex which would include some industry, apartments and businesses.

Mr. Rogers asked Mr. Marvin if he would sign a contract with the town of Medfield which would limit the building of apartments during each year. Mr. Marvin said he would be willing to have an agreement of this type signed.

Mr. Kennedy said he felt that high-rise apartments would be the best use of the land in question from the viewpoint of all concerned.

The Board requested that Mr. Marvin have plans drawn up as to how he would envisage the area.

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EXEMPTION PERIOD FOR SUBDIVISION PLANS: The Board received a letter dated August 20, 1971, from Town Counsel in answer to the Board's letter of July 14th. A copy of this reply will be distributed to Board members.

KAYMARK DRAINAGE PROJECT: The Planning Board is in receipt of a progress report of the Kaymark drainage project from Mr. McCarthy. A copy of this report will be sent to Board members.

CAPITAL IMPROVEMENT PROGRAM QUESTIONNAIRE: A copy of the questionnaire was requested by the Board and received. It will be filed for reference in the MPIC folder.

CITIZENS PLANNING COMMITTEE ON SCHOOLS REPORT: A report was received from a subcommittee of the MPIC setting forth their findings relative to school planning. A copy of this report will be sent to Board members.

REPORT ON NAUSET STREET RETAINING WALL: A copy of Mr. McCarthy's letter of August 12th, regarding this inspection was received by the Board. The Board has requested a copy of the Building Inspector's report also.

STATUS OF TOWN ENGINEER: Mr. Conley reported that he met with representatives of the Milton group of towns relative to the Emergency Employment Act. He felt that there appears to be enough money to hire a town engineer with federal funds through the state. Mr. Conley expects to hear on this during the week and will report his findings.

CAROL ANN DRIVE: Mr. Bernard Martin, attorney for Arthur Stivaletta, requested that surety be set on Carol Ann Drive.

VOTED: To contact Mr. Martin and request that a revised copy of the Carol Ann Drive plan be sent to the Board incorporating the condition under which the subdivision was accepted. The Board also requested that the cards for Carol Ann Drive be checked by the Board.

A tentative figure of \$8,000 was set by the Board, awaiting the inspection cards.

Mr. Martin will meet with the Board at 8:00 p.m., September 27th, to comply with the above requests.

HASTINGS & GAUTREAU: The Planning Board Assistant was requested to call Mr. Vaughan, of Cheney Engineering, to inquire as to how his cost estimate to do engineering work in regard to the completion of this area.

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ZONING BYLAW REVISIONS: The Board met on Sunday, September 12th, from 1:00 p.m. to 5:00 p.m. and made a final review of Sections 1 through 6. Sections 10, 11 and 12 need not be reviewed. On Monday, September 20th, the Board will meet at 7:00 p.m. to make a final review of Sections 7, 8, 9 and 13.

DEPARTMENT OF COMMUNITY AFFAIRS: A questionnaire from the Department of Community Affairs was received. The purpose of the questionnaire is to update the records and current information about community planning for the Department of Community Affairs.

VOTED: To return executed questionnaire, Zoning Bylaw and Land Sub-division Rules and Regulations.

INQUIRY FROM EMPLOYERS COMMERCIAL UNION: An inquiry was received from the Employers Commercial Union requesting a status report on Partridge Road.

VOTED: To send a copy of the Board's July 14th letter to Mr. Edward Stivaletta and note thereon that it has not been answered.

SIMEONE STONE CORPORATION: A copy of a proposal was received from Simeone Stone Corporation relative to the completion of work in Gunhill Park. No action required.

BOARD OF HEALTH RECOMMENDATIONS UNDER SUBDIVISION CONTROL LAW: The Board received a copy of a letter from Mr. Fuller dated September 7, 1971, on the above-mentioned subject. A copy of this letter was distributed to Board members.

HEARING - POLE LOCATIONS ON CAUSEWAY STREET: The Board received a notification of a hearing on pole locations on Causeway Street, which will be held on September 28th at 7:30 p.m. No action required.

GUNHILL PARK - MR. WILLIAM H. LEWIS: A copy of a letter to Mr. William H. Lewis from the Board of Health was received. This letter revoked Mr. Lewis's permit to install any septic systems in Gunhill Park until further notice. No action required.

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

Respectfully submitted,



Robert A. Vanslette
Secretary

MEDFIELD PLANNING BOARD
Minutes of September 27, 1971

Members present: Messrs. Rogers, Standley, Yarlott and Vanslette.
Others attending: Mr. Anthony Delapa, 69 Milton Street, Dedham,
and his lawyer, Mr. William E. O'Neill, 368 Washington Street, Dedham;
Mr. John Mulvee, lawyer, and an engineer from Ernst Branch, Inc.,
representing Mr. Arthur Stivaletta; and Messrs. Owens and Rosenfeld.

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

EXTENSION OF ROLLING LANE: Mr. Delapa appeared before the Board to
request that a surety figure be set on Fieldstone Drive from Station
0+50 to the p.c.'s of the intersection of Fieldstone Drive and East-
mount Street and on Eastmount Street from Station 2+50 to Station
6+50, a total distance of 550 feet. Acceptance of surety covering
above stationing will release lots 18, 19, 25 and 26 on Eastmount
Street.

The Board will make an inspection of this area on the weekend.

CAROL ANN DRIVE: Mr. John Mulvee presented the Board with one copy
of a typographical plan of lots 6 and 7 on Carol Ann Drive. A solu-
tion to the drainage problem of lots 6 and 7 is being sought by the
subdivider. As Mr. Stivaletta did not appear, Mr. Mulvee requested
an appointment for next Monday evening.

SEWERAGE PLANS: The sewerage plan shows that sewer lines will run
from Marlyn Road, up Harding Street, across Mr. Scribner's land to
the stub that comes out of Kaymark.

VOTED: To send a letter to the Water & Sewerage Board bringing to
their attention the fact that the Scribner land could be
developed and requesting consideration of laying out of a
paper street to protect Mr. Scribner's property and cause
less land damage.

J. V. CRACKNELL - SLOPING EASEMENT: The Board is in receipt of a
letter from Mr. Cracknell, dated September 20, 1971, bringing the
Board up to date, stating that no action has been taken relative to
the Sloping Easement off Gunhill Road. No Planning Board action
required.

STATUS REPORT OF MEDFIELD FINANCIAL STUDY: A status report of Medfield's
financial impact study was received from Mr. Woglom. Copies of this
report will be distributed to Board members. Minutes of the MPIC's
September 15th meeting were received and will be distributed to Board
members also.

GARLAND ESTATES: At the Board's September 13th meeting Mr. Robert R. Capobianco, 10 West Central Street, Natick, requested information as to the statute of limitations as it applies to the Garland Estates subdivision.

VOTED: To send Mr. Capobianco a letter stating that the Planning Board feels that Section 7A of the Zoning Enabling Act pertains to the Garland Estates Subdivision. The Board will also advise Mr. Capobianco that the Land Subdivision Rules and Regulations of the Town of Medfield have been revised since the date that Garland Estates first was approved.

LAKWOOD DRIVE: Mr. Owens appeared before the Board to request an inspection of Lakewood Drive from Station 0+95 to Station 6+73.79 for return of surety. The Board will make an inspection on the weekend.

STAGECOACH ESTATES: Messrs. Owens and Rosenfeld appeared before the Board to discuss Brookfield Road. It was Messrs. Owens and Rosenfeld's contention that it would be costly to develop this road and it could not connect to Nauset Street.

VOTED: To have Mr. Vanslette contact the Conservation Commission and talk with them about a parcel of land, including Brookfield Road, near Stop River.

BOARD OF APPEALS HEARINGS: A notification was received of the following hearings by the Board of Appeals:

October 7, 1971 - 7:45 p.m. - re "mother-in-law" apartment at lot 91 Evergreen Way

October 7, 1971 - 8:00 p.m. - re variance request from Walter Nye to enable a single residence to be built on a rear lot

Mr. Yarlott will represent the Planning Board at these hearings.

BUDGET MEETING: There will be a meeting on October 19th at 8:00 p.m. for all town committees to discuss budgeting for the ensuing year.

TRAILER REGULATIONS: Trailer Regulations for the Town of Wellesley were distributed to Board members.

REZONING: Mr. Vanslette will make up a summary of proposed changes in the Zoning Bylaw and the purpose of the changes for a news release.

September 27, 1971

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A price for the printing of 200 copies of the revised Zoning Bylaw will be obtained for the Board's next meeting.

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

Respectfully submitted,



Robert A. Vanslette
Secretary

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MEDFIELD PLANNING BOARD
MINUTES OF OCTOBER 4, 1971

Members present: Messrs. Ezequelle, Standley, Vanslette and Yarlott.
Others attending: Messrs. Arthur Stivaletta, John Mulvee and an engineer from Ernst Branch, Inc.

The meeting was called to order at 8:00 p.m. by the Chairman, Mr. Ezequelle, and the following transactions were recorded:

CAROL ANN DRIVE: Messrs. Stivaletta, Mulvee and an engineer from Ernst Branch appeared before the Board to discuss the \$8,000 surety figure tentatively set for Carol Ann Drive. An amount of \$2,000 was included for on-lot drainage for lots 5 and 6.

Mr. Stivaletta requested and was given a blank form on which to figure the surety. The possibility of easements for the drainage on lots 5 and 6 being given to the town was discussed.

Mr. Bernard Martin, lawyer for Mr. Stivaletta, requested information over the telephone relative to compaction tests. In the Land Subdivision Rules and Regulations there is a section on Compaction Tests on pages 29 and 30. Mr. Mulvee will advise Mr. Martin of this.

MINUTES: VOTED: To accept the minutes of September 7, 13 and 27 as now written.

INSPECTION OF FIELDSTONE DRIVE AND EASTMOUNT ROAD: As requested at the Board's September 27th meeting, an inspection was made of Fieldstone Drive and Eastmount Road. However, before surety can be set, the Board would like to have Mr. Delapa do the following:

1. Stake out on sloping side of street where a two-to-one slope would fall.
2. Stake out on sloping side of street where a three-to-one slope would fall, using different color stakes for each sloping.
3. Grade the road down to its proper level.

The Board would also like to know if Mr. Delapa is able to show clear title to the access land on Fieldstone Drive.

VOTED: To send a letter to Mr. Delapa regarding above.

LEE ROAD: During a general inspection of subdivisions, the Planning Board noted that a section of berm on the lefthand side of Lee Road as you go up the street had been damaged. Further up the street a hydrant is too low.

VOTED: To send a letter to Medfield Development Corporation requesting that they correct the above.

LAKWOOD DRIVE: The Board inspected Lakewood Drive from Station 0+95 to Station 6+73.79. It was reported that all work appeared to be completed except the backup on one side of the sidewalk.

VOTED: To release Peerless Insurance Company Bond No. S-48-34-22 in the amount of \$14,000 upon acceptance of new surety in the amount of \$1,000 and the receipt of the certification of bounds and inverts.

BROOKFIELD ROAD: Mr. Vanslette talked with Mrs. Gifford, Chairman of the Conservation Commission, relative to flood plain land in the area of Brookfield Road to the Stop River. Mrs. Gifford said the Conservation Commission would be glad to obtain this land and that it could be acquired any one of several ways, namely:

1. Gift to town.
2. Purchase for a small fee.
3. Accept easements from all property owners that this land is for conservation purposes and open to the public accordingly.

REVISED ZONING BYLAW: Mr. Vanslette prepared a news release of the proposed revisions of the Zoning Bylaw. This release points out areas of changes being considered and will be given to local newspapers.

LAND TO RIGHT OF FERNANDES: Mr. Paul Bickford of Needham inquired of the Planning Board Assistant the zoning classification of the land to the right of Fernandes, while facing it. He requested that the question be asked of the Board as to their feelings about having an automatic car wash, with gas pumps located there.

The Board feels that the town is already overpopulated with gas stations and that a car wash could require a sewerage connection. They also suggested that Mr. Bickford discuss the percolation tests, etc., with the Board of Health.

However, the Planning Board has no jurisdiction over what is built in this area.

COLONIAL ROAD: Mr. Heald has requested that surety be set on Colonial Road, from approximately Station 19+50 to include lots 87, 88, 102 and 103.

The Board will make this inspection on Friday, October 8th.

NOON HILL ESTATES - SECTION IA: The Board received a copy of a letter from Clifton D. Holman, Landmark Engineering, to the Boston Edison Company. This letter enclosed a plan certifying the pole locations along Mohawk and Penobscot Streets. No action required.

CAUSEWAY STREET: A notification was received from the Board of Selectmen regarding a hearing on Tuesday, October 5th, at 7:30 p.m. re pole locations on Causeway Street. No one will be able to attend.

MILLBROOK ROAD: The Board received a copy of the Board of Health's letter of October 4th to Mr. William Lewis rejecting the Board of Health permit on lot 97 Millbrook Road. No action required.

There being no further business to come before the Board, the meeting was adjourned at 10:20 p.m.

Respectfully submitted,



Robert A. Vanslette
Secretary

MEDFIELD PLANNING BOARD
MINUTES OF OCTOBER 12, 1971

Members attending: Messrs. Ezequelle, Rogers, Standley and Vanslette. Others attending: Mr. John Mulvee, attorney for Mr. Arthur Stivaletta, and Messrs. Owens and Rosenfeld.

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

CAROL ANN DRIVE:

VOTED: To set surety on Carol Ann Drive in its entirety at \$8,000 for a one-year period. Acceptance of such surety would release lots 1 through 6 for building.

Mr. Ezequelle explained to Mr. Mulvee how the above surety figure was compiled.

OVERDUE BONDS: The Planning Board Assistant was requested to present a list of overdue bonds for Board action.

LAKWOOD DRIVE: It was reported to the Board that the backfilling of sidewalks in this area had been completed. The Board was requested to inspect Lakewood Drive from Station 0+95 to Station 6+73.79 so that the \$1,000 bond requested for that purpose could be eliminated.

An inspection of Lakewood Drive from Station 6+73.79 to Station 11+20 was requested for the purpose of setting surety.

MINUTES: VOTED: To accept minutes of October 4th as amended.

COLONIAL ROAD: The Board inspected Colonial Road from Station 16+70 to Station 19+50.

VOTED: To set surety at \$9,000 for a one-year period on Colonial Road from Station 16+70 to 19+50, a distance of 280 feet. Upon acceptance by the Board of such surety, lots 87, 88, 102 and 103 will be released.

VOTED: To send a letter to Mr. Heald setting forth above and inviting him to come before the Board to discuss plans for the completion of Colonial Road at his earliest convenience.

NAUSET STREET: The Board received the Executive Secretary's letter of October 6th enclosing Mr. McCarthy's letter of August 12th relative to the stone wall on Nauset Street.

VOTED: To send a letter to the Building Inspector asking him if, in his opinion, the wall is a safe structure and will withstand the ravages of time.

REVISION OF ZONING MAP: The Planning Board will request that Mr. Derman be contacted to quote a price for the making of an overlay of the proposed revisions in zoning.

PILGRIM LANE: A memorandum dated October 7, 1971, was received from Mr. Conley requesting that he be informed of the Board's criteria for establishing a bond for Medfield Development Corporation.

VOTED: To send Mr. Conley a worksheet for the figuring of surety and a copy of the Land Subdivision Rules & Regulations.

PENOBSCOT ROAD: The question was asked if lots 27 through 30 and 34, 35, 36 and 45 on Penobscot Road are all or part in the flood plain. The Board feels the builder should be requested to layout the contour line of 125 feet. This would answer the question. The Board of Health and Building Inspector will be informed of the above answer.

HATTERS HILL: A letter was received from Mr. Joseph S. Kennedy, dated October 4, 1971, requesting that the Board supply him with an authenticated copy of the original Covenant of Hatters Hill subdivision and also an authenticated copy of the initial Release, both in form sufficient for recording.

The Planning Board Assistant will check this with Town Counsel before sending to Mr. Kennedy.

BEDFORD PLANNING BOARD: A request for a copy of Medfield's Land Subdivision Rules & Regulations was received from the Bedford Planning Board.

VOTED: To send copy.

BROOKFIELD ROAD: The Board inspected the area under discussion and

VOTED: That Brookfield Road need not be constructed. The manner in which it will be handled will be discussed with Town Counsel.

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BOARD OF APPEALS HEARING: A notification of a Board of Appeals hearing on Thursday, October 21st, at 7:45 p.m. for variances needed by Medfield Housing Authority in connection with the Housing for the Elderly.

MPIC: A report was received from Mr. Woglom that all reports have been received necessary to complete initial work on the Capital Outlay Program.

There being no further business to come before the Board, the meeting was adjourned at 10:15 p.m.

Respectfully submitted,



Robert A. Vanslette
Secretary

MEDFIELD PLANNING BOARD
MINUTES OF OCTOBER 18, 1971

Members present: Messrs. Rogers, Standley, Vanslette and Yarlott. Others attending: Mr. Charles Fuller, Town Counsel; Messrs. Reynold and Wilbur Garabedian and their engineer, Mr. John Toomey; Messrs. Huna Rosenfeld and Arthur Owens; and Mr. Raymond Hedges.

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

BROOKFIELD ROAD: The Planning Board voted at its October 12th meeting to allow Medfield Development Corporation to omit the construction of Brookfield Road. Advice was sought from Town Counsel as to the proper procedure.

Town Counsel advised that the Planning Board request the Selectmen to layout the exterior sidelines only of the road and duly record when Pilgrim Lane is taken. The abutters would own the property but no one could build on it.

After the developer has checked the frontage of the lots on either side of Brookfield Road, the Board will follow Town Counsel's advice and request that the Selectmen have the way laid out.

ROUTE 109 AND GUNHILL PARK - OVERDUE BONDS: These suits were discussed briefly with Town Counsel.

VOTED: That a letter be written to the Selectmen requesting the status of the above suits.

GARLAND ESTATES: Messrs. Reynold and Wilbur Garabedian and Mr. John Toomey of Norwood Engineering appeared before the Board to discuss the requirements and the benefits of updating their expired subdivision plan.

There have been two zoning changes since the institution of this plan; namely, the Flood Plain and Watershed Protection Districts. The suggestion was made that a contour plan of the area be drawn. This contour would help the developer make the best use of his land as portions appear to be in the watershed protection district.

A copy of the proposed preliminary Zoning Bylaw will be sent to Mr. Toomey upon receipt from the printer.

STONE RETAINING WALL: Messrs. Rosnefeld and Owens appeared before the Board to ask if the town would take an easement of a stone retaining wall which will abut the property of Mr. Hobel, South Street.

The Planning Board suggested that if Mr. Hobel did not wish to be responsible for the proposed stone retaining wall, a sloping easement be taken in its stead. Messrs. Owens and Rosenfeld said they had discussed this possibility with Mr. Hobel; however, it did not meet with his approval.

Another suggestion made by the Planning Board was that Messrs. Rosenfeld and Owens give a bond to Mr. Hobel for any expenses that might be incurred in the future to keep the wall in good repair.

HATTERS HILL:

VOTED: To send Mr. Joseph S. Kennedy an authenticated copy of the Covenant dated September 20, 1967 and release dated December 22, 1969, requested in his letter of October 4, 1971, and to request that the book and page number of these documents be given to the Board.

MR. RAYMOND HEDGES: Mr. Hedges appeared before the Board in behalf of himself and Messrs. Slaney and Werner. They would like to have a parcel of land between West Street and West Mill Street rezoned for light industrial use.

It was suggested that Mr. Hedges put this proposed zoning change in writing. Upon written receipt of this request the Board will act.

LAKEWOOD DRIVE: The Board will make an inspection of Lakewood Drive at 9:30 a.m., Monday, October 25th. This inspection will be to check the backfilling of the sidewalks in the completed section of Lakewood Drive and to set surety from Station 6+73.79 to Station 11+20.

REVISED ZONING MAP: The Board received a mylar from Avis Airmap of the overlay of the zoning changes. The color blue has been suggested as a suitable color for the overlay. An error was discovered in the mylar and Mr. Vanslette will return this to Mr. Derman for correction. He will then take the mylar to Mr. Buchanan and have 200 copies of the zoning map printed with the overlay of the proposed zoning changes.

SCHOOL CONSULTANTS: Mr. Rogers reported that upon completion of interviewing of five consulting firms sufficient information will have been obtained as to scope and cost to the town for hiring such consultant. Mr. Rogers has requested Messrs. Iverson and Lompker have suggestions as to the future direction of this program.

PRIOR YEARS' MINUTES: Mrs. Willis reported that Mrs. Rayner said that she has completed about one-third of the prior years' minutes and upon completion of all of them she will turn them over to the Board.

BOARD OF HEALTH: A letter dated October 18th was received from the Board of Health.

VOTED: To send a letter to Mr. Gallagher inviting him to come to the Planning Board's next meeting to discuss his letter of October 18th. This letter would also state that the Planning Board will send all future releases of lots to the Board of Health.

HEALD HOMES TRUST: The Board is in receipt of Needham Co-operative Bank Savings Share Account No. 62153, in the name of Heald Homes Trust, Henry M. Heald Jr., in the amount of \$9,000, the assignment to the Town of Medfield, and a letter stating that the work on Colonial Road from Station 16+70 to 19+50 will be completed in a one-year period.

VOTED: To accept the above-described bankbook and release lots 87, 88, 102 and 103.

NOON HILL ESTATES: It has been called to the Board's attention that Mr. Colwell is now or will in the near future be taking borings in the unaccepted section of his subdivision.

VOTED: To send a letter to the Board of Health stating the Planning Board feels that either the Board of Health's agent or the registered sanitarian be present to observe field conditions in behalf of the Town.

PLEASANT STREET: The problem of traffic on Pleasant Street when the new apartment buildings are occupied was discussed.

VOTED: To write a letter to the Board of Selectmen stating concern for traffic on Pleasant Street to be generated when the new apartment houses have been completed and occupied. The Planning Board would like to discuss this matter with the Selectmen.

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October 18, 1971

MRS. JOHN R COSTA: A letter was received from Mrs. Costa of Pleasant Court relative to fencing by the apartment building developers.

VOTED: To turn this letter over to Selectmen with a letter of transmittal and to write to Mrs. Costa advising her of the Board's action.

NEXT MEETING: Due to the holiday on October 25th, the Board

VOTED: To meet on October 26th.

There being no further business to come before the Board, the meeting was adjourned at 10:40 p.m.

Respectfully submitted,

Robert A. Vanslette
Robert A. Vanslette
Secretary

MEDFIELD PLANNING BOARD
MINUTES OF OCTOBER 26 , 1971

Members present: Messrs. Rogers, Standley, Vanslette and Yarlott.

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

MINUTES: VOTED: To accept minutes of October 12th as written and minutes of October 18th as amended.

1972 BUDGET MEETING: Mr. Rogers reported that he attended the budget meeting on Tuesday, October 20th. This meeting explained a new numerical system of accounting for the town.

A letter dated October 20th was received from the Executive Secretary enclosing an example of the kind of forms on which the 1972 budget will be submitted.

EVERGREEN WAY: Mr. Vardie Taylor requested an inspection of Evergreen Way from Springvalley Road to Springvalley Road.

BROOKFIELD ROAD: The Board received Mr. Fuller's letter of October 19th which summarized the method for laying out the exterior lines of any way which has been approved under the Subdivision Control Law, as discussed at the Planning Board meeting of October 18th. No action required.

LAKEWOOD DRIVE: The Board inspected Lakewood Drive for the purpose of setting surety.

VOTED: To set surety on Lakewood Drive from Station 6+73.79 to Station 11+50, including Ridge Road (270 feet), for a total of 746.21 feet at \$25,400. Acceptance of this surety by the Board will release lots 28, 29, 6, 7 and 8.

The Board requires that signed cards be in the hands of the Planning Board before new surety can be accepted.

An alert will be sent to the Board of Health relative to wet conditions of Lot 8 Lakewood Drive when the lots are released.

HOUSING FOR THE ELDERLY: Mr. Rogers reported that the hearing for variances held on Thursday, October 22nd, by the Housing for the Elderly was Routine.

A copy of a letter from Mr. Fuller of Ropes & Gray was received. This letter stated that it is possible that the rezoning of only three lots of the ten requested may well be an invalid rezoning. No action required.

PRELIMINARY DRAFT OF REZONING: A list was made of people and groups to whom the preliminary draft will be sent. A letter of transmittal will be drafted and a time schedule will be set up by Mrs. Willis for the next meeting.

LAYOUT OF WAYS FOR TOWN ACCEPTANCE: A letter will be sent to all developers in Medfield reminding them that plans for the acceptance of ways in subdivisions must be received by the Board of Selectmen by the first Tuesday in December.

SUBDIVISION LOT APPROVAL: A copy of a letter from Town Counsel was received. This letter, dated October 20th, was in regard to the impact Board of Health approval of lots in a subdivision might have on the Planning Board's functions in regard to those same lots. Mr. Fuller's letter stated that the Board of Health's approval is an independent responsibility and should have no effect on Planning Board action. No action required.

RETAINING WALL: A letter dated October 22nd was received from the Building Inspector relative to the fieldstone retaining wall on Nauset Street.

VOTED: To send a letter to the Building Code Committee asking them to include retaining walls in their Code as it is considered a structure.

NOON HILL ESTATES: A letter dated October 22nd was received from the Board of Health stating that there was not enough money in their budget to have an inspector on the premises when tests were being taken.

Mr. Kennedy's letter of October 22nd was received which regretted that the town inspectors were not permitted to observe the testing.

VOTED: To call a meeting with Board of Selectmen and Board of Health relative to the above matter.

LAYOUT OF NORTH STREET: A copy of the North Street layout was received from the Acting County Engineer. No action required.

MPIC: The Planning Board Assistant will check with the MPIC as to the status of the work being done by Metcalf & Eddy.

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October 26, 1971

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

Respectfully submitted,

Robert A. Vanslette
Robert A. Vanslette
Secretary

MEDFIELD PLANNING BOARD
MINUTES OF NOVEMBER 1, 1971

Members present: Messrs. Ezequelle, Standley, Vanslette and Yarlott.
Others attending: Messrs. Vardie Taylor, Reynold and Wilbur Garabedian and Robert Larkin.

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

HATTERS HILL: Mr. Taylor appeared before the Board to discuss a change in the drainage and the abandonment of Hatters Hill Road from Vine Brook Road as it appears to be in a watershed protection district and the lots that the continuation of Hatters Hill Road would release could not be used for building.

Mr. Taylor did not feel that he would like to develop the lots, stating that the lots on the continuation of Hatters Hill Road were of questionable building value and he would like to look at the situation further to determine as to whether or not this portion of street should be abandoned.

The Board feels that the abandonment of Hatters Hill Road from Vine Brook Road to Station 5+25 should be investigated.

The Board requested that Mr. Taylor present the changes he has in mind. When the requested information is received, the Board will make its decision on the matter. Should the Board vote in favor of Mr. Taylor's proposal, Mr. Michele Stivaletta and Marc, Inc., will be notified.

EVERGREEN WAY: The Board inspected Evergreen Way and was of the opinion that the surety already held by the Board would cover the release of lots 91 and 92.

VOTED: To release lots 91 and 92 on Evergreen Way.

An inspection of Evergreen Way will be made on Saturday, November 6th at 9:30 a.m. for the purpose of determining the return of surety to Mr. Taylor.

SUBDIVISION CONTROL NOT REQUIRED: A Plan of Land in Medfield and Form 1 was presented to the Board by Messrs. Reynold and Wilbur Garabedian. This plan is dated and is for three lots on Granite Street.

VOTED: To sign the plan.

PENOBSCOT EXTENSION: Mr. Robert Larken presented to the Board a definitive plan dated October 27, 1971, of a subdivision containing six lots. This subdivision would be an extension of Penobscot Road.

The Planning Board Assistant was requested to set up a time schedule for a hearing on this proposed subdivision.

MINUTES: VOTED: To accept the minutes of October 26th as amended.

PRELIMINARY DRAFT OF REZONING: 200 copies of the map to accompany the preliminary draft of the Zoning Bylaw were received.

VOTED: To send the proposed Zoning Bylaw with a letter of transmittal to Town Boards and other interested citizens setting forth November 22nd as a meeting date to discuss this proposal.

PARK AND RECREATION COMMISSION:

VOTED: To send a letter requesting a report as to the progress being made on the recreational master plan.

GUNHILL PARK: A letter dated October 28th was received from the Executive Secretary, Mr. Conley. This letter stated that the work in Gunhill Park is now complete.

VOTED: To make an inspection of Gunhill Road, Sawmill Lane and Country Way at 9:30 a.m. Saturday, November 6th.

NORTH STREET: The Board received a notification from the Selectmen of the receipt of the North Street plan. No action required.

CONSERVATION COMMISSION: Minutes of the Conservation Commission meeting of September 22nd were received. These will be distributed to the Planning Board members.

FLOOD PLAIN AND WATERSHED PROTECTION DISTRICTS: A question was raised, asking how the Zoning Enforcing Officer is to determine the districts.

The Board will seek permission from the Selectmen to discuss this matter also at their meeting of November 9th at 8:15 p.m.

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November 1, 1971

APPOINTMENT WITH SELECTMEN: The Board of Selectmen have scheduled an appointment to meet with the members of the Planning Board on Tuesday, November 9, 1971, at 8:15 p.m. to discuss the traffic problem on Pleasant Street. This meeting will also include a discussion of the Noon Hill borings and the Board of Health will be invited to this section of the meeting with the Selectmen.

There being no further business to come before the Board, the meeting was adjourned at 10:15 p.m.

Respectively submitted,



Robert A. Vanslette
Secretary

MEDFIELD PLANNING BOARD
MINUTES OF NOVEMBER 8, 1971

Members present: Messrs. Ezequelle, Standley, Vanslette and Yarlott. Others attending: Messrs. Anthony Delapa, William Duhaime, Ralph Manganiello, Joseph S. Kennedy and Arthur Owens.

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

HATTERS HILL: Mr. Joseph S. Kennedy requested a copy of the release of lots 27 and 28 on Hatters Hill Road. A copy of the release was given to Mr. Kennedy.

EASTMOUNT DRIVE: Mr. Anthony Delapa presented proof of ownership of a portion of Fieldstone Drive connecting Eastmount Drive as requested by the Board.

Mr. Delapa discussed other requirements to be fulfilled before surety could be set on Eastmount Drive as set forth in the Board's letter of October 8, 1971; namely, the putting in of stakes now, which he deemed would be misplaced before they could be used in the spring.

However, the staking as set forth in the Board's October 8th letter is necessary prior to setting surety on Eastmount Drive. Centerline stakes should also be placed.

Mr. Delapa agreed to have the requested stakes installed and the Board will again inspect this area on Saturday, November 13th, at 9:30 a.m.

SUBDIVISION CONTROL NOT REQUIRED: Messrs. Ralph Manganiello and William Duhaime presented a Plan of Land in Medfield, dated November 2, 1971, containing two lots on Curve Street for the Board's approval.

VOTED: To sign plan.

GUNHILL PARK: In conjunction with a report from the Selectmen that those portions of Gunhill Park covered by Employers Liability Assurance Corporation Bond No. SY-435292 and No. SY-356924 had been completed. Messrs. Rogers, Standley and Vanslette inspected the area.

The paving of streets and sidewalks was completed. However, the following still need attention:

1. Curb inlets on either side of Gunhill Road should be reset.
2. Sloping - Sawmill Lane.
3. Sloping - Country Way
4. Cracknell Sloping Easement
5. Turnaround not completed at end of Country Way according to Land Subdivision Rules & Regulations

No action required.

LAKEWOOD DRIVE: Mr. Arthur Owens presented the Board with certifications of inverts, dated November 1, 1971, from Station 0+95 to Station 6+73.79.

Mr. Owens requested that surety on Lakewood Drive be extended ten feet to Station 11+60 so that lot 27 could also be released.

VOTED: To set surety on Lakewood Drive from Station 6+73.79 to Station 11+60, including Ridge Road (270 feet), for a total of 756.21 feet at \$26,000. Acceptance of this surety by the Board will release lots 27, 28, 29, 6, 7 and 8.

The Board requires that this surety be for a one-year period.

STAGECOACH ESTATES: Mr. Owens presented a certification of bounds, dated November 8, 1971, and a certification of inverts dated June 16, 1969, and November 2, 1971, for Lee Road. A return of surety held thereon was requested.

The Board will make an inspection on Saturday, November 13th.

SUBDIVISION CONTROL NOT REQUIRED: Mr. Owens presented to the Board a Plan of Land in Medfield, dated November 5, 1971, consisting of three lots on the corner of Linden Court and Millbrook Road.

VOTED: To sign plan.

Mr. Owens was requested to complete Form I and return it to the Board as soon as possible.

HARDING ESTATES: An inspection of Evergreen Way and Longmeadow Road was made on Saturday, November 13th.

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November 8, 1971

VOTED: To release Needham National Savings Bank Account No. 022-373-9 in the amount of \$1,000, dated November 10, 1970.

VOTED: Not to release surety held on Longmeadow Road.

The Board is holding approximately \$500 surety for each uncompleted lot.

PENOBSCOT EXTENSION: The Board will hold a hearing on December 13th on the proposed subdivision named "Penobscot Extension." The Board will advertise this hearing on November 24th and December 2nd in the Suburban Recorder. Two additional copies of the subdivision plan will be requested from the developer.

Plans will be sent to the Building Inspector, Water & Sewerage Board and the Superintendent of Streets for their information and comment.

HASTINGS & GAUTREAU: Mr. Sidney Vaughan will meet with the Board on November 15th at 8:00 p.m. to discuss engineering work in Hastings & Gautreau.

REZONING ON WEST MILL STREET: A letter dated October 30, 1971, was received from Mr. & Mrs. Herbert Slaney, Mr. & Mrs. Joseph Hedges and Mr. Douglas Werner requesting that lots #840 and 841 be rezoned to industrial to conform with other land in this area.

The Board will make an inspection of this area on Saturday, November 13th, and discuss it at our next meeting.

SCRIBNER PROPERTY: A letter dated November 4th was received from the Water & Sewerage Board. This letter states that in accordance with the Planning Board letter of October 4th, the proposed sewer line will be shown running west from the intersection of Marlyn Road and Harding Street for about 500 feet and then running North for about 400 feet to Kaymark Drive.

The Board will request Mr. Rogers to advise Mr. Scribner of the above.

QUESTIONNAIRE FROM JAYCEES: The questionnaire will be returned to the Jaycees and will state that the Planning Board would like assistance in the planning and development of the Central Business District.

Mr. Ezequille will call Mr. McEvoy to discuss this with him.

NORFOLK PLANNING BOARD: The Board received a letter dated November 2nd from the Norfolk Planning Board requesting information on the pros and cons of the underground utilities regulation which Medfield has adopted.

VOTED: To send a letter suggesting that prior to adopting this regulation that the Norfolk Planning Board confer with a representative of Boston Edison on this matter.

VOTED: To send Norfolk Planning Board a copy of the subdivision plan Penobscot Extension, which borders on the town of Norfolk.

PROGRESS REPORT: A progress report dated November 4, 1971, was received from Mr. Woglom, stating that the December 1st date for the Financial Study and Capital Improvements Program is still firm.

The second installment of Metcalf & Eddy's bill in the amount of \$2500 was approved for payment.

There being no further business to come before the Board, the meeting was adjourned at 10:05 p.m.

Respectfully submitted,



Robert A. Vanslette
Secretary

MEDFIELD PLANNING BOARD
MINUTES OF NOVEMBER 15, 1971

Members present: Messrs. Ezequelle, Rogers and Vanslette.
Others attending: Messrs. Sidney Vaughan and assistant;
Vardie Taylor, Michele Stivaletta, Paul Morley, Mr. Stivaletta's
attorney, and Joseph S. Kennedy.

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

HASTINGS & GAUTREAU: Mr. Vaughan appeared before the Board to
discuss engineering necessary to complete unfinished stubs in
the Hastings and Gautreau area.

Mr. Rogers said the Board had asked Mr. Vaughan for an estimate
of the cost of the engineering work necessary to complete the
area and the specifications necessary to have the work done.

Mr. Vaughan said his estimate for engineering fees for the work
requested by the Board would be \$1500.

Mr. Vaughan's study has brought attention to the following:

1. Southerly Stub off Longmeadow Road - adjacent to lots 68 and 69
lower profile and pave. Form shape of gutter.
2. Stonybrook Road Stub - Should be loamed and grassed. Shape
grass into a "V" which will be for drainage.
3. End of Springvalley Road to Dover line - This should be con-
structed in its entirety, including drainage and water service.
4. Intersection of Stonybrook and Longmeadow Roads - Distinct
puddling. This could be fixed by paving. Rim should be
dropped down in the vicinity of lots 53, 75 and 76.
5. Kaymark Drive - Completely repave and reform turnaround.
Curbstone has to be moved. Hydrant is out too far.

Mr. Vaughan will send the Board a letter outlining what action
he believes necessary in the above areas.

VOTED: To have Cheney Engineering go ahead with the engineering
work necessary to complete the streets and stubs in the
Hastings & Gautreau and Kaymark areas at an estimated
cost of \$1500 when and after estimate confirmed in
writing.

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November 15, 1971

DRAINAGE IN ROUTE 109: Messrs. Vardie Taylor, Michele Stivaletta and Paul Morley appeared before the Board to discuss the completion of the drainage in Route 109.

It was explained to Mr. Stivaletta that permission to build the subdivision was granted with the condition that the drainage be installed.

Mr. Morley asked what right the Board had initially to force Mr. Stivaletta to go down the street with the drainage?

Mr. Rogers said that in our Land Subdivision Rules & Regulations there is a regulation that states that drainage will be taken to a natural water course and this was the closest water course.

Mr. Stivaletta is being requested to complete that section of drainage in Route 109 covered by Employers Liability Assurance Corporation Subdivision Bond No. SY-435397.

Mr. Taylor said he was ready to start on his section of the drainage immediately and felt it would be to everyone's best interest to have the same firm do the entire job.

Mr. Stivaletta would like permission to revise the profile and drainage in the section of Hatters Hill Road which he owns.

GUNHILL PARK: Mr. Stivaletta said he had an excess of fill in Gunhill Park and would like to remove it to Hatters Hill Road. The Board requested that all necessary filling in Gunhill Park be completed before an Earth Removal Permit is requested from the Selectmen.

NOON HILL ESTATES: Mr. Kennedy requested the Board to set surety on Mohawk and Penobscot Streets. Permission to omit the turnaround at the end of Penobscot Street was requested as this street is to be continued by another developer.

A reduction of surety held on Nauset Street was also requested.

Mr. Rogers asked what kind of results were revealed when Mr. Kennedy had soil investigations made on the backside of Noon Hill?

Mr. Kennedy said he preferred not to comment until it is all done.

MINUTES: VOTED: To approve the minutes of November 1st and 8th as written.

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November 15, 1971

WEST MILL STREET: Messrs. Ezequelle and Standley inspected the area on West Mill Street where a change in zoning to industrial has been requested. It was their recommendation that the area not be rezoned as it appears to be in a watershed district and could not be developed.

Other members of the Board will inspect the area on Saturday, November 20th, at 9:30 a.m.

LEE ROAD:

VOTED: That upon receipt of \$500 in surety, the \$11,000 Aetna Ins. Co. Bond No. S-683719 covering Lee Road from Station 14+90 to Station 20+90 will be released.

EASTMOUNT ROAD: The Board inspected Fieldstone Drive and Eastmount Road for the purpose of setting surety.

VOTED: To set surety on Fieldstone Drive from Station 0+60 to Station 1+53.25 and Eastmount Road from Station 2+50 to Station 6+64, including the p.c.'s of Fieldstone Drive, a distance of 40 feet, a total of 454 feet, at \$21,000, with rough grading to be completed or \$16,000 upon completion of rough grading. Acceptance of this surety by the Board would release lots 18, 19, 25 and 26. The bond would be for a one-year period.

1972 BUDGET: The new budget forms have been received.

ZONING BYLAW REVISION: The Planning Board Assistant will request a figure for the printing of the entire revised Zoning Bylaw and Map for advertising purposes from the Patriot Ledger.

The Zoning Bylaw meeting will be held on Monday November 29, 1971.

PLEASANT STREET APARTMENTS: A memorandum was received from the Executive Secretary requesting a representative from the Planning Board to the Committee to Study Impact of Apartments on Pleasant Street. Mr. Robert A. Vanslette will be the Planning Board representative.

TOWN MEETING ARTICLES:

1. Zoning Bylaw change - work session will be set up as to the procedure to be used.

2. Educational Master Plan

CONSERVATION COMMISSION: Minutes of the Conservation Commission's October meeting were received and distributed to Board members.

BOARD OF APPEALS DECISION 212: Mr. Vardie Taylor was granted permission by the Board of Appeals to construct a house with a mother-in-law apartment on Hatters Hill Road. No action required.

There being no further business to come before the Board, the meeting was adjourned at 10:15 p.m.

Respectfully submitted,



Robert A. Vanslette
Secretary

MEDFIELD PLANNING BOARD
MINUTES OF NOVEMBER 22, 1971

Members present: Messrs. Ezequelle, Standley, Vanslette and Yarlott. Others attending: Messrs. Owens and Rosenfeld.

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

ZONING BYLAW: The proposed change in frontage of the "RS" District from 120 to 125 feet was discussed. This change is on page 25 of the Preliminary Draft of the Zoning Bylaw. The Board felt that the amount of engineering work which would be necessitated by this change of only five feet would be unreasonable and therefore believes that a change of frontage in this category should not be requested.

MINUTES: VOTED: To approve minutes of November 15th.

LEE ROAD: Messrs. Rosenfeld appeared before the Board to determine what had to be done to have all surety held on Lee Road released. The Board said that the \$500 surety requested was for loaming in back of the sidewalk on Lee Road.

Messrs. Roselfeld and Owens said they would have this work completed and notify the Board.

LAKEWOOD DRIVE: Messrs. Rosenfeld and Owens appeared before the Board to determine what had to be done to have all surety held on Lakewood Drive released. The \$1,000 of surety the Board requested for this street was also for loaming in back of the sidewalks.

Messrs. Rosenfeld and Owens also requested information relative to presenting approval plans for streets they have completed. The Board referred them to the Selectmen.

NOON HILL ESTATES: The Board inspected Nauset, Mohawk and Penobscot Streets on Saturday, November 20th.

Nauset Street

VOTED: Upon acceptance of \$15,000 in surety for the period ending June 6, 1972, Peerless Insurance Company Bond No. S-48-75-79 in the amount of \$33,200 will be released.

Penobscot and Mohawk Streets:

VOTED: To set surety on Mohawk Street from Station 0+00 to Station 5+72 and on Penobscot Street from Station 0+00 to Station

7+00 at \$31,000 for a one-year period. Acceptance of this surety would release lots 27, 28, 29 and 30 on Mohawk Street and lots 34, 35, 36, 37, 44 and 45 on Penobscot Street.

VOTED: To allow the developer to omit the turnaround near lot 44 as the Board has a subdivision plan for Penobscot Extension.

VOTED: To send a letter to Mr. Joseph S. Kennedy and Mr. Calvin Colwell setting forth the above votes.

CAMELOT LANE: A routine inspection of Camelot Lane brought to the Board's attention a hydrant which was very low.

VOTED: To send a letter to M&D Builders requesting that they raise their hydrant to the proper height in accordance with the Land Subdivision Rules & Regulations of Medfield.

CHENEY ENGINEERING: A letter dated November 18, 1971, was received from Cheney Engineering containing a proposal for the survey, preparation of plans, profiles and specifications necessary to correct the defects found in the construction of Kaymark Drive, Longmeadow Road, Springvalley Road and Stonybrook Road. The estimated cost of this work as stated in the proposal is \$1500 and the completion date April 1, 1972.

VOTED: To accept this proposal and to notify Cheney Engineering.

MPIC MINUTES: Minutes of the MPIC meeting held November 17th were distributed to the Board. The Planning Board will invite the MPIC to meet with them on December 6th to discuss their project for the coming year.

FINANCIAL IMPACT STUDY: A preliminary draft of the Financial Impact Study and 10-year Projection was received. This will be passed along to each Board member for reading prior to November 29th if possible.

PENOBSCOT EXTENSION: A letter dated November 17th from the Water & Sewerage Board stated that for the record the water pipe which is presently in Penobscot Street is 6" and 8" as stated on the Penobscot Extension plan.

VOTED: To send the Water & Sewerage Board a letter asking what action they plan to take.

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

Respectfully submitted,

Robert A. Vanslette
Robert A. Vanslette
Secretary

MEDFIELD PLANNING BOARD
MINUTES OF NOVEMBER 29, 1971

Members present: Messrs. Rogers, Standley, Vanslette and Yarlott.

A public meeting on the preliminary draft of the Zoning Bylaw was held at 8:00 p.m. A transcript of that meeting is filed in the "Zoning Bylaw" folder.

The regular business meeting was called to order at 10:00 p.m. by Mr. Rogers, Vice Chairman, and the following business was transacted:

CLUSTER ZONING: The Planning Board Assistant was requested to call the Department of Community Affairs to request all information which they have on cluster zoning, including names of towns who have adopted it.

FINANCIAL IMPACT STUDY: The Board concurred that data on school population in this study should be documented. The Planning Board Assistant will contact Mr. Woglom in this regard.

PRELIMINARY ZONING BYLAW: It was re-emphasized that the Board is strongly in favor of going out to discuss zoning at various meetings throughout the town and would welcome such invitations.

SUBDIVISION CONTROL NOT REQUIRED: A Plan of Land in Medfield of two lots located on Philip Street, was presented to the Board. The plan was dated November 29, 1971, and was drawn by Walter Ryan.

VOTED: To sign above plan.

A Plan of Land in Medfield on North and Harding Streets to change one lot line was received. This plan was drawn by Norwood Engineering and dated November 22, 1971.

VOTED: To sign above plan.

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

Respectfully submitted,



Robert A. Vanslette
Secretary

MEDFIELD PLANNING BOARD
MINUTES OF DECEMBER 6, 1971

Members present: Messrs. Ezequelle, Rogers, Standley and Vanslette.
Others attending: Messrs. Michele Stivaletta and the following members of the MPIC: Mesdames Schutte, Ritchie and Place, Messrs. Sturtevant, Loer and Donnelly.

The meeting was called to order at 8:00 p.m. and the following business was transacted:

GUNHILL PARK: Mr. Michele Stivaletta appeared before the Board to request a reduction in the bond on Country Way and also requested surety to be set on Woodend Lane to Station 13+00.

Mr. Stivaletta told the Board that he is planning to sell several lots on Woodend Road and would like the Board's permission to allow the purchasers of the lots to put in cellars prior to the Board's acceptance of the required bond.

The Board informed Mr. Stivaletta that according to law lots could not be released by the Planning Board before acceptance of surety.

Mr. Stivaletta requested that Mr. Paul Morley, 865 Providence Highway, Bedham, be contacted so that it would be clear to everyone what is needed for the completion of the transaction.

HATTERS HILL: Mr. Stivaletta informed the Board that he had given Mr. Taylor a certified check for \$3,000 for the drainage in Route 109.

MPIC: The MPIC met with the Planning Board to discuss possible projects for the ensuing year.

Mr. Rogers explained the purpose of the Educational Study Committee. He reported that six consultants had been interviewed and that it appeared that what this committee had in mind was new to the consultants.

A possible project for the MPIC would be the implementation of the program if money is voted for the study at the Town Meeting in March.

The Planning Board Assistant will check to see if there are any Federal funds available for this type of study.

Another suggestion made for an MPIC project was to assist the Park and Recreation Commission with their program.

The Central Business District was mentioned as a possible project; however, it was felt that it has almost insurmountable problems.

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Mr. Woglom will be invited to the Board's December 20th meeting to discuss his proposals for the coming year. The MPIC will also attend this meeting.

FINANCIAL IMPACT STUDY: A suggestion was made that the MPIC condense the Financial Impact Study for release to news media. There is a possibility that Mr. Woglom would do this.

The Planning Board Assistant will contact the Executive Secretary to set up a procedure for the release of the Financial Impact Study.

LEE ROAD: Mr. Owens presented the Board with a certified check in the amount of \$500 to be held by the Town Treasurer until the work on Lee Road is completed to the Board's requirements.

The \$11,000 Aetna bond #S-683719 dated August 11, 1969 will be released to Mr. Owens.

LAKWOOD DRIVE:

VOTED: To release Peerless Insurance Company Bond S-48-34-22, dated May 4, 1970, in the amount of \$14,000, covering Lakewood Drive from Station 0+95 to Station 6+73.79.

The small, uncompleted sidewalk section will be covered on the next surety received for Lakewood Drive.

PLEASANT STREET TRAFFIC STUDY: Mr. Vanslette reported that the new committee making this study had met and, basically, it was concluded that in order to study the traffic situation on Pleasant Street they will have to study the entire downtown Medfield district to determine what the basic traffic patterns are in this area.

ZONING BYLAW: The Board will meet on Wednesday, December 8th, to discuss any changes which the Board might wish to make in the Zoning Map, resulting from the Planning Board meeting of November 29th.

All communications received regarding the preliminary Zoning Bylaw will also be considered at this meeting.

There being no further business to come before the Board, the meeting was adjourned at 10:20 p.m.

Respectfully submitted,



Robert A. Vanslette
Secretary

MEDFIELD PLANNING BOARD
MINUTES OF DECEMBER 13, 1971

Members present: Messrs. Ezequelle, Rogers and Standley. Others attending: People interested in the hearing of Robert Larkin's proposed subdivision named "Penobscot Extension" and Mr. Rosenfeld.

The hearing was called to order at 8:00 p.m. by Mr. Ezequelle, Chairman. The reason for the hearing was stated and the names of the abutters read. Three abutters, two engineers from Landmark Engineering and Mr. Robert Larkin were in attendance.

The hearing was adjourned at 8:30 p.m.

The meeting was called to order at 8:30 p.m. by the Chairman, Mr. Ezequelle and the following business was discussed:

PENOBSCOT EXTENSION:

- VOTED: To approve the plan dated October 27, 1971, and drawn by Landmark Engineering as submitted.
- VOTED: To notify the Town Clerk and the Subdivider of this approval.
- VOTED: To write a letter to Mr. Calvin Colwell to determine if he would like to abandon the stub between lots 52 and 55 on Indian Hill Road. It if is his wish to abandon this stub, he must so advise the Planning Board in writing.

HATTERS HILL: Mr. Standley reported that Mr. Vardie Taylor had asked whether or not he would be required to install water in the Vine Brook Stubs.

VOTED: To request that Mr. Taylor send the Board a letter setting forth what he would like to do with respect to the stub between lots 30 and 31 off Hatters Hill Road. Until he informs the Board in writing of his plans regarding that stub, the Board requests that the water be installed as specified in the plan.

PILGRIM LANE: Mr. Rosenfeld appeared before the Board to request that surety be set on Pilgrim Lane. He will send the cards to the Town Hall prior to the inspection, which will be at 9:30 a.m., Saturday, December 18th.

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December 13, 1971

GUNHILL PARK: The Board will again inspect Country Way on Saturday, December 18th, for return of surety.

FINANCIAL IMPACT STUDY: 100 copies of the Financial Impact Study were received. They will be released to the press immediately. Five copies will be sent to the Library.

MINUTES: VOTED: To accept the minutes of November 29th and December 6th.

1972 BUDGET:

VOTED: To accept a budget for the year 1972 in the amount of \$5,580.

WATER SUPPLY: A letter setting forth dates of meetings on water supply was received from the Executive Secretary. No action required.

NOON HILL ESTATES:

VOTED: To accept Norfolk County Trust Co., Account No. 177-5905 in the amount of \$31,000 and release lots 27, 28, 29 and 30 on Mohawk Street and lots 34, 35, 36, 47, 44 and 45 on Penobscot Street.

ZONING MEETING: The Board will meet at 8:00 p.m. Tuesday, December 14th, for discussion of preliminary Zoning Bylaw.

DRAINAGE IN ROUTE 109:

VOTED: To send a letter to the Selectmen re drainage in Route 109.

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

Respectfully submitted,


Robert A. Vanslette
Secretary

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MEDFIELD PLANNING BOARD
MINUTES OF DECEMBER 20, 1971

Members present: Messrs. Ezequelle, Standley and Vanslette. Others attending: Mesdames Place and Ritchie, Messrs. Sturtevant, Donnelly, Loer, Woglom, Michele Stivaletta and Paul Morley.

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

MPIC PROJECT FOR 1972: Mr. Woglom appeared before the Board to discuss projects for the MPIC for 1972. The following suggestions were made:

1. School Study
2. Park and Recreation Planning
3. Official Map
4. Central Business District
5. Impact Study of Apartments or all housing

The MPIC will hold a meeting on January 5th to discuss their feelings on the matter. On January 10th there will be a joint meeting of the MPIC and Planning Board to decide which project will be most beneficial to the town at the present time.

PILGRIM LANE: The Planning Board inspected Pilgrim Lane on Saturday, December 18th, and the following was

VOTED: To set surety at \$15,650 on Pilgrim Lane from Station 0+0 to Station 6+68.37 for a one-year period. Acceptance of this surety will release lots 40A, 41A and 35. Contingent upon the satisfaction of the Planning Board that the frontage requirements will be met, lots 36 and 39 will be released.

VOTED: To advise the subdivider of the above vote.

GUNHILL PARK: Messrs. Michele Stivaletta and Paul Morley appeared before the Board to request the return of surety held on Country Way, Gunhill Road and Sawmill Lane.

A plan of the sloping easement on the Cracknell property was given to Mr. Morley so that he can obtain the easement.

Upon receipt of the construction cards, the Board will inspect the streets as requested.

VOTED: To send a letter to Mr. Roger Hardy regarding the location of streets in Gunhill Park and to invite Mr. Hardy to our January 3rd meeting.

VOTED: To set surety on Wood End Lane from Station 21+00 to Station 28+49.33 at \$16,000 for a one-year period. Acceptance of this surety will release lots 16, 17, 18, 19, 59 and 60.

POUND STREET: Mr. Harold Knight of Dedham called to ask if that portion of Mrs. Kingsbury's land on Pound Street which has not been rezoned could be used as the plans now stand. The frontages are not in agreement with the Zoning Bylaw as it now is.

VOTED: To send a letter to Mr. Fuller and ask him to resolve this question.

DENIAL OF BUILDING PERMITS: A copy of a letter from Mr. Fuller, dated December 17th was received. This letter outlined a precedent for the denial of building permits where sewerage is required but not available. A copy of this letter will be sent to all Board members.

HOUSING FOR ELDERLY: Board of Appeals Decision 214 was received. This unanimously denied all variances requested by the Housing for the Elderly.

PLANNING BOARD MEETING DATE: The Board voted to meet next on January 3, 1972.

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

Respectfully submitted,

Robert A. Vanslette

Robert A. Vanslette
Secretary