

MEDFIELD PLANNING BOARD  
MINUTES OF JANUARY 3, 1972

All members present.

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 November 29th and December 13th minutes as written and to accept the December 20th minutes as revised.

FINANCE COMMITTEE: Mr. Rogers reported that he met with the Finance Committee on Tuesday, December 28th, to discuss the Planning Board Budget for 1972.

TOWN MEETING ARTICLES: The Planning Board will submit two articles for the Town's consideration at the Annual Meeting in March:

1. Revision of Zoning Bylaw
2. School Study Article

Mr. Vanslette will make a thumbnail sketch of the Zoning Bylaw revisions.

INSPECTIONS: The Board will meet at the Town Hall at 9:30 a.m., Saturday, January 8, 1972, to inspect Camelot Lane and Gunhill Park.

The Planning Board Assistant will contact the subdividers and request that they have their construction cards at the Town Hall prior to the Saturday inspection.

MEETING WITH TOWN COUNSEL: The question has been raised by Mr. Roger Hardy as to whether or not the streets in Gunhill Park are located in the right place. Mr. Stivaletta has requested release of surety for these streets. The Board has requested that Mr. Hardy provide us with information as to this discrepancy. However, as he may never get this straightened out, what do you recommend that the Board do?

Mr. Fuller suggested that the Board ask Mr. Stivaletta to give us a certified plan that the streets are located according to the subdivision plan.

Mr. Ezequelle will talk with Mr. Conley, the Executive Secretary, and request the assistance of the Town Engineer on this problem.

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ZONING BOARD HEARINGS: The Zoning Board of Appeals will hold the following hearings on Thursday, January 6, 1972:

1. 7:45 p.m. John S. Dugger requests permission to operate a small retail shop with a sign to be lighted.
2. 8:15 p.m. Michele Stivaletta requests a variance for onlot sewerage for an apartment building.

DRAINAGE IN ROUTE 109: A letter dated January 3, 1972, was received from the Executive Secretary. This letter states that Town Counsel has been instructed to prepare proper litigation immediately on the overdue bond. No Planning Board action required.

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

MEDFIELD PLANNING BOARD  
MINUTES OF JANUARY 10, 1972

Members present: Messrs. Ezequelle, Rogers, Standley, Vanslette and Yarlott. Others attending: Mr. John J. Manion and MPIC Members Place, Schutte, Ritchie, Meehan, Loer, Sturtevant, Donnelly, and Kaewer.

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

SUBDIVISION CONTROL LAW NOT REQUIRED: Mr. John J. Manion, 1503 Washington Street, Walpole, Massachusetts, presented a Plan of Land in Medfield, containing one 9.08-acre lot on High Street for the Board's approval.

VOTED: To sign plan.

MASTER PLAN IMPLEMENTATION COMMITTEE: Members of the MPIC appeared before the Board to discuss further a project for the ensuing year.

Mr. Rogers explained that there will be an article before the Town Meeting in March 1972 which, if passed, will form a School Survey Committee, to be appointed by the moderator, to consist of one member from the School Committee, one member from the School Building Committee, one member from the Finance Committee, one member from the Planning Board and three members at large. This committee will be charged with the responsibility of making an indepth study of the Town's public school curriculum, facilities and management, to make recommendations and to assist with the implementation of such recommendations and will be empowered to retain consultants to assist with the program.

Mrs. Place reported that the MPIC as a whole was in favor of doing a school study if it were wholeheartedly backed by the schools and if the MPIC felt that it was going to be implemented in the proper fashion.

An annual Master Plan updating was started in 1971. After much discussion, the MPIC and the Planning Board felt that a housing impact study would be most beneficial to the Town at this time.

VOTED: To sponsor an article to read as follows: "To see what sum of money the Town will vote to raise and appropriate and/or transfer from available funds and/or borrow for the purpose of updating the Master Plan, or take any other action relative thereto."

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The MPIC will contact Mr. Woglom of Metcalf & Eddy and will call a joint meeting of the MPIC and Planning Board to discuss the proposal and scope of such a study with Mr. Woglom.

The Minutes of the MPIC meetings of December 6, 15, 20 and January 5th and the MPIC Annual Report will be mailed to all Board members.

CAMELOT LANE: On Saturday, January 8, 1972, an inspection was made of Camelot Lane. Because of snow conditions, the sidewalks could not be properly inspected. Another inspection will be made on Saturday, January 15th, weather permitting.

VOTED: To send a letter to M&D Builders stating that upon receipt of satisfactorily completed construction cards and certification of storm drain inverts, the Planning Board will release Needham Cooperative Bank Savings Share Account No. 64551 in the amount of \$11,000, upon acceptance of a \$4200 surety to complete work on Camelot Lane.

GUNHILL PARK:

VOTED: To send a letter to Mr. Michele Stivaletta stating that until the Board is in receipt of satisfactorily completed construction cards and a certification of the sidelines of the streets and the bounds return of surety on Country Way, Gunhill Road and Saw Mill Lane cannot be made.

NOON HILL ESTATES:

VOTED: To send a letter to Mr. Calvin Colwell stating that because of snow conditions a satisfactory inspection of Indian Hill Road could not be made on Saturday, January 8th. However, another inspection has been scheduled for Saturday, January 15th, weather conditions permitting.

The Board will meet at 9:30 a.m., Saturday, January 15th, to make inspections, weather permitting.

TOWN MEETING ARTICLES: Mr. Rogers reported that he had discussed the Board's Town Meeting articles with Town Counsel and that he will draw up three articles for the Town Meeting; namely, rezoning, signs and School Survey Committee.

REZONING MEETINGS AND HEARINGS: The following schedule was agreed upon for meetings and hearings for the revision of the Zoning Bylaw:

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January 31, 1972 - General Informational Meeting on  
Zoning Bylaw

February 14, 1972 - Hearing for Zoning Bylaw

On January 27, 1972 and February 3, 1972, a legal advertisement will be printed in the Suburban Press and Recorder.

MINUTES: VOTED: To accept the Minutes of January 3rd as written.

NAUSET STREET: A letter dated January 7, 1972, was received from Mr. Joseph S. Kennedy requesting that the Board sign an amendment to Bond No. S-48-75-79 which would reduce the bond penalty from \$33,200 to \$15,000.

VOTED: To sign Rider No. 1 and return one copy to Peerless Insurance Company and one copy to Mr. Kennedy.

The third copy will be filed with the original bond in the Treasurer's Office.

REZONING OF LAND ON WEST MILL STREET: After many inspections and much discussion, it was

VOTED: To send a letter to Mr. Herbert D. Slaney, stating that the Board has decided not to take action regarding the rezoning of a portion of land on Westmill Street to Industrial at this time.

STREETS RECOMMENDED FOR ACCEPTANCE: The Planning Board

VOTED: To recommend Lakewood Drive from Station 1+20.91 to Station 6+75 for acceptance by the Town.

VOTED: To recommend Lee Road from Station 14+90 to Station 20+89.76. for acceptance by the Town.

VOTED: To send a letter to the Selectmen so stating.

NOON HILL ESTATES: On December 22, 1971, the Planning Board wrote to Mr. Calvin Colwell asking if he would like to abandon the stub between lots 52 and 55 on Indian Hill Road. Mr. Colwell replied that he does not wish to abandon this stub at this time due to deed restrictions.

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STUDENT GOVERNMENT MONTHS: A letter dated January 3rd was received. This letter brought to the Board's attention that January and February will be Government Study Months in Medfield. 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*

Robert A. Vanslette  
Secretary

MEDFIELD PLANNING BOARD  
MINUTES OF JANUARY 17, 1972

Members present: Messrs. Ezequelle, Rogers, Standley and Vanslette.  
Others in attendance: Student Observers, Sandra Buchanan, Barbara  
Kaewer and Debra Leavell.

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

NAUSET STREET: The Board received a letter dated January 10, 1972,  
from Arthur L. Bartlett, of Johnson, Clapp, Stone and Jones, convey-  
ing an instrument requesting the Planning Board to release 20  
Nauset Street from a Covenant between Vincent P. Roberts, Jr.,  
and others, dated August 9, 1963, as affected by an Assent by the  
Board to the conveyance of a portion of the property dated August  
21, 1963.

VOTED: To sign release.

This release was handed to Mrs. Doherty, present owner of 20  
Nauset Street.

MPIC: Mr. Ezequelle reported that the Planning Board will meet  
with the MPIC and Mr. Woglom on Wednesday, January 19th, at 8:00 p.m.  
to discuss the scope and cost of a Physical-Social-Economic Impact  
Study of Various Types of Housing upon the Town of Medfield.

M&D BUILDERS:

VOTED: That upon receipt of satisfactorily completed construction  
cards, certified bounds and inverts and \$500 in surety,  
Needham Cooperative Bank Savings Account No. 64551 in the  
amount of \$11,000, which the Town holds on Camelot Lane  
will be released.

The \$500 surety is for fine grading, seeding and completion of  
sidewalk between the driveway and the turnaround.

VOTED: To inform M&D Builders of above.

INDIAN HILL ROAD:

VOTED: That upon receipt of certification of bounds and inverts  
and surety in the amount of \$2,000, Peerless Insurance  
Company Bond No. S-44-71-59 in the amount of \$10,700  
will be released.

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The \$2,000 surety requested is to cover the adjustment of the hydrant in front of 36 Indian Hill Road, backing up the berm where needed and to repair the retaining wall in the vicinity of 47 through 53 Indian Hill Road.

MINUTES: VOTED: To approve the minutes of January 10th as written.

PENOBSCOT EXTENSION: A definitive plan dated October 27, 1971, was presented to the Board on November 1, 1971. A notification was received from the Town Clerk that more than 20 days had elapsed since the December 13, 1971, hearing and no appeals had been received.

VOTED: To sign the Penobscot Extension Definitive Plan dated October 27, 1971, and to notify Mr. Robert Larkin.

BOARD OF APPEALS HEARING RE APARTMENTS:

VOTED: To send a letter to the Board of Appeals stating that it is the opinion of the Planning Board that all apartments should be attached to the public sewer system as required in the Zoning Bylaw.

KINGSBERRY TRUST ESTATES: A definitive subdivision plan named "Kingsberry Trust Estates" dated December 13, 1971, was presented to the Board on January 17, 1972. Copies of this plan will be distributed to the Superintendent of Streets and the Water & Sewerage Board.

A date for the required hearing will be set at the Board's next meeting.

RELOCATION OF PORTION OF GREEN STREET: A memorandum was received from the Executive Secretary relative to the relocation of Green Street.

VOTED: To recommend that the Town proceed with the relocation and construction of Green Street as stated in the Green Street plan dated January 11, 1972.

GUNHILL PARK: The Board received a copy of a letter from Mr. Kenneth S. Brock dated January 14, 1972, regarding earth removal from Gunhill Park.

VOTED: To send Mr. Brock a copy of the Planning Board's letter of June 9, 1971, relative to earth removal in Gunhill Park, which the Board sent to the Executive Secretary.

ZONING BYLAW REVISION: There will be a general informational meeting on the Zoning Bylaw revisions on Monday, January 31st, at 8:00 p.m., second floor, Town Hall.

VOTED: To hold a public hearing at 7:30 p.m., Monday, February 14th, advertising the hearing in the Suburban Recorder on January 27th and February 3rd. The legal wording of the legal advertisement will be checked with Town Counsel.

GUNHILL PARK: Mr. Stivaletta appeared just prior to this evenings' meeting to request a letter which would transfer the surety presently held on Gunhill Road, Sawmill Lane and Country Way to Wood End Lane.

The Board was advised by the Building Inspector that five foundations had been poured on lots which were not released by the Planning Board. These lots also did not have Board of Health permits or building permits. A copy of Mr. Burr's letter of January 15, 1972, to Mr. Paul B. Morley stopping work on lots 55, 74, 76, 77 and 78 was received.

VOTED: To set surety on Wood End Lane from Station 18+50 to Station 28+49.33, at \$27,000, including the stub between lots 78 and 79. Acceptance of this surety would release lots 58, 59, 60, 74, 75, 76, 77, 78 and 79 on Wood End Lane.

An alternative surety was also set as follows:

VOTED: To set surety on Wood End Lane from Station 21+00 to Station 28+49.33, including the stub between lots 78 and 79, at \$21,000. Acceptance of this surety would release lots 59, 60, 76, 77, 78 and 79 on Wood End Lane.

SOCIAL STUDIES - MEDFIELD HIGH SCHOOL: The Board received a request from Mr. Bernard Shea of Medfield Social Studies Department to speak to some classes relative to the Planning Board.

Mr. Rogers will represent the Board.

PARTRIDGE ROAD: The Board received a copy of the Board of Health's January 13th letter to Joseph Stivaletta regarding the excavation of septic systems on lots 72 and 73 Partridge Road. No action required.

A copy of the Board of Health's January 13th letter to Joseph Stivaletta was received. This letter revoked Mr. Edward Stivaletta's Installer's Permit for septic work in Medfield. No action required.

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A copy of the Board of Health's letter of January 13, 1972, letter to J. Stivaletta was received. This letter revoked Board of Health Permits on lots 53, 54 and 55 on Partridge Road. No action required.

PROPOSED APARTMENT COMPLEX: A copy of a letter from thd Board of Health to the Department of Sanitary Engineers, dated January 14, 1972, was received. This letter stated that the Board of Health have voted on January 13, 1972, that they are in opposition to the proposed apartment complex on the corner of Lowell Mason Road and North Street in Medfield, or any further development in that particular area until such time as a town sewer system is installed.

No action required.

BREAKFAST MEETING: Mr. Ezequelle reported that he and Mr. Rogers met with the builders, assessors and interested citizens at the Pancake House, at the builders' request, on Saturday, January 15th, to discuss zoning revisions for the town of Medfield.

There being no further business to come before the Board, the meeting was adjourned at 11:30 p.m.

Respectfully submitted,



Robert A. Vanslette  
Secretary

MEDFIELD PLANNING BOARD  
MINUTES OF JANUARY 24, 1972

Members present: Messrs. Ezequelle, Rogers, Standley, Vanslette and Yarlott. Others attending: Messrs. Joseph S. Kennedy and Michele Stivaletta and students.

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

SUBDIVISION CONTROL NOT REQUIRED: Mr. Joseph S. Kennedy presented a Plan of Land in Medfield, dated January 24, 1972, containing lots 47, 49, 51, and 53 on Causeway Street (near Noon Hill Estates) to the Board.

VOTED: To sign plan.

NOON HILL ESTATES - II - PRELIMINARY PLAN: The Board is in receipt of six copies of a preliminary plan of Noon Hill Estates dated January 10, 1972. This plan is for approximately 230 lots.

A copy of the preliminary plan will be sent to the Superintendent of Streets and Water & Sewerage Board.

MEETING WITH MPIC: Mr. Ezequelle reported that the Planning Board, MPIC and Mr. Woglom met on Wednesday, January 19th, to discuss the scope and cost of a Physical-Social-Economic Impact Study of Various Types of Housing in Medfield.

The Board is awaiting Mr. Woglom's proposal.

The proposed Zoning Bylaw was discussed. Mrs. Place and Mr. Ezequelle will prepare a condensed presentation of the major points of the proposed Zoning Bylaw.

GUNHILL PARK: Mr. Michele Stivaletta presented the Board with a letter from Ernest W. Branch, Inc., dated January 24, 1972, certifying the inverts and also certifying that the roads are constructed in the proper position. The Board is asking that the letter be reworded to include "in accordance with the approved Definitive Plan, dated December 26, 1962," in three areas.

The Board explained to Mr. Stivaletta that they must also have the certification of bounds. Mr. Stivaletta stated that the bounds are not yet in place; however, if the ground remains unfrozen he expects the bounds to be placed by the end of the week.

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Mr. Stivaletta showed the Board a letter he had received from Bella Construction Company relative to the costs of roadbuilding.

Mr. Standley reported that he had received a telephone call from Mr. Cracknell wherein Mr. Cracknell stated that he does not feel all the sloping has been completed.

Mr. Rogers will try to talk with Mr. Cracknell this weekend.

KINGSBERRY ESTATE TRUST: The Planning Board will hold a hearing on the Kingsberry Estate Trust Definitive Plan on Monday, February 28th. The public hearing will be advertised in the Suburban Recorder on February 10th and 17th.

ZONING BYLAW REVISION: The legal advertisements for the Zoning Bylaw revision and the articles for the Housing for the Elderly were approved by the Board. Mr. Rogers brought these advertisements to Mrs. Jane McCarty's so that they will be picked up by the newspaper on Tuesday morning.

The hearings will be held on Monday, February 14th, at 7:30 p.m. and 8:30 p.m., respectively.

A complete printing of the proposed Zoning Bylaw would have cost as follows:

\$4200	Patriot Ledger (2 printings)
900	Suburban Press (2 printings)

The drawing up of a large map for the February 14th hearing and the Town Meeting was discussed.

VOTED: That the proposed Zoning Map as it pertains to the Hedges/Slaney/Werner property be changed to industrial for 600 feet along West Street and then northwest to an area that is positioned on the railroad track.

The vote was recorded as four ayes and one abstention. Mr. Vanslette abstained because he felt that this was a matter which the Town should decide separately.

VOTED: To notify Mr. Slaney by letter, enclosing a copy of the Zoning Map appropriately marked.

VOTED: To move the line of the Industrial Zone in a southwesterly direction to coincide with the proposed Route 27.

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This vote was recorded as three ayes and two nays. Messrs. Standley and Vanslette opposed as they felt it to be a premature act on the part of the Board and do not feel it is in the best interest of the Town at this time.

PILGRIM LANE: Peerless Insurance Company Bond No. S-10-81-76 in the amount of \$15,650 was presented to the Board to cover Pilgrim Lane from Station 0+0 to Station 6+68.37.

The Board will inspect this area on Saturday morning at 9:30 a.m. look at lots 36 and 39 which do not have proper frontage.

In the meantime, a release of lots will be typed up with an asterisk next to lots 36 and 39 "temporarily withheld."

CEDAR ESTATES: Six copies of a preliminary plan of land in Medfield, dated January 24, 1972, were received by the Board.

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 JANUARY 31, 1972

Members present: Messrs. Ezequelle, Rogers, Standley, Vanslette and Yarlott. Others in attendance: People interested in Zoning Bylaw changes.

The meeting was called to order by the Chairman, Mr. Ezequelle, who turned the meeting over to Mr. Rogers to explain to the approximately 60 in attendance changes in the Zoning Bylaw which the Planning Board will present to the March 1972, Town Meeting.

After explaining the proposed changes and the alternate Sign Bylaws, Mr. Rogers opened the meeting to questions.

Mr. Francis Rossi, owner of the Frances Cafe, read the following statement, "I have read the proposed 'Regulations and Restrictions for Signs' as advanced by the Planning Board for presentation to the voters of Medfield at the 1972 Annual Town Meeting. I believe that these Articles 55, 56 and 57 are unnecessarily strict rules to impose on the businessmen of Medfield and actually they will be an injustice to us.

"We are a small town, but competitively similar businesses exist. Just look at the number of restaurants or food shops, the number of gas stations or the number of relators. We have to depend on other towns for some of our business. The lack of signs to direct this business to our doors discriminates against any business that might have a poor location.

"Many of us are life-long residents of the town. We have seen this community grow and have attempted to grow with it. We have tried to give good service to our customers and now you will attempt to impose upon us restrictions that will have an adverse effect upon our businesses.

"To my knowledge before these articles were devised, the Planning Board did not attempt to work with any of the businessmen in Medfield in trying to find a fair solution to the sign problem.

"What financial effect do you think this will have on us if the voters of the town decide that these signs must be taken down or moved.

"I ask the Planning Board to reconsider these articles and to request the Annual Town Meeting to defer action on them until such time as the Planning Board and the businessmen can together work out a solution."

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Referring to the Sign Bylaw, Mr. Ezequelle related that the Planning Board's motivation is an attempt to make the center of Medfield more attractive from all aspects.

Mr. Paul Ledwith, who stated his occupation is a signmaker, agreed with the motives of the Planning Board that the downtown area should be beautified; however, he was against the Sign Bylaw as a means of implementing the beautification of the center of Medfield.

Jack Squire, proprietor of the Mobil Station, said he was speaking in defense of all service stations. He and the other proprietors of gas stations feel that a standing sign is a necessity, from both a customer's and dealer's point of view.

Miss Laura Smith, 402 Main Street, asked if there were any restrictions on the styling of apartment hous roofs.

Mr.s Franke asked if a builder had a plan approved with a roof that was desirable, would he be required to have that roof as specified on the plan?

Mr. Rogers siad that there is no restriction on roofs - only on height of buildings. He also said that a builder cannot be required to construct an apartment according to a plan approved by the abutters; but an apartment must be built according to Medfield's Zoning Bylaw and Building Code.

Mrs. Franke asked how her land stood as regards zoning. Mr. Rogers said that there had been no change in the zoning of her land. Mr. Wilkins' land is proposed to be rezoned from Industrial Intensive to Residential Use.

Miss Smith asked where the access to Mr. Wilkins' property would be.

Mr. Rogers replied that the only restriction to access is on industrial land.

This portion of the meeting was adjourned at 9:00 p.m.

KINGSBERRY ESTATES: A proposed legal advertisement was received from Kingsberry Estates.

VOTED: To send a letter to Jerome W. Baird, Attorney for Kingsberry Estates, requesting that for the legal notice the land be described as to its bounds and boundary lines, both in length and direction.

Any description received should be attached to his Definitive Plan application.

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January 31, 1972

LAKWOOD DRIVE: The Board is awaiting information from Mr. Owens, Mr. Rosenfeld or Bowie Engineering before lots 36 and 39 on Lakewood Drive can be released.

GUNHILL PARK: The following were received by the Board:

1. Signed construction cards on Gunhill Road
2. Certification of position of roads
3. Certification of drain inverts

The Board will make an inspection on Saturday to consider a reduction in surety presently held.

SIGN BYLAW:

VOTED: To send a letter to Mr. Francis Rossi relative to his request to meet with the Board to discuss Sign Bylaws.

CAMELOT LANE: The Board is in receipt of Construction Cards, certification of bounds and inverts and a Treasurer's check in the amount of \$500. Needham Cooperative Bank Savings Share Account No. 64551 in the amount of \$11,000 will be returned to M&D Builders.

MEDFIELD DEVELOPMENT CORPORATION: A memorandum was received from the Executive Secretary asking what the \$15,650 bond which the Planning Board holds for Pilgrim Lane covers.

VOTED: To answer that the bond is for the completion of streets, sidewalks, berm and grass strips on Pilgrim Lane from Station 0+0 to Station 6+68.37.

NOON HILL PRELIMINARY PLAN: A memorandum was received from the Board of Health asking what disposition had been made of Noon Hill Estates, Section II, Plan dated July 20, 1970.

VOTED: To send the Board of Health a copy of the Planning Board's letter of April 6, 1971, rejecting the above-mentioned plan.

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 FEBRUARY 7, 1972

Members present: Messrs. Ezequelle, Rogers, Vanslette and Yarlott. Others attending: Mr. Richard C. Hodgson; Messrs. Arthur and Michele Stivaletta and Mr. Morley; Mrs. Ellen Gifford; Messrs. Arthur Owens and Huna Rosenfeld; Messrs. Francis Rossi, Vincent Palumbo, Winfred Crocker and Alan Goldberg.

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

CEDAR ESTATES PRELIMINARY PLAN: Mr. Richard C. Hodgson appeared before the Board to request information regarding the necessity of having a plan of five lots on Pine Street submitted for the Board to sign under Subdivision Control Not Required.

As the plans which Mr. Hodgson has were dated November 7, 1967, protection under the Subdivision Control not required has run out, and the plan should be resubmitted.

In discussing the preliminary plan, Mr. Hodgson was told that a turnaround would be required at the western end of Mark Road.

Mr. Hodgson was informed that there is a 12" drainage pipe which goes from one side of Maplewood Road to natural drainage. Provisions must be made for this drainage in Mr. Hodgson's plan. A larger drain pipe may be required than that now in the plan.

The Planning Board Assistant will check with the Board of Health on this plan.

GUNHILL PARK: Messrs. Paul Morley, Arthur and Michele Stivaletta appeared before the Board to request a reduction in surety in Employers Group Bond No. SY-710049 in the amount of \$4,000 and Bond No. SY-356924 in the amount of \$12,000.

Mr. Arthur Stivaletta requested that lot 79 not be released and the stubs not be built at this time, thus reducing the surety required on Woodend Lane.

The Board stated that they would review Country Way from Station 0+85 from the p.c.'s of Sawmill Lane in its entirety to Station 8+00, including all p.c.'s on Woodend Lane and Gunhill Road from Station 0+00 to Millbrook Road and Sawmill Lane from Station 8+75 to Station 13+55, and check certifications.

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February 7, 1972

The Board also stated that the stubs off Woodend Lane must be built at the same time as the street as otherwise they might not be built at all.

The Board will meet at 9:30 a.m., Saturday, February 12th, to review the releasing of surety.

CONSERVATION COMMISSION: Mrs. Ellen Gifford, Chairman of the Conservation Commission appeared before the Board with a Plan of Land in Medfield, dated January 26, 1972, drawn up by Cheney Engineering. This plan contains 5.33 acres which the Conservation Commission is acquiring.

VOTED: To sign plan.

Copies of Form 1 were given to Mrs. Gifford and she will return these to the Board.

MINUTES: VOTED: To accept the minutes of January 17th and 24th as amended.

SCHOOL STUDY: Mr. Rogers reported that we have not heard officially from the School Committee and School Planning and Building Committee and they do not wish to cosponsor the article on the school study with us.

VOTED: To invite the School Committee, School Planning and Building Committee and Finance Committee to meet on February 19th at 9:30 a.m. at the Town Hall to discuss this article.

BROOKFIELD ROAD: Messrs. Rosenfeld and Owens appeared before the Board to discuss how they could get proper frontage of lots 36 and 39 on Pilgrim Lane. Upon receipt of an approved plan of lots 36 and 39, as presented to the Board by Messrs. Rosenfeld and Owens that have been discussed and approved, the Board would release lots 36 and 39 on Pilgrim Lane under Peerless Insurance Company Bond. No. S-10-81-76.

SIGN BYLAW: Messrs. Goldberg, Palumbo, Crocker and Rossi, representing Medfield's businessmen, appeared before the Board to discuss the Sign Bylaw. Mr. Palumbo stated that everybody here agrees that Medfield should have some sign regulations. Restrictions would cause a hardship on businesses that are here and plan to come to Medfield stated Mr. Palumbo further.

Walpole, Dover, Millis and Westwood sign bylaws were given to the Board for its information.

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Mr. Rogers said that by working together a bylaw which is satisfactory to all can be drafted.

Mr. Rossi feels that any Sign Bylaw would be detrimental to his business.

A copy of a questionnaire which the businessmen are distributing among themselves relative to the Sign Bylaw was presented to the Board.

The Planning Board Assistant will call Mr. Arnold Tofias and will invite him to meet with the Board after the hearings on Monday, February 14th.

CIVIL ENGINEER: The Board is in receipt of Mr. Conley's letter of February 7th, enclosing a copy of Mr. Gavin's resume and requesting that each week the Board submit a list of tasks which the Board would like Mr. Gavin to perform for them to the Selectmen.

This will be put on the agenda for next week.

FINANCIAL IMPACT ANALYSIS: A letter dated January 23, 1972, was received from Kenneth G. Fettig, Chairman of the Library Board of Trustees, requesting an addendum to the Financial Impact Analysis be issued as set forth in his letter. A copy of this letter was made for each Board member and will be put on the Agenda for next week.

NORFOLK CONSERVATION DISTRICT: The Board received a letter dated February 4, 1972, from William C. Sweet, Chairman of the Norfolk Conservation District, requesting that a representative of the Soil Conservation Service, Mr. Holman of Landmark Engineering and the Medfield Planning Board meet to review soils information and to relate this data to the proposed plan.

Mr. Rogers will arrange for the above meeting.

PUBLIC HEARING: A notification of a public hearing was received from the Selectmen. The hearing will be at 7:30 p.m., February 15th, on the acceptance of Lakewood Drive and Lee Road.

A notification of a public hearing was received from the Selectmen regarding the relocation of Green Street. The hearing will be at 8:00 p.m., February 15th.

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February 7, 1972

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 FEBRUARY 14, 1972

Members present: Messrs. Ezequelle, Rogers, Standley, Vanslette and Yarlott: Others attending: People interested in hearing. Messrs. Michele Stivaletta, Arnold Tofias and Arthur Owens.

The public hearing on the revised Zoning Bylaw was called to order at 7:45 p.m. by Mr. Ezequelle, Chairman, who explained the purpose of the hearing. Mr. Vanslette stated that the legal notice for this hearing was published in the Suburban Press and Recorder on January 27th and February 4th, as required by law. The reading of the notice was waived. Mr. Ezequelle then asked for questions.

Mr. William E. Loughnane, 41 Cypress Street, asked about planning for water in the future.

Mr. Norman Gray, 19 Kenney Road, asked about that part of town which calls for 80,000-square-foot house lots, feeling that the RE zone should be eliminated.

Mr. Roger Hardy, 42 Nebo Street, was recorded in opposition and read the following statement:

"To the Medfield Planning Board:

"The Board of Assessors wishes to be recorded in opposition to the passage of Article 55, 56, 57, 58, 59 and 60, as they appear in the Warrant for the 1972 Annual Town Meeting. We wish to be recorded in favor of the passage of Article 61, which proposes a study of zoning by a committee.

"Our opposition stems from the fact that our present zoning bylaw and what is now being proposed as an amendment thereto or replacement thereof fails to afford a reasonable chance of broadening Medfield's tax base.

"It seems to us that the taxpayer of Medfield deserves an opportunity to study the matter with a view to accommodating the needs of the business community, the industrial interests, those interested in public housing of various kinds and last but not least, the owner of the single family dwelling whose tax burden grows heavier each year.

"We think the best long- and short-range interests of the Town of Medfield require the passage of Article 61 and we know of no reason why your Board should object to such a study as therein proposed."

Mr. Kenneth Hoyt, 24 Forest Street, presented a statement in opposition to the new zoning. This statement will be filed under "Zoning." Copies have been distributed to all Board members.

Mr. Harry A. Kelleher, Selectman, asked what changes have been made since the November 29th hearing.

Mr. Ezequelle went over the changes made since November 29th; namely:

1. For multifamily dwellings, all waste water shall be disposed of by means of adequate connection to the sewage system of the Town of Medfield.
2. Town equipment garage may be built in an RS zone.
3. Sales by vending machines do not require a special permit in B, B-I and I-E zones.
4. Miscellaneous repair service can be conducted in a B, B-I and I-E zone without a special permit.
5. Table of Use Regulations was changed from Special Permit to Yes in B-I and I-E zones in several cases.
6. Table of Height and Bulk Regulations was changed to include 450 square foot area for Housing for the Elderly.
7. Change in the Table of Height and Bulk Regulations Notes stating that a basement or cellar, to be inhabited, must have the ceiling not less than five feet above the average elevation of the land immediately surrounding the building foundation wall and where four stories are built, only three stories may be inhabited.
8. The Table of Off-street Parking Standards was changed to include Housing for the Elderly parking at one fourth parking space per unit.
9. Also other miscellaneous changes.

Mr. Weston Kolsti, 9 Charlesdale Road, asked if the Planning Board, in drafting the revised zoning regulations, took into consideration what affect a serious fire in the downtown business area would have on the rebuilding of those businesses.

Mr. Kolsti further said that the area of land marked "RT" in the vicinity of Mr. Marvin's property would produce homes which would be a tax liability to the town. If new businesses were established in proximity to the industrial area, should a catastrophe occur to the downtown business area, the business could relocate and rebuild.

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Mr. Ezequelle stated that the rezoning of the land to which Mr. Kolsti refers has been brought up many times before. There has been considerable discussion about the rezoning of Industrial-Extensive area on the northwest side of town, including multifamily dwellings with shopping centers and a variety of other accommodations. People who own that property have come before the Planning Board to request rezoning of the large acreage but no one has come in with a comprehensive plan.

The Planning Board has looked to this property as a potential area for broadening the tax base in Medfield. However, a town does not broaden its tax base by indiscriminately changing the zoning.

Mr. Norman Gray suggested that Medfield's conservation land be identified on the zoning map.

Mr. Roger Hardy said that this area will be identified on the assessors' maps.

The hearing was closed at 8:30 p.m.

At 8:31 p.m. Mr. Ezequelle opened the public hearing on rezoning for housing for the elderly and requested that Mr. Vanslette read the hearing notice. This notice was published in the Suburban Recorder on January 27th and February 4th.

Mr. Ezequelle asked if there was anyone present who wished to make a statement relative to this zoning change.

Mr. Herbert Burr, Chairman of the Housing Authority, stated that about a year ago the town meeting rezoned the land for the Housing for the Elderly. However, since that time he felt the Housing Authority was not doing very well. The Board of Appeals turned the Housing Authority down on all requests. For this reason, we recommend that the town rezone in accordance with the articles submitted.

Sandra Munsey, Clark Road, asked if the proposed article was restricted to Housing for the Elderly.

Mr. Ezequelle read Article 2 of the Housing Authority's article.

Mr. Burr said that he had gone before the Finance Committee and they asked if the wording could be changed to read "Housing for the Elderly" instead of "Public Housing." The Housing Authority agreed to this change.

There being no further questions, the hearing was adjourned at 8:40 p.m.

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The Planning Board regular meeting was called to order at 9:00 p.m. by Mr. Ezequelle, Chairman, and the following business was transacted:

MEDFIELD INDUSTRIAL PARK: Mr. Arnold Tofias and his son appeared before the Board to discuss in detail his letter of February 1st to the Board.

Mr. Tofias completed his discussion by stating that if in the future there is anything that he can do to be helpful he would be glad to do so.

The Board replied that it would take all the points as presented into consideration and would be interested in Mr. Tofias' thoughts about the development in the center of the town.

At a later date, a letter will be sent to Mr. Tofias relative to the Central Business District.

GUNHILL PARK: The Board received a letter dated January 31st from Ernest W. Branch, Inc., regarding as-is inverts. The Board will check these inverts and if they are correct, the following vote will be recorded:

VOTED: That upon receipt of surety in the amount of \$6500, Employers' Group Bond No. SY-7100049, in the amount of \$4,000, covering Gunhill Road from Station 0+00 to Millbrook Road and Station 8+75 to Station 16+50 on Sawmill Lane, and Employers Group Bond No. SY-356954, in the amount of \$12,000, covering Country Way from Station 0+85 from the p.c.'s of Sawmill Lane to Station 8+00 in its entirety, including all p.c.'s on Woodend Lane, total surety as described above in the amount of \$16,000 will be released.

PILGRIM LANE: The Board is in receipt of a plan dated February 8, 1972, entitled "Stagecoach Estates" Plan showing Storm Drain Easements and Revised Lots.

VOTED: To sign plan and release lots 36A and 39A on Pilgrim Lane.

JAYCEES: The Jaycees have requested that a member of this Planning Board attend their meeting on February 28th to discuss the rezoning. Mr. Ezequelle will do this.

MEETING DATE: Due to the February 21st holiday, the Planning Board will meet at 8:00 p.m., February 22nd.

All other business on the agenda was postponed until next meeting. The meeting was adjourned at 11:00 p.m.

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

## MEDFIELD PLANNING BOARD

## MINUTES OF FEBURARY 22, 1972

Members present: Messrs. Ezequelle, Standley and Vanslette. Others attend: Two students from Social Problems Class, Medfield High School.

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

MINUTES: VOTED: To accept the minutes of January 31st as amended and February 7th as written.

FINANCIAL IMPACT STUDY: A letter dated January 23, 1972, from Kenneth G. Fettig was on the agenda. This letter will be put on next week's agenad.

REZONING:

VOTED: To send a letter to Mr. Arnold B. Tofias thanking him for taking the time to come to our February 14th meeting to discuss the points set forth in his letter of February 1st.

RELOCATION OF HARDING STREET: A notice of a hearing relative to the relocation of Harding Street will be held on Tuesday, February 29th, at 2:30 p.m.. Mr. Ezequelle will represent the Planning Board at this meeting.

SOIL CONSERVATION SERVICE: Mr. Rogers has set up a meeting to include a representative of the Soil Conservation Service. Mr. Clifton Holman, engineer with Landmark Engineering, the Board of Health and the Planning Board on Tuesday, February 29th at 8:00 p.m., second floor Town Hall.

NOON HILL ESTATES: The Planning Board received a letter dated February 7th from Landmark Engineering stating that "all storm drainage systems between these stations have been constructed as shown on sheets 20, 21, 22 of 36 sheets, Section I, Noon Hill Estates, dated July 11, 1962."

The Planning Board Assistant has been instructed to telephone Mr. Colwell and request a plan with the inverts at actual elevations.

SIGN BYLAW: The Board received a letter dated February 11, 1972, from the Needham Cooperative Bank relative to the proposed Sign Bylaw. No action required.

CIVIL ENGINEER:

VOTED: To send a letter to the Executive Secretary requesting that Mr. Gavin meet with the Board at 9:30 a.m., Saturday, February 26th, to go over the preliminary plan for Noon Hill Estates.

MAPC STUDY: The Board received a memorandum from the Executive Secretary dated February 11th, attaching a communication the Selectmen received from the MAPC.

VOTED: To send a letter containing changes in the schedule to Mr. Richard M. Doherty, Metropolitan Area Planning Council, 44 School Street, Boston, Mass. 02109.

STREET LAYOUT PLANS: The Selectmen presented the following Street Layout Plans for the Board's signatures:

Lakewood Drive from Station 1+20.91 to 6+75  
Lee Road from Station 14+90 to 20+89.76

VOTED: To sign the above-described plans.

GUNHILL PARK: Mr. Michele Stivaletta requested verbally to have surety set from Station 18+00 to Station 28+49.33 and from Station 12+00 to 18+00 on Woodend Lane.

VOTED: To set surety on Woodend Lane from Station 18+00 to Station 28+49.33 at \$28,200 for a one-year period. Acceptance of this surety would release lots 57, 58, 59, 60, 74, 75, 76, 77, 78 and 79, including the stub between lots 78 and 79.

This vote supersedes the votes taken at our January 24, 1972, letter to you.

The Board will meet on Saturday, February 26th, at 9:30 p.m. to set surety from Station 18+00 to Station 12+00.

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

Respectfully submitted,



Robert A. Vanslette  
Secretary

MEDFIELD PLANNING BOARD  
MINUTES OF FEBRUARY 28, 1972

Members present: Messrs. Rogers, Standley, Vanslette and Yarlott.  
Others attending: Three students and people interested in the public hearing on the Kingsberry Estates Subdivision.

PUBLIC HEARING ON KINGSBERRY ESTATES SUBDIVISION PLAN: The hearing was called to order at 8:05 p.m. by Mr. Rogers, Vice Chairman.

Mr. Rogers then read a list of names of persons notified by certified mail of the hearing. Two certificates of receipt had not been received. Mr. Rogers stated that the hearing notice was published in the Suburban Press and Recorder on February 10th and 17th. The reading of the notice was waived.

The area under consideration is 16.32 acres in Medfield off Granite Street and 3.2 acres in Walpole. However, the subdivision plan presented was for Medfield only.

Mr. Jerome W. Baird, Attorney for Cynthia Greene, P.O. Box 321, Buzzards Bay, stated that a Definitive Plan dated containing eight house lots has been presented to the Planning Board and further stated that a letter dated February had been received from the Board of Health requesting test pits. Arrangements to have these test pits dug will be made.

Mr. Yarlott asked when the owner planned to start construction.

Mr. Baird stated that upon approval by the Planning Board, building would start in the spring.

Mr. Sanicki, engineer for Rowley Associates, was present to answer questions.

Mr. Lawrence Grillo questioned the correctness of certain abutters' names on the plan. A list of certified abutters, including changes, was shown to Mr. Grillo.

Mr. Joseph Allen stated that some of the lots slope toward his property and could cause drainage problems.

Mr. Vanslette asked if there was a deficiency in the plan as to slopes.

Mr. Allen said that the water is flowing in his direction and does not agree with the plan that was submitted.

Mr. Sanicki felt the plan was correct.

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Mr. Mayland asked if anything were known at this time about the type of construction or the cost of the homes that are to be put in.

Mr. Baird stated that the homes would be comparable to those now in the area and would be of colonial architecture.

Mr. Rogers stated that the Planning Board has no jurisdiction over the cost or style home that goes in an area as long as it complies with the zoning which in this case is for single family dwellings. There is a Building Code to which each builder must adhere.

Mr. Rogers asked Mrs. Greene if she had developed land in any other town.

She stated that this was her first attempt.

Mr. Eric Anderson said that he would be concerned with the drainage as he felt that the area was a perched swamp.

Mr. Vanslette will contact the Walpole Planning Board regarding the sloping of the land.

Mr. Grillo stated that his land abuts two proposed lots and that he has broken through the top soil. He said that this was not in the spring of the year when it was marshy or swampy.

As there were no further questions, the hearing was closed at 8:30 p.m.

The regular meeting was called to order and the following business was transacted:

MINUTES: VOTED: To accept the February 14th minutes as revised and the February 22nd minutes as written.

CEDAR ESTATES: Mr. Hodgson appeared before the Board with a letter dated February 25th which he had received from the Board of Health. The Planning Board had a question about the significance of the 200-foot contour line on the Cedar Estates plan in the Board of Health's letter. The Board will further study this letter and the subdivision before giving their recommendations to Mr. Hodgson.

LIBRARY TRUSTEE: The January 23rd letter from the Library Board of Trustees was read.

VOTED: To send a copy of the January 23rd letter to Metcalf & Eddy for their comments.

VOTED: To acknowledge receipt of this letter and state action taken.

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Copies of the forementioned correspondence will be sent to the MPIC for their information.

GUNHILL PARK - Woodend Lane:

VOTED: To set surety from Station 14+00 to 18+00 on Woodend Lane at \$9,900 for a one-year period. Acceptance of this surety by the Board would release lots 71, 72, 73, 55 and 56.

Acceptable surety must be received on Woodend Lane from Station 28+49.33 to Station 18+00 prior to receipt of above-mentioned surety.

GAS SHUTOFFS: The Board received the Executive Secretary's letter of February 16th relative to "Gas Shutoffs."

VOTED: To send a letter to the Executive Secretary stating that from past experience the water pipe installation has been approved by an agent of the Water Board and drainage installation has been approved by the Superintendent of Streets along with the construction of the street and adjoining sidewalk embankments, etc.

NOON HILL ESTATES: The Board received a copy of Mr. Kennedy's letter of February 24th to Peerless Insurance Company re their Bond #S-44-71-59. No action required.

NOON HILL ESTATES - PRELIMINARY PLAN: The Board received a copy of the Board of Health's February 25th letter to Hoover Realty Trust regarding the Preliminary Plan dated January 10, 1972.

This letter will be studied at the Planning Board meeting on Saturday, March 4th, at 9:30 a.m.

SIGN BYLAW: It was reported that Mr. Henry Corrado, Associate Director, Massachusetts Petroleum Council, telephone requesting a copy of the two Sign Bylaw which will be before the Town Meeting. The Bylaws were forwarded.

DUE DATES: The Planning Board must make decisions on the following plans as noted:

Kingsberry Estates - March 16th (Action should be taken at March 6th meeting.)

Noon Hill Estates Preliminary Plan - January 10, 1972 - March 23rd (Action should be taken at March 20th meeting)

Cedar Estates Preliminary Plan - March 23rd due date. (Action should be taken at March 20th meeting.)

As there was 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  
MINUTES OF MARCH 6, 1972

Members present: Messrs. Rogers, Standley, Vanslette and Yarlott.  
Students present: Miss Debbie Davis, Miss Kaewer and Mr. Lionel Minnard.

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

SIGN BYLAW: The Planning Board met on Saturday, March 4th, to review the two Sign Bylaws which will be before the Town Meeting.

As a result of this meeting, the following motions will be made at Town Meeting:

MOTION ON ARTICLE 56: I move that the Town vote to add to the Zoning Bylaw, "Section 7, Signs" and adopt this same Bylaw as Article VIII of the General Bylaw as it appears in the Warrant and in the Three Hundred and Twenty-first Annual Report of the Town Officers of Medfield, Massachusetts, amended as follows:

Subparagraph 7.2.2.1 a. Location - Delete the first sentence of this subparagraph, which reads, "The sign shall be affixed to a building except as hereinafter provided" and substitute the following sentence in its place, "The sign shall be affixed to a building or permanent canopy as hereinafter provided."

Subparagraph 7.2.2.1g, add the following sentence, "One lighted, non-rotating, nonflashing, free-standing sign showing the trade-mark only will be permitted for a gasoline station."

Subparagraph 7.2.2.3. Special Signs - Delete the first sentence of this subparagraph, which reads, "A directory-type sign listing the occupants in an industrial complex may be permitted subject to permission being granted by the Board of Appeals" and substitute therefor "A directory-type sign listing the occupants in a business or business-industrial complex is permitted."

Subparagraph 7.2.2.4 Other - Delete the last sentence of this subparagraph, which reads, "Standing signs are prohibited" and substitute "Standing signs are prohibited, except as set out in 7.2.2.1g."

Subparagraph 7.2.3.3 Special Signs - Delete the first sentence, which reads, "A directory-type sign listing the occupants in an industrial complex may be permitted subject to permission being granted by the Board of Appeals" and substituting therefor, "A directory-type sign listing the occupants in an industrial complex is permitted."

Subparagraph 7.3.1 Nonconforming Signs - Delete in its entirety and substitute the following in its place, "7.3.1 Nonconforming Signs. Signs legally erected before the adoption of this Bylaw that do not conform to the provisions of this Bylaw must be made to comply within five (5) years after the effective date of this Bylaw.

MOTION ON ARTICLE 57: I move that the Town vote to add to the Zoning Bylaw "Section 7, Regulations and Restrictions for Signs" and adopt the same Bylaw as Article VIII of the General Bylaws as it appears in the Warrant and in the Three Hundred and Twenty-first Annual Report of the Town Officers of Medfield, Massachusetts, amended as follows:

Subparagraph 7.3.1.2 be deleted in its entirety and the following subparagraph be substituted in its place, "7.3.1.2 One wall sign for each lot street frontage of each building unit; provided, it shall be attached to the main wall of a building or permanent canopy, if attached to a building, it shall not project horizontally more than 12 inches therefrom; it shall be erected at a height not less than 10 feet, nor more than 30 feet above the ground or sidewalks; it shall not exceed 40 square feet in surface area."

New subparagraph 7.3.3 Special Signs be added, to read "7.3.3 Special Signs. A directory-type sign listing the occupants in a business or business-industrial complex is permitted. Such a sign shall not exceed 20 square feet for use as a heading and no more than 3 square feet per occupant. In no case shall any such sign exceed 80 square feet in area or 8 feet in width."

Subparagraph 7.4.3 Special Signs - Delete first sentence, which reads, "A directory-type sign listing the occupants in an industrial complex may be permitted, subject to permission being granted by the Board of Appeals" and substituting therefor, "A directory-type sign listing the occupants in an industrial complex is permitted."

ZONING BYLAW: House Bill 5009 is before the legislature at this time. This bill is to modernize the Zoning Enabling Statute. In this statute there is a section on Cluster Zoning and Planned Unit Development that spells out in detail how such a development shall come into existence and stay in existence and the responsibilities on the development to maintain itself. For this reason, the Planning Board

VOTED: To delete in its entirety all reference to Open Area Residential Development.

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March 6, 1972

SUBDIVISION CONTROL LAW NOT REQUIRED: Mr. Stanley Swaim presented a plan of land in Medfield, dated March 1, 1972, drawn by Pilling Engineering, for two lots on Foundry Street.

VOTED: To sign plan.

Mr. Swaim will fill in and return Form 1 as required.

MINUTES: VOTED: to accept minutes of February 28th as amended.

STAGECOACH ESTATES: The Board received a letter dated March 1, 1972, from Guerriere & Halnon, Inc. (successors to Bowie Engineering Company) enclosing three prints of the revised Pilgrim Lane plan.

VOTED: To accept plans, releasing lots 36A and 39A on Pilgrim Lane and acknowledge receipt of plans.

CEDAR ESTATES: The Board received a letter dated March 2, 1972, from the Board of Health, explaining the 200-foot elevation in their letter of February 25th. No action required.

CIVIL ENGINEER: A letter dated March 2, 1972, was received from the Executive Secretary, requesting a list of duties the Planning Board would like the Civil Engineer to do for the Town.

Mr. Vanslette will compile the list of duties for such letter.

PLANNING BOARD CHAIRMAN:

VOTED: To send a letter of thanks to Mr. Ezequelle for his services as Chairman for the past year.

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

Respectfully submitted,



Robert A. Vanslette  
Secretary

MEDFIELD PLANNING BOARD  
MINUTES OF MARCH 16, 1972

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

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

REORGANIZATION OF BOARD:

VOTED: William F. Rogers, Jr., Chairman  
Robert A. Vanslette, Vice Chairman  
F. Gordon Yarlott, Secretary  
for the ensuing term.

PROJECTS FOR YEAR: It was suggested that a list of projects to be worked on during the coming year be made in order of priority.

MR. IAN SANDERSON: Mr. Ian Sanderson appeared before the Board to inquire as to whether a piece of land on High Street and Plain Street could be made into two legal building lots.

The Board said they could not give this type of advice, but referred Mr. Sanderson to the Zoning Bylaw.

MINUTES: VOTED: To accept Minutes of March 6th as written.

PRESENTATION OF PLANNING BOARD ARTICLES: The manner of presentation of Articles 55, 56 and 57 was discussed. Mr. Standley will present Article 55 and Mr. Vanslette will present Articles 56 and 57.

NOON HILL ESTATES PRELIMINARY PLAN: Mrs. Willis was requested to call Mr. Kennedy and obtain Mr. Dulmey's report and the engineer's report in the percolation tests of the area under question.

The Board will meet at 9:30 a.m. Saturday, March 18th, to make its decision on this plan.

CEDAR ESTATES: The Board will also make its decision on the Cedar Estates Preliminary Plan on Saturday, ~~March~~ 18th.

CIVIL ENGINEER: Mrs. Willis will call the Executive Secretary to request the Town Civil Engineer's presence at the discussions of Noon Hill Estates and Cedar Estates Preliminary Plan on Saturday, March 18th, at 9:30 a.m.

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March 16, 1972

SIGN BYLAW: A letter dated March 6th was received from the Easton Planning and Zoning Board requesting a copy of Medfield's Sign Bylaw. Action on this letter will be deferred until after Town Meeting.

LIBRARY FIGURES: The Board received a letter dated March 13, 1972, from Mr. James Woglom regarding the library figures in the Financial Impact Analysis and Ten-year Capital Improvements Program. Copies of this letter will be distributed to Board members.

EARTH REMOVAL PERMIT: The Board received a notification of a hearing regarding earth removal in Gunhill Park. This hearing will be on Tuesday, April 4th, at 8:00 p. m.

MEETING DATE: The Board called a meeting for Wednesday, March 26th.

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

Respectfully submitted,

  
F. Gordon Yarlett  
Secretary

MEDFIELD PLANNING BOARD  
MINUTES OF MARCH 22, 1972

Members present: Mrs. Munsey, Messrs. Rogers, Standley, Vanslette and Yarlott. Others attending: Mr. Francis Rossi.

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

PASSAGE OF ARTICLE 55: Mr. Rogers thanked everyone for the effort expended to pass the article on Zoning at the March 21st session of the Annual Town Meeting.

SIGN BYLAW: Mr. Rossi appeared before the Board to report that the businessmen are sending out a questionnaire on signs to all Medfield businesses. Returns on these questionnaires are expected in approximately three weeks. As soon as the businessmen have some concrete suggestions regarding the Sign Bylaw, they will contact the Planning Board for an appointment.

The Board will send a formal letter to the businessmen, c/o Francis Rossi, Frances Cafe, requestion the businessmen's cooperation.

NOON HILL ESTATES - PRELIMINARY PLAN:  
CEDAR ESTATES - PRELIMINARY PLAN:  
KINGSBERRY ESTATES - DEFINITIVE PLAN:

The Board read and approved the letters dated March 21st regarding the above.

HOUSING STUDY CONTRACT: A copy of Metcalf & Eddy's letter of January 24, 1972, was sent to Town Counsel for his comments.

**VOTED**: That Planning Boarc Chairman be authorized to enter into a contract in behalf of the Town for the Housing Study after it is approved by Town Counsel.

Mr. Woglom and the MPIC will be inveited to attend a Planning Board meeting to discuss this project.

NORFOLK CONSERVATION DISTRICT: The Board received a letter, dated March 17, 1972, from the Norfolk Conservation District, requesting help in retaining the present services of the Norfolk Conservation District.

**VOTED**: To send letter to Senators and Representatives as listed.

EASTMOUNT DRIVE: The Board discussed a plan submitted by Mr. Delapa. The Board will request that Mr. Delapa come in to discuss the plan.

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March 22, 1972

DRAINAGE OFF PARTRIDGE ROAD The Board received Mr. McCarthy's memorandum of March 13, 1972, on the above subject. No action required.

OVERDUE BONDS: The Planning Board Assistant was requested to make up a list of overdue bonds for the next meeting.

MEETING DATE: The Board will meet at 9:30 a.m., Saturday, March 25th, to put the amendments into the original Zoning Bylaw.

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

Respectfully submitted,

  
F. Gordon Yarlett  
Secretary

MEDFIELD PLANNING BOARD  
MINUTES OF MARCH 27, 1972

Members present: Mrs. Munsey, Messrs. Rogers, Standley and Vanslette.  
Others attending: Mr. Joseph S. Kennedy and Mr. Anthony Delapa.

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

NOON HILL ESTATES: Mr. Kennedy presented a rider to Peerless Insurance Company Bond No. S-44-71-59 for the Board's signature. This rider would reduce the \$10,700 bond presently held on Indian Hill Road to \$2,000.

However, as a requirement of the bond reduction, certification of bounds and inverts, the Board cannot sign the rider.

NOON HILL ESTATES PRELIMINARY PLAN: Mr. Kennedy asked the Board how their letter of March 21st regarding the Noon Hill Estates Preliminary Plan should be handled. The Board stated that these items should be considered when a Definitive Plan is prepared.

Mr. Kennedy invited the Board to a meeting with the Water Board and Weston & Sampson on March 28th. This meeting is in relation to the supply of water to the area of Noon Hill Estates covered by the Preliminary Plan.

EASTMOUNT DRIVE: Mr. Anthony Delapa, developer of Eastmount Drive, came before the Board to request renewal of his subdivision plan which was seven years old on March 25th. Mr. Delapa was told that after seven years have elapsed a subdivision can no longer be protected from zoning changes.

MINUTES: VOTED: To accept the March 16th minutes as written and to accept the March 22nd minutes as amended.

HOUSING STUDY: On Wednesday, April 5th, at 8:00 p.m., the MPIC, Mr. Woglom and the Planning Board will meet to sign the contract and discuss the project.

GUNHILL PARK - EARTH REMOVAL PERMIT: The Board checked over the Earth Removal Plan of Gunhill Park.

VOTED: To send a letter to the Selectmen stating that the Board would prefer to give its comments after the hearing on April 4th and requesting a copy of the plan.

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March 27, 1972

NORFOLK CONSERVATION DISTRICT:

VOTED: To send a letter to Representatives Harold D. Donahue, Louise Day Hicks, Margaret M. Heckler, James A. Burke and Hastings Keith and to Senators Edward M. Kennedy and Edward W. Brooke favoring the continuation of the services of Norfolk Conservation District at the present level.

HASTINGS & GAUTREAU: The Planning Board Assistant will call Cheney Engineering to ascertain how the plans for the completion of work in the Hastings & Gautreau and Kaymark areas are coming along.

PLANNING BOARD COMMENTS: Mrs. Munsey presented a statement to the Board setting forth comments which she has heard during her recent campaign and her reflections regarding various Planning Board areas.

Mr. Rogers thanked Mrs. Munsey for preparing this excellent piece of work.

TOWN ENGINEER'S DUTIES: Mr. Vanslette presented a list of projects for the Town Engineer. A copy will be distributed to all members for their study and comment.

Mr. Edward Gavin's telephone number is 376-8394.

SIGN BYLAW: As the Town of Medfield will be without sign control when the Zoning Bylaw accepted by the Town Meeting on March 21st is approved by the Attorney General, it was

VOTED: To request Mr. Vanslette to put together all segments of sign regulations from the Zoning Bylaw in effect prior to the March 21st Town Meeting for presentation at the Special Town Meeting to be held on May 15th.

VOTED: To have Mrs. Munsey work with the businessmen to write a new comprehensive Sign Bylaw for presentation to the Town in the fall. Mrs. Munsey was asked to compose a letter to be sent to the businessmen inviting them to take part in the joint effort.

Mr. Vanslette suggested that there should be no one working on the committee with a conflict of interest. Other Board members did not agree.

AMENDED ARTICLE 55:

VOTED: To send a letter to the Town Clerk enclosing two copies of amended Article 55, two amended maps and the newspaper advertisement.

Page 3  
March 27, 1972

The Planning Board Assistant was requested to assist the Town Clerk in any way to expedite the sending of the Zoning to the Attorney General.

PERSONNEL BOARD:

VOTED: To send a letter to the Personnel Board regarding a step raise for the Planning Board Assistant, according to Town policy.

NEW ZONING BYLAW: Mr. Burr talked with the Planning Board Assistant and requested that he either come before the Board or discuss with the Chairman by telephone the following:

1. Three-year period for Subdivision Control not Required.
2. Seven-year period for Subdivisions.
3. Further explanation of 5.4.2.17 Trailers.
4. Mr. Burr would like a list of dates on which Definitive Plans were approved so that outdated plans would be made to comply with new zoning.

Mr. Rogers said he would call Mr. Burr.

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

Respectfully submitted,

  
F. Gordon Yarrlett  
Secretary

MEDFIELD PLANNING BOARD  
MINUTES OF APRIL 3, 1972

Members present: Mrs. Munsey, Messrs. Rogers, Standley, Vanslette and Yarlott. Others attending: Mr. McCarthy of Country Way.

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

ROBERT J. MCCARTHY, 6 COUNTRY WAY: Mr. McCarthy appeared before the Board to ask how to solve the problem which has occurred since the cutting in of the sidewalk in front of his house. Mr. McCarthy feels that the sloping of his lawn to the sidewalk is incorrect and that the developer should have to make amends.

Mr. Rogers told Mr. McCarthy that the Planning Board's jurisdiction ends at the back of the sidewalk; however, the Planning Board has the authority to make the developer slope properly to the sidewalk.

The Board will meet at the Town Hall at 9:30 a.m. Saturday, April 8th, to inspect 6 Country Way.

REPORT OF MEETING WITH WATER BOARD AND WESTON & SAMPSON: Mrs. Munsey, and Messrs. Rogers and Standley met with the Water Board and Mr. Peters of Weston and Sampson on Tuesday, March 28th, to listen to a discussion of the water needs for Noon Hill Estates 2A.

VOTED: To send a letter to the Water & Sewerage Board asking that the following suggestions be considered:

1. If there is land available for an above-ground plant for the water pump, this possibility should be pursued.
2. A standpipe should be considered wherein the town would participate in costs.

SIGN BYLAW:

VOTED: To send a letter to the Medfield Businessmen's Association, c/o Mr. Francis Rossi, requesting their assistance in drafting a Sign Bylaw.

MINUTES: VOTED: To accept the Minutes of March 27, 1972, as amended.

ZONING BYLAW: It was reported to the Board that copies of the Revised Preliminary Draft of the Zoning Bylaw for the Town of Medfield, Mass., were to be sent to the Attorney General as amended. The Board felt strongly that the Zoning Bylaw in the 1971 Annual Report should be sent instead.

Page 2  
April 3, 1972

The Planning Board Assistant was requested to call the Town Clerk and give her this message.

EASTON PLANNING BOARD: In response to Easton Planning Board's letter of March 6th, it was

VOTED: To send a copy of the two Sign Bylaws which did not pass the Medfield Town Meeting.

FARM STREET LAYOUT: A copy of Mr. McCarthy's letter of March 27, 1972, to Mr. Burr was received by the Board. This letter had to do with the County Layout of Farm Street. No action required.

PERSONNEL BOARD: The Board received a letter from the Personnel Board granting a step raise to the Planning Board Assistant.

LOW-RISE APARTMENTS: Mr. McCarthy's letter of March 28th regarding low-rise apartments was received. This letter will be sent to the MPIC in conjunction with the Housing Study which they are about to undertake.

SPECIAL TOWN MEETING: A notification was received stating that there will be a Special Town Meeting on May 15th. The warrant will close on April 11, 1972.

VOTED: To send a letter to the Board of Selectmen requesting that an article be in the warrant regarding the Sign Bylaw.

MEDFIELD'S GOALS: A letter dated March 28, 1972, was received from the League of Women Voters and C.O.M.E. requesting Planning Board views regarding Education Goals or what implications they have for the selection of a superintendent.

VOTED: To have Mrs. Munsey present the Planning Board's statement at the Open Hearing on Tuesday, April 11th, at the High School Cafeteria.

NORFOLK CONSERVATION DISTRICT: A letter dated March 29th was received from William C. Sweet, Chairman of the Norfolk Conservation District, requesting the mylar copies of Medfield's Soil Survey.

VOTED: To return as requested.

BOARD OF APPEALS HEARING: A notification of a Board of Appeals hearing at 7:45 p.m., April 6th, was received. This hearing is for the demolishing and rebuilding of a gas station in a nonconforming area.

Page 3  
April 3, 1972

BOARD OF APPEALS DECISION: The Board of Appeals issued their decision regarding the building of apartments in the area of North Street and Lowell Mason Road. As there is no sewer connection as required by the Zoning Bylaw, the appeal was denied.

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

Respectfully submitted,

  
F. Gordon Yarlott  
Secretary

MEDFIELD PLANNING BOARD  
MEETING OF APRIL 10, 1972

Members present: Mrs. Munsey, Messrs. Rogers, Standley and Vanslette.  
Others attending: Mr. Sidney Vaughan and Mr. Michele Stivaletta

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

COMPLETION OF HARDING ESTATES AND KAYMARK: Mr. Vaughan of Cheney Engineering delivered preliminary plans and specifications for the completion of work in the Harding Estates and Kaymark.

Messrs. Rogers and Standley will meet at 9:30 a.m., Saturday, April 15th, to review these plans and specifications.

GUNHILL PARK: Mr. Stivaletta presented two bonds to the Board; one for \$6500 covering the completion of Gunhill Road, Sawmill Lane and Country Way; the other in the amount of \$27,000 covering Wood End Lane from Station 18+50 to Station 28+49.33.

As the date for completion of the work covered by these bonds was incorrect, Mr. Stivaletta was requested to have the bonds changed. The \$6500 bond should read "On Demand" and the \$27,000 bond should read "one-year period."

Copies of these bonds were sent to Town Counsel for approval.

**VOTED:** To send a letter to Mr. Michele Stivaletta with a copy to Mr. Robert J. McCarthy, 6 Country Way, confirming the Board's conversation with Mr. Stivaletta wherein he stated that he will repair the slopes in front of 6 Country Way which were damaged when the sidewalk was installed.

TOWN COUNSEL: Mr. Rogers telephoned Town Counsel and invited him to the Board's April 18th meeting to discuss several items, including the following:

1. On a subdivision over seven years old, what is the date on which new zoning regulations take effect?
2. Should we continue to accept bonds on subdivisions that might be affected by the zoning change?
3. Is it proper to release lots less than legal size?

Page 2  
April 10, 1972

INFORMAL MEETING WITH MPIC: The Planning Board and MPIC met on Saturday, April 8th, for the purposes of discussing comments on the Financial Impact Analysis and Ten-Year Capital Improvements Program for Medfield prepared by Metcalf & Eddy. The result of the meeting was that they were in accord that the Housing Study should be well coordinated statistically, the source of the statistics appended to the report, and the assumptions that were made be listed so that the basis of assumptions and source of material used in the report would be readily available.

The MPIC will meet with the consultant on April 12th to discuss the above points.

A copy of a letter dated April 6, 1972, from the MPIC to Mr. Woglom was read. No action required.

It was brought to Mr. Rogers' attention by Mrs. Place that the terms of Edward L. Meehan, Jr., Mrs. Betsey Place and Richard V. Sturtevant as MPIC members were expiring on June 28, 1972.

These members are willing to serve another term.

Mr. Standley suggested that the length of service of these members should be determined and if other people are interested they should be considered for these positions.

VOTED: To table appointments.

The MPIC telephoned Mr. Rogers and asked if the Planning Board was going to make a statement relative to the School addition for which the Town voted \$188,000 at the March 10, 1971, Town Meeting, for final plans. It was decided that if the Planning Board makes a statement, it will be after any hearing on the school addition.

MINUTES: VOTED: To accept the April 3rd minutes as written.

EDUCATIONAL GOALS MEETING: Mrs. Munsey discussed with the Board a revised statement of Educational Goals which she will present to the League of Women Voters and C.O.M.E. meeting on April 11th for the Planning Board.

SIGN BYLAW: Mr. Vanslette will make a composite of items pertaining to Signs from the October 27, 1969, Zoning Bylaw for presentation to the May 15th Town Meeting.

VOTED: To send a letter to the Selectmen explaining the Sign Bylaw article.

Page 3  
April 10, 1972

Mr. Vanslette will write a legal advertisement for the hearing and have it checked by Mr. Fuller. This advertisement must be in the Suburban Recorder Office no later than Tuesday morning.

The Selectmen need a copy of the Sign Bylaw to be submitted at the earliest possible date.

NORWOOD PLANNING BOARD: A letter was received from the Norwood Planning Board requesting additional information on the apartment moratorium in Medfield. Mr. Rogers will draft an answer to this letter.

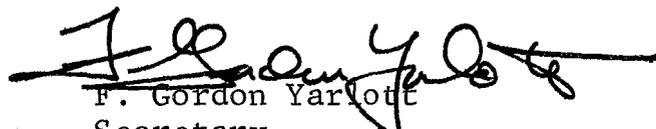
HOUSE BILL 5009: Mrs. Munsey will pick up additional copies of this House Bill at the State House, which is an act to modernize the Zoning Enabling Statute.

MAPC PLANNING INFORMATION SERIES: HOUSING: A copy of the MAPC report entitled "774 plus Two - An Interpretative Analysis of Chapter 774 and a Review of Activities" was received. Two additional copies have been requested.

MAP OF MEDFIELD: A copy of an old map of Medfield was received. Mr. Rogers will investigate.

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

Respectfully submitted,

  
F. Gordon Yarlott  
Secretary

MEDFIELD PLANNING BOARD  
MINUTES OF APRIL 18, 1972

Members present: Mrs. Munsey, Messrs. Rogers, Standley and Vanslette.  
Others attending: Messrs. John Morley, Paul Morley and Charles Fuller.

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

BROOKFIELD ROAD: A letter dated April 13th was received from the Executive Secretary requesting information regarding Brookfield Road.

VOTED: To answer letter by stating that the Planning Board voted on October 12th to allow Medfield Development Corporation to omit the construction of Brookfield Road. When Pilgrim Lane is taken, the Selectmen will be requested to layout the exterior sidelines of the road and duly record. The abutters would own the property but no one could build on it.

GUNHILL PARK: Messrs. John and Paul Morley appeared before the Board to request release of lots on Wood End Lane, as a \$27,000 bond had been posted for that purpose.

As a zoning change was passed at the March town meeting and the lots on Wood End Lane do not comply with this zoning, Town Counsel's opinion was requested as to what action to take.

Mr. John Morley informed the Board that all adjoining lots in Gunhill Park now are owned by different owners; however, many of these lots have not been released from the covenant.

Town Counsel said that the Building Inspector will have to investigate thoroughly before issuing building permits but that doesn't entirely relieve the Planning Board from its responsibility. Unbuildable lots should not be released by the Planning Board.

Any action on requests to release lots in Gunhill Park will be tabled until the matter is clarified by Town Counsel.

Mr. Stivaletta posted a \$6500 bond to release Employers Group Bond No. SY-710049, in the amount of \$4,000, and No. SY-356954 in the amount of \$12,000, in accordance with the Board's vote of February 14, 1972.

However, the vote to accept this surety failed to pass with Messrs. Rogers and Standley voting in favor as they felt a reduction in surety was warranted as the work covered thereby had been completed and there was no release of lots involved and Mrs. Munsey and Mr. Vanslette opposed as they felt the Board should await Mr. Fuller's decision.

Page 2  
April 18th

SIGN BYLAW: A copy of the Sign Bylaw that will be presented to the May 15th Town Meeting was compiled by Mr. Vanslette and distributed to members.

VOTED: To accept this Sign Bylaw for Town Meeting action.

A copy was given to Mr. Fuller for his opinion. Upon receiving Mr. Fuller's approval, a copy will be given to the Selectmen for the warrant.

There will be a hearing on the Sign Bylaw on May 8th at 8:00 p.m. A notification of this hearing will be printed in the Suburban Recorder on April 20th and 27th.

MINUTES: VOTED: To accept the minutes of April 10th as written.

HOUSING STUDY:

VOTED: To sign Metcalf & Eddy proposal of January 24, 1972, relative to the housing study, with the following conditions:

1. There will be citizen participation.
2. That the figure representing point #6 on page 2 of the contract be expressed in the form of a range.

Mr. Vanslette voted in the negative as he felt that the above should be requests not conditions.

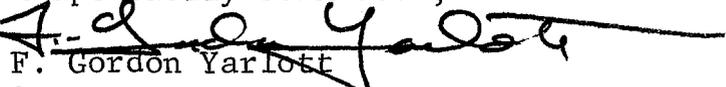
DATA PROCESSING STUDY: A memorandum was received from Mr. Conley relative to a data processing study for the Town. This memorandum requested that the Board give the study committee any help it can so that a sound basis can be established for the study.

RALPH C COPELAND: A letter dated April 14th was received from Mr. Copeland requesting the date and identity of the newspaper in which the public notice was printed concerning the Zoning Bylaw adopted at the Annual Town meeting in March.

VOTED: To send the information requested to Mr. Copeland.

All other business being tabled, the meeting was adjourned at 9:35 p.m.

Respectfully submitted,

  
F. Gordon Yarlott  
Secretary

MEDFIELD PLANNING BOARD  
MINUTES OF APRIL 24, 1972

Members present: Mrs. Munsey, Messrs. Rogers, Standley, Vanslette and Yarlott. Others attending: Mrs. Place and John Moran.

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

MPIC: Mrs. Place, chairman of the MPIC, met with the Planning Board to discuss the Housing Impact Study. The Board's letter to Mr. Woglom transmitting the contract was read.

The MPIC would like it to be known that they are searching for volunteers for the Citizens' Advisory Committee. To date Mr. Everett Fuller of Nebo Street has volunteered to assist.

The MPIC will meet Wednesday, April 26th, to compile a list of business organizations, real estate agents, etc., who will be interviewed regarding the Housing Impact Study.

On May 3rd the MPIC will meet with Mr. Woglom and the Planning Board is invited to attend. They will go over their list of businesses and the questionnaire which will be distributed.

Mr. Woglom would like to have the Housing Authority, Board of Assessors and various service officials and departments interviewed as part of this study.

Mr. Woglom will keep the MPIC posted on the report as it is being drawn up.

Mr. Rogers asked Mrs. Place to discuss with her committee a two-term maximum for MPIC members. The people whose terms are expiring in June, if they have completed two terms, will be extended one year; however, if they have completed less than two terms, they will be reappointed for another three-year term.

Mr. Standley brought up the question of the library figures and will contact Mr. Woglom and try to get answers for the Library.

GUNHILL PARK: Mr. John Moran appeared before the Board and stated that he has to move out of his house in West Roxbury in May and Mr. Lewis, builder in Gunhill Park, has offered him the use of a new home in Canton. Mr. Moran asked the Board the possibility of moving into a home at 58 Wood End Lane by September. When can lot be released for building?

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April 24, 1972

Mr. Rogers explained that the Board cannot answer Mr. Moran's questions as such. However, Mr. Rogers explained to Mr. Moran that Town Counsel has advised the Planning Board to do nothing regarding release of lots in Gunhill Park until questions regarding lot size have been resolved.

MINUTES: VOTED: To accept the minutes of April 18th as written.

GRAVEL PERMIT - PILGRIM LANE: Mr. Vanslette suggested that the Board should obtain more information regarding the removal of gravel from Pilgrim Lane and Brookfield Road.

VOTED: To have Mr. Vanslette talk with Selectmen about this and to request plans for our files.

VOTED: To have Mr. Vanslette discuss possible gravel removal from Cheney Pond Road with Selectmen.

COMPLETION OF HASTINGS & GAUTREAU AND KAYMARK DRIVE: Plans for the completion of work in these areas have been received from Cheney Engineering.

VOTED: To send a letter to the Executive Secretary requesting that the Civil Engineer review these plans for the Board.

DUTIES FOR CIVIL ENGINEER: The Board will meet at 9:30 a.m., Saturday, April 29th, to discuss duties for the Civil Engineer.

LIST OF SUBDIVISIONS: The Board will review the subdivision list for the Building Inspector at the same time.

MORATORIUM: A letter dated March 31, 1972, was received from the Norwood Planning Board requesting information relative to the town meeting action on a moratorium on apartment construction in Medfield.

VOTED: To answer the letter as set forth by Mr. Rogers.

EASTON PLANNING BOARD: A letter dated April 14th was received from the Easton Planning Board enclosing a copy of their proposed Sign Bylaw.

Copies of the Sign Bylaw will be made for Mrs. Munsey and Mr. Vanslette.

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April 24, 1972

SOIL CONSERVATION SERVICE BUDGET: Letters were received from James A. Burke, Margaret M. Heckler and Edward W. Brooke thanking the Board for indicating their support in backing the Soil Conservation Service. No action required.

HARDING STREET DRAINAGE: The Board received Mr. McCarthy's letter of April 6th informing them of drainage work being designed for Harding Street and Colonial Road. No action required.

PUBLIC HEARING: A notification of a public hearing regarding the building of a Pool and Racket Club on land owned by the late Arthur L. Lewis was received from the Board of Appeals. This hearing will be at 7:45 p.m., Thursday, April 27th.

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

Respectfully submitted,

  
F. Gordon Yarrlott  
Secretary

MEDFIELD PLANNING BOARD  
MINUTES OF MAY 1, 1972

Members present: Mrs. Munsey, Messrs. Rogers, Standley, Vanslette and Yarlott. Others attending: Mr. & Mrs. John Moran.

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

BOARD OF APPEALS HEARING - APRIL 27, 1972: Mr. Standley attended the Board of Appeals hearing relative to a racket and swim club off North Street. Mr. Standley said that there is some question as to whether or not the land in question constitutes a buildable lot as there is no frontage on an approved way; however, there will be frontage on relocated North Street if and when relocated.

Mr. Standley reported that the applicants were not aware of the Watershed Protection District zoning.

VOTED: To send a letter to the Board of Appeals stating that a racket and swim club is a land use in our new Zoning Bylaw subject to a special permit from the Board of Appeals. It is the Planning Board's understanding that a portion of the land in question lies within the Watershed Protection District and the Board would like to be sure that the petitioner complies with the Watershed Protection District Section of the Zoning Bylaw.

LIBRARY FIGURES: Mr. Standley reported that he had contacted Mr. Woglom and requested the worksheets of his computations on the library figures. Mr. Woglom said he would comply with this request.

Mr. Woglom would like to meet with the Library Trustees and the Planning Board to discuss the underlying issue in this matter.

VOTED: To send a letter to the Library Trustees stating that we are still working on an answer to Mr. Fettig's letter of January 23, 1972.

SIGN BYLAW: A stencil of the Sign Bylaw to be presented at the May 15th Town Meeting will be made and copies will be available at the hearing on May 8th.

Copies will also be supplied to the Town Clerk for public use.

Two copies will be sent to Mr. Rossi for the Businessmen's Association.

May 1, 1972  
Page 2

MINUTES: VOTED: To accept minutes of April 24th.

EASTMOUNT DRIVE: Mrs. Munsey, Messrs. Standley, Rogers and Vanslette inspected Eastmount Drive at Mr. Delapa's request.

VOTED: To send a letter to Mr. Delapa to request the following:

1. Establish stakes which would indicate the centerline of the road and the finished grade.
2. At right angles to the above, put stakes which show the sideline of the street and the back of the sidewalk.
3. Have stakes installed which will show both two-to-one and three-to-one sloping.

DUTIES OF TOWN ENGINEER: Mr. Vanslette presented a list of duties of the Town Engineer. This list will be typed and sent to Mr. Conley and all Board members.

SUBDIVISION LIST: Mr. Burr requested a list of subdivisions and the dates on which the definitive plans were signed. This list has been compiled and will be typed and sent to both Mr. Burr and Town Counsel.

VOTED: To send a letter transmitting list to Mr. Burr.

VOTED: To send a letter to Town Counsel requesting his advice as to what course of action to follow when the plans no longer are exempted from zoning changes.

1. In respect to lot size change.
2. In respect to changes in Rules and Regulations of the Planning Board.

MPIC:

VOTED: To send a note to Mrs. Place asking if the MPIC plans to pursue Mr. McCarthy's letter of March 28, 1972.

PLANS OF KAYMARK DRIVE AND HASTINGS & GAUTREAU: The plans drawn up by Cheney Engineering were checked over by the Town Engineer and he has found them in accordance with town Rules & Regulations.

Mr. Rogers will review the plans with Mr. Vaughan of Cheney Engineering.

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May 1, 1972

MR. CALLOW: Mr. Callow talked with the Planning Board Assistant and asked if the new zoning had a provision which would automatically have land divided by zoning made into one classification.

VOTED: To answer Mr. Callow's question by sending a copy of the page in the new zoning covering this.

ZONING ENFORCING OFFICER: The Board received a copy of Mr. Burr's letter of May 1, 1972, to Mr. Frederick A. Uvezian, Jr., regarding a violation in storing equipment. No action required.

BRIDGE STREET: The Board received Mr. McCarthy's letter of May 1st to Mr. Taylor regarding drainage. No action required.

NORFOLK-MEDFIELD TOWN LINE: Mr. McCarthy's letter of April 25, 1972, has been received. This letter was relative to drainage systems along the Town Line. No action required.

WRENTHAM PLANNING BOARD: A letter was received requesting a copy of Medfield's Subdivision Rules & Regulations.

VOTED: To send copy as requested.

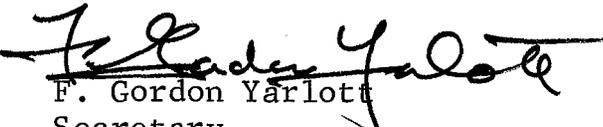
COURT CASE:

VOTED: To send a copy of Supreme Court Case of Constanza and Bertolino vs. Planning Board and request his opinion on this case.

JOBS FOR TEENS: The Planning Board Assistant was requested to call Mr. Bowen to see what is being done regarding Jobs for Teens.

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

Respectfully submitted,

  
F. Gordon Yarlott  
Secretary

The committee of businessmen will meet with Mrs. Munsey on Thursday night, May 11th, to discuss the Sign Bylaw.

PLANNING BOARD MEETING:

VOTED: To hold the next Planning Board meeting on Tuesday, May 16th, as there will be a Town Meeting on May 15th.

The Board will meet at 9:30 a.m. Saturday, May 13th, to look over the report to the Town Meeting which Mr. Vanslette is preparing. At the same time the Board will inspect Eastmount Drive and Pilgrim Lane.

HOUSING IMPACT STUDY QUESTIONNAIRE: The Board studied the questionnaire prepared by Mr. Woglom and will submit a revised questionnaire to the MPIC for their consideration on May 10th.

Separate notes have been taken regarding the questionnaire and are filed in the Housing Impact Study folder.

\* GUNHILL PARK: Mr. Rogers read Town Counsel's letter of May 4th regarding the releasing of lots in Gunhill Park. This letter advised the Planning Board not to release lots in Gunhill Park which do not conform with the Zoning Bylaw passed at the March 1972 town meeting, as more than five years have elapsed since the subdivision is no longer exempted from zoning changes.

Mr. John Morley's letter of May 4th to Town Counsel was distributed to Board members. This letter set forth Mr. Morley's position relative to Gunhill Park.

Messrs. John Morley, Paul Morley, Arthur Stivaletta and Michelle Stivaletta appeared before the Board to discuss the release of lots on Wood End Lane.

Town Counsel was called and also attended this meeting.

Mr. Michele Stivaletta said that he had discussed this matter with the Attorney General's Office and that the Planning Board could release these lots or not as they saw fit.

The Planning Board stated that under the new Zoning Bylaw, 40,000 square foot lots are required in the Gunhill Park Subdivision. Therefore, 30,000 square foot lots cannot be released.

Mr. John Morley stated that he felt that in view of the zoning change that these lots would fall under Section 9.3 "Residential Lot of Record." They would then be considered Nonconforming Lots, but could be built upon.

Mr. Fuller stated that Section 9.3 does not apply to the lots on Woodend Lane.

Mr. Rogers asked what steps can be taken to get this problem resolved.

Mr. Fuller suggested that Mr. Morley could petition for a writ of mandamus, which action should take about seven days.

Mr. Rogers suggested that the lots on Woodend Lane be made to conform by changing the lot lines; then take legal action on the remaining lots in Gunhill Park.

Mr. Rogers suggested that a letter be written to state that the lots in Gunhill Park no longer comply with zoning as protection from zoning has expired because the subdivision is more than five years old.

Town Counsel did not feel it wise to spell out this information in a letter to Mr. Stivaletta or Mr. Morley. Town Counsel recommends that no action be taken or letter written.

The Planning Board will follow Town Counsel's advice.

OUTDOOR ADVERTISING: A memorandum dated May 3rd was received from the Executive Secretary regarding conformity of certain signs with the applicable bylaw.

A copy of this memorandum was sent to Mr. Burr also. The Board feels that this should be answered by Mr. Burr.

EASTMOUNT DRIVE: Mr. Delapa appeared before the Board to request that he not have to restake the area, as this had been done in the fall.

The Board stated that they would be satisfied if Mr. Delapa would put in center stakes and sideline stakes.

An inspection of Eastmount Drive will be made on Saturday, May 13th, at 9:30 a.m.

INVITATION TO MR. BLAKE'S RETIREMENT PARTY: The Board would like to send Mr. Blake a card regarding his retirement at the proper time.

There being no further business to come before the Board, the meeting was adjourned at 11:20 p.m.

Respectfully submitted,

  
F. Gordon Yarlott  
Secretary

MEDFIELD PLANNING BOARD  
MINUTES OF MAY 16, 1972

Members present: Mrs. Munsey, Messrs. Rogers, Yarlott and Vanslette.  
Others attending: Mr. & Mrs. Stanley Berkowitz, Mr. James Woglom and  
Mr. Charles Fuller, Town Counsel.

MEETING WITH MR. WOGLOM RE LIBRARY FIGURES: Mr. Woglom met with the Board and explained the source of the figures used in the Library study. These figures were from the 1970 Association of Town Finance Committees and Center for Economic Affairs, Salem State College. The other figures used in this study were obtained from the Town Accountant, Mr. Howlett. The figure \$31,220 was the final audit figure for 1969. Other figures were incomplete.

The population figure used, in order to be consistent with other town figures in the same study, was the 1965 State Census figure, as reported by the Town Accountant, 7,000 population. Mr. Woglom was aware that the State used a figure of 7,500; however, Mr. Woglom used the 7,000 figure for consistency.

The figure used for the hospital population was 914. This figure was obtained from the Federal Government.

Mr. Conley, Executive Secretary, brought up the fact that the Warrant Committee's figures are not necessarily accurate as they are estimates and the Warrant Committee continues to use estimates rather than exact figures.

Table 6 relative to Schools was also discussed. The figures used in this study were taken from the Superintendent of Schools' office.

Mr. Fettig's figure was a budget figure - \$27,600 and he used a 9,000 population figure.

Mr. Woglom said towns in close proximity to Medfield have a higher per capita figure for library expenditures with the exception of Norfolk.

Mr. Woglom also said that he felt that a meeting with the Library Trustees and Planning Board would clarify the question and would be sounder than a series of letters.

GUNHILL PARK: Mr. & Mrs. Stanley Berkowitz came before the Planning Board to find out what progress was being made on the release of lots in the Gunhill Park subdivision.

Mr. Berkowitz stated that he was especially interested in lot 73 on Woodend Lane. However, he would be satisfied with any lot on the righthand side of the road.

The Board explained to Mr. Berkowitz that these lots were undersized and could not be released by the Planning Board. The Board further explained

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May 16, 1972

that under State Law a developer cannot sell lots which have not been released from the Covenant.

Mr. Berkowitz asked if an appeal would be made if a favorable decision were given the subdivider regarding the size of the lots.

Mr. Fuller said he would not suggest an appeal.

Mr. Berkowitz asked what the timetable might be on the settling of a writ of mandamus.

Mr. Fuller stated that a writ of mandamus would take approximately one week's time if the Superior Court is in session for a decision to be rendered.

SIGN BYLAW: The Sign Bylaw, including amendments, was passed at the May Town Meeting unanimously.

The Town Clerk will be given a copy of the Planning Board's report regarding the Sign Bylaw, including amendments. She will also be given a copy of the advertisement of the public hearing relative to the Bylaw.

Mrs. Munsey reported that she and Mr. Vanslette met with Francis Rossi and Vincent Palumbo and went over the Sign Bylaw which was presented at Town Meeting. They then went over the strict Bylaw which was defeated in March and comments were made regarding many sections. The businessmen felt that the purpose of the Sign Bylaw should include upgrading of the general appearance of the signs and the need for good maintenance once a sign is erected.

The suggestion was made by the businessmen that the Sign Bylaw should be enforced by a Sign Commission consisting of the Building Inspector, a Selectman and a representative of the Businessmen's Association.

There is some question as to the legality of creating such a committee.

It was the feeling of Board members that the businessmen are closer to the Planning Board's position than the Town Meeting would indicate.

The businessmen are not getting good cooperation from the business community. They received only 8 or 10 responses to their questionnaire.

EASTMOUNT DRIVE: Members of the Board inspected Eastmount Drive on Saturday morning. The stakes were in as requested. However, there is some work to be done in the vicinity of Station 3 plus 50 to Station 3 plus 00. When that is completed, we will be in a position to reduce bond requirements to \$16,000.

**VOTED**: To send a letter to Mr. Anthony Delapa stating that an \$18,000 bond could be posted for Eastmount Drive as it now stands, or complete the work from Station 3 plus 50 to Station 3 plus 00, and the required bond could be reduced to \$16,000.

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At the intersection of Fieldstone Drive and Eastmount Road there is a drainage problem caused by the water not finding its way to the catchbasin, mainly because there are no catchbasins on the p. c. 's of the intersection.

VOTED: To ask Mr. McCarthy and the Town Engineer, through the Executive Secretary, to look into the advisability of having catchbasins installed at these two street intersections.

LAKWOOD ESTATES : The Planning Board inspected Lakewood Drive as requested. There will be a reduction in the bond previously set because of additional work completed.

VOTED: To set surety at \$20,000 on Lakewood Drive from Station 6 plus 73.79 to Station 11 plus 50, including Ridge Road (270 feet), for a total of 746.21 feet at \$20,000. Acceptance of this surety by the Board will release lots 6, 7, 8 28 and 29.

Upon completion of the finish course, this bond could be further reduced.

VOTED: To send a letter to Superintendent of Streets requesting that he and the Town Engineer inspect a retaining wall at approximately Station 11 plus 00 on Lakewood Drive. The Board would like your opinion as to whether or not the wall is adequate to stop the fill that is going to back up to the construction without clogging up the storm drain that is located within the base of the concrete wall.

LOT SIZES: The Planning Board received the Board of Health's letter of May 15th relative to lot sizes in wet areas. No action required.

ASSESSORS' MAPS: The Assessors' maps will be available to the Planning Board at \$75 for a large set and \$38 for a small set.

The Board has requested Mr. Yarlott to contact Mr. Derman to find out the cost of the aerial photographs before we go ahead and order the other maps. He will also find out if the aerial photos and the assessors' maps are on the same scale.

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

Respectfully submitted,

  
F. Gordon Yarlott  
Secretary

## MEDFIELD PLANNING BOARD

Minutes of May 22, 1972

Members present: Mrs. Munsey, Messrs. Rogers, Standley, Vanslette and Yarlott. Others attending: Mr. Arnold Tofias; Messrs. Arthur Owens and Huna Rosenfeld.

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

SUBDIVISION CONTROL NOT REQUIRED: Mr. Arnold Tofias of Medfield Industrial Park appeared before the Board with a Plan of Land off Brook Street in Medfield, dated May 16, 1972, for the Board to sign.

VOTED: To sign plan.

Mr. Tofias said that Medfield Industrial Park intends to put an "S" type roadway with a sign "Private Driveway - Corning Glass" on the land covered by the above plan. This roadway to Brook Street would help relieve some of the problems caused by traffic from Janes Avenue to North Street during rush hours.

Mr. Tofias stated that he plans to enlarge the present parking lot in a way which would be an asset to the area. He also spoke of increasing the buildings in the Industrial Park.

The cleaning out of Vine Brook is also contemplated. Mr. Tofias said it was full of a briar-type growth and the removal of this would improve the brook aesthetically.

PILGRIM LANE - STAGECOACH ESTATES: Messrs. Owens and Rosenfeld appeared before the Board to request that surety be set on Pilgrim Lane, Snyder Road, Lee Road and Ridge Road as indicated by color on the plan presented to the Board by Mr. Rosenfeld.

The Board requested signed Construction Cards prior to their setting surety.

The Board will meet at 9:30 a.m. Saturday, May 27th, to make the above inspection.

Mr. Rosenfeld stated he thought the exemption period of seven years would be expired June 16, 1972, in the subdivision.

Mr. Vanslette is of the opinion that the exemption period on this subdivision might have expired in 1970.

Mr. Rogers will check this point with Town Counsel

MINUTES: VOTED: To accept the minutes of May 1st, 8th and 16th as written.

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May 22, 1972

LIBRARY FIGURES: The Planning Board Assistant has been asked to schedule a meeting with the Library Trustees and Mr. Woglom for June 12th.

Mr. Standley suggested that an addendum containing a short sentence about population basis used in Table 5 be attached to copies of the Financial Impact Analysis which we have on hand and to send copies of this addendum to those who have received the report.

SUPERINTENDENT OF STREETS: It was brought to Mr. Rogers' attention that the travelled way in front of 13 Belknap Road is breaking up.

VOTED: To send a letter to the Superintendent of Streets and Mr. Conley requesting that the area be inspected and the Planning Board be advised as to the probable cause of the breakup of the pavement and the condition of the water in the street.

SUBDIVISION CONTROL NOT REQUIRED: Mr. Rogers noted that any piece of land that abuts a public or bonded way comes under Subdivision Control not required; also any piece of land in order to be placed on record at the Registry must come to the Board for signature.

BOARD OF APPEALS DECISION 217: The Board of Appeals approved a new gasoline station in a nonconforming area on Spring Street. This was approved with conditions.

INDIAN HILL ROAD: A letter dated May 17th was received from Mr. Joseph S. Kennedy, requesting that the Board sign and return the modification of bond #2-44-71-59, as the certification of bounds and inverts have been received by the Board.

The Board will check the certifications on Saturday, May 27th.

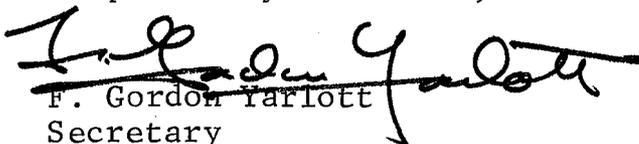
GULF STATION: The Board will inspect the Gulf Station on Saturday, May 27th, to see how many vehicles are parked there overnight.

RETAINING WALL - LAKEWOOD DRIVE  
CATCHBASIN - EASTMOUNT ROAD

VOTED: To send a letter to Mr. Conley requesting the Town Engineer to be present at the Board's meeting on Tuesday, May 30th to discuss the above subjects.

All other business was tabled and the meeting was adjourned at 10:30 p.m.

Respectfully submitted,

  
F. Gordon Yarlott  
Secretary

## MEDFIELD PLANNING BOARD

Minutes of May 30, 1972

Members present: Messrs. Standley, Vanslette, Yarlott and Mrs. Munsey.  
Others attending: Mr. Edward Gavin, Town Engineer, Mr. Michael Gaw  
and Mr. Charles Fuller, Town Counsel.

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

TOWN ENGINEER: At the request of the Planning Board, Mr. Gavin  
attending the Planning Board meeting.

A question was asked Mr. Gavin regarding the suitability of the retain-  
ing wall in the vicinity of Station 11+00, Lakewood Drive. Mr. Gavin  
will inspect the retaining wall and report to the Board.

The Board also requested a report on the roadway in the vicinity of 13  
Belknap Road regarding the cause of the breakup of the pavement and the  
condition of the water in the street. Mr. Gavin will check this and  
report his findings to the Board.

KENNEY ROAD: Mr. Michael Gaw of Kenney Road appeared before the Board  
to request information relative to lot 40 on Kenney Road. The frontage  
of this lot is approximately twenty feet at the street.

Mr Gaw requested information regarding this lot. The Planning Board  
Assistant was requested to check the minutes and files to determine the  
history of this lot.

STAGECOACH ESTATES: Messrs. Standley and Rogers met on Saturday, May  
27th, to check the date of the Planning Board's signing the definitive  
plan of Stagecoach Estates. The date was January 26, 1966, and Messrs.  
Rosenfeld and Owens have been advised.

Because of the date, Messrs. Owens and Rosenfeld requested that surety  
be set at a later date.

INDIAN HILL ROAD: Messrs. Standley and Rogers inspected the bounds  
and inverts as certified. This information was checked so that Rider  
#1 to Peerless Bond No. S-44-71-59 could be signed and returned to  
Peerless Insurance Company and Mr. Joseph S. Kennedy.

VOTED: To have Mr. Robert A. Vanslette, Vice Chairman, sign the Rider  
in behalf of the Planning Board.

VOTED: To have the Rider returned to Peerless Insurance Company and  
to Mr. Kennedy.

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May 30, 1972

AVIS AIRMAP: Mr. Yarlott discussed with Mr. Derman of Avis Airmap the costs of having copies of the assessors' maps, including the aerial photographs.

VOTED: To send a letter to the Board of Assessors requesting access to the 9x9 contact prints and the 3½ foot square maps.

MINUTES: VOTED: To accept minutes of May 22nd as written.

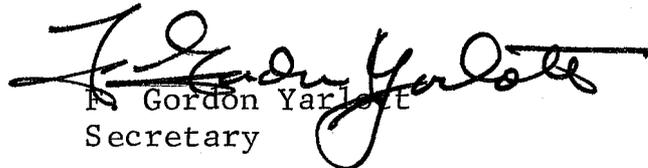
GUNHILL PARK: The Board is holding a bond in the amount of \$6500 to reduce surety held on several ways in Gunhill Park. Action has been tabled until such time as the status of this subdivision is clarified.

LOTS UNDER SUBDIVISION CONTROL NOT REQUIRED: The Board received a letter from the Building Inspector, dated May 25th, requesting a listing of lots approved under Subdivision Control not Required.

VOTED: To send a photographic copy of the list of these lots from the year 1969 to date.

As there was no further business to come before the Board, the meeting was adjourned at 9:20 p.m.

Respectfully submitted,

  
R. Gordon Yarlott  
Secretary

MEDFIELD PLANNING BOARD  
Minutes of June 5, 1972

Members present: Mrs. Munsey, Messrs. Rogers, Standley, Vanslette and Yarlott. Others attending: Mr. Marshall Grogan.

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

MINUTES: VOTED: To accept the minutes of May 30th as written.

HASTINGS & GAUTREAU AND KAYMARK DRIVE: The Board will request a cost estimate from Cheney Engineering for the work to be completed as set forth in their plans. Mr. Rogers spoke to Cheney Engineering during the past week and requested cost estimate from them.

VOTED: To turn over the plans to Mr. McCarthy and the Town Engineer (with Mr. Conley's permission) requesting a cost estimate per street.

PLANNING BOARD MEETINGS: As the League of Women Voters are holding a public meeting on June 12th and there will be a Town Meeting on June 19th, the Planning Board will meet on June 13th and 20th.

TOWN ACCOUNTANT: The Planning Board will notify Town Accountant that they hold a \$5,000 contract with Metcalf & Eddy.

GUNHILL PARK:

VOTED: To accept Employers Bond SY-AB-71076 in the amount of \$6500 and release Employers Group Bond No. SY-356924 in the amount of \$12,000 and #SY-710049 for \$4,000.

Reduction in surety does not validate the building on lots 103 and 104 but such lots should conform to the newly adopted Zoning Bylaw by the Town at its annual March 1972 meeting.

NAUSET STREET: Mr. Marshall Grogan appeared before the Board to ask if a date could be given for the completion of sidewalks in front of his house. The Board will contact Mr. Colwell for an answer to this question.

KENNEY ROAD:

VOTED: To send a letter to Michael Gaw stating that we have checked our records and have a plan on file under subdivision control not required for a lot on Kenney Road. This plan was filed on January 4, 1960. At that time zoning allowed a frontage requirement of 20 feet.

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June 5, 1972

RETAINING WALL - LAKEWOOD DRIVE: A letter dated June 2nd was received from the Town Engineer stating that "he had looked at the condition near the culvert on the northerly side of Lakewood Drive and talked to Mr. Arthur Owens about it." Mr. Owens has apparently done some work there since the Board inspected it. He has backfilled the shoulder of the road to an almost suitable grade and will put some additional gravel there. On the further side of the culvert he has placed some very large stones to create a riprap effect and assured me he would do so in the area concerned.

BELKNAP ROAD: Mr. Gavin stated in his June 2nd letter that Mr. McCarthy is aware of the problem on Belknap Road and it will be rectified in the near future.

LETTER TO MR. MCCARTHY: Inasmuch as the Board is interested in the specifications and inspection of ways, they would like to know if either of these items would be the cause of the problem on Belknap Road.

VOTED: To send a letter to Mr. McCarthy as above.

ADDENDUM TO CAPITAL OUTLAY: Mr. Standley presented an addendum to the Board for their review, with the thought that this addendum be attached to any remaining copies of the Financial Impact Analysis.

SCHOOL NEEDS: Mrs. Munsey and Messrs. Rogers and Standley reported that they had attended a meeting with various town officials to discuss school building.

LETTER FROM BUILDING INSPECTOR: A copy of Mr. Burr's May 22nd letter to Mr. James McIntosh regarding trailer parking was received. No action required.

SIGN BYLAW: Mrs. Munsey reported on a meeting which she and Mr. Vanslette had with the businessmen regarding a Sign Bylaw.

The businessmen would like to have the purpose of the bylaw elaborated on to indicate the philosophy of the bylaw.

They suggested that a Sign Commission be made up of three people - one Selectman, one businessman and the Building Inspector. The purpose of the Sign Commission would be to enforce the Zoning Bylaw on Signs.

This might be difficult from a legal point of view.

Mr. Standley: It would be well to have a sign advisory committee.

Mr. Rogers asked if any town has this situation.

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June 5, 1972

Mr. Yarlott would like to have the businessmen check their own signs.

Mr. Standley felt that the enforcement should be through the regular town machinery.

Mrs. Munsey said she would like to check with Mr. Fuller for his opinion as to whether or not any other body than the Enforcing Officer can enforce.

The businessmen felt that utilities and other similar public functions should have to adhere to the same rules as others.

There were no disagreement with the businessmen relative to signs over the sidewalk but they felt it should be their decision regarding overhead signs on their own property.

The businessmen felt that in a multi-apartment building one directory would be better than many small signs.

The businessmen felt that if gas stations are going to be allowed free-standing signs, an argument for other businesses can be made.

Mr. Vanslette feels that a modern, freestanding sign would be O.K.

There was a general objection to colored blinking lights.

A major job of the Sign Commission would be a Sign Review Board.

Brookline has a Sign Bylaw with good regulations which are strict and rational regarding blinking lights. Businessmen responded favorably because they could appreciate the problem with traffic lights, etc.

The Planning Board and businessmen's committee are in total agreement with nonflashing, nonrotating lights.

Mr. Rogers felt it would be well to look at other towns relative to their bylaw on freestanding signs.

There was a question of signs with large capital letters and lower case letters relative to determining size.

The businessmen felt signs on buildings should be limited by a high measurement of 30 feet.

Mr. Vanslette felt that signs should not be more than 10% higher than the building.

Could we propose a special permit situation for signs for businesses in remote areas of town?

Mr. Standley: Will you please ask the group to work out a way to adopt a sign bylaw which would allow a minimum number of freestanding signs.

Mrs. Munsey: reported that the businessmen were disappointed that they didn't get the cooperation they had hoped for from the business community.

The businessmen would like to change the illumination hours of signs to one-half hour before and one-half hour after closing.

There was a discussion relative to the life of nonconforming signs.

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

Respectfully submitted,

  
F. Gordon Jarlott  
Secretary

## MEDFIELD PLANNING BOARD

MINUTES OF JUNE 13, 1972

Members present: Mrs. Munsey, Messrs. Rogers, Standley, Vanslette and Yarlott. Others attending: Messrs. Roger Hardy, Vincent Palumbo, Huna Rosenfeld and Arthur Owens. Also, Mr. Harold F. Pritoni.

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

SUBDIVISION CONTROL NOT REQUIRED: Mr. Harold F. Pritoni, 83 Green Street, appeared before the Board with a Plan of Land off Green Street dated September 16, 1947.

Mr. Pritoni would like to subdivide this land so that his son could have a lot of land.

However, Mr. Pritoni was informed that a road would have to be constructed in accordance with Town Rules & Regulations before lots could be built upon as the lot in question does not have frontage on an accepted way.

The Board will inspect the area and advise Mr. Pritoni as to what might be done.

GUNHILL PARK: Mr. Hardy reported to the Board that he had appeared before the Selectmen to discuss any action that the Selectmen had taken or were considering taking to have certain streets in the Gunhill Park subdivision completed.

Mr. Hardy asked that the Planning Board write a letter to Mr. Stivaletta requesting the setting of bounds immediately and making provisions to have the street accepted. It is Mr. Hardy's contention that some of the roads in Gunhill Park are improperly positioned.

The Planning Board has a letter from Mr. Robert S. Both, Jr., of Ernest W. Branch, Inc., dated January 31, 1972 and corrected as of February 14, 1972, certifying the location of the ways.

Therefore, the Planning Board feels that it should have Mr. Hardy's information prior to requesting Mr. Stivaletta to set the bounds so that the Board would be able to show there is a cause for this request.

ASSESSORS' MAPS: The Planning Board requested that some arrangement might be made so that the aerial photographs of the Town can be available for Planning Board use also. Mr. Hardy said he would check this with the other members of his Board, *and let the Board*

*Know.*

SIGN BYLAW: Mr. Francis Rossi and his committee of businessmen will meet with Mrs. Munsey and other interested Board members at 8:00 p.m. Wednesday, June 28th, 2nd floor Town Hall.

REPORT ON ARTICLE 4 - WARRANT JUNE 19, 1972: The Planning Board voted by telephone on Tuesday, June 6th, to have the following article inserted in the warrant for the Special Town Meeting:

"Article 4. To see if the Town will vote to form a School Survey Committee, to be appointed by the Moderator, to consist of one member from the School Committee, one member from the School Planning and Building Committee, one member from the Finance Committee, one member from the Planning Board and three members at large, said committee to be charged with the responsibility of making an indepth study of the Town's public school curriculum, facilities and management, to make recommendations, and that said committee be empowered to retain consultants to assist with carrying out the purposes of this article and that a sum of money, to be expended over a three-year period, be raised and appropriated, transferred from available funds, and/or borrowed for this purpose, or take any other action relative thereto."

Mr. Rogers explained this article at the League of Women Voters forum held June 12, 1972.

RETIREMENT OF MR. THOMAS BLAKE, SUPERINTENDENT OF SCHOOLS

VOTED: To send Mr. Blake a congratulatory letter.

SUBDIVISION CONTROL NOT REQUIRED: Mr. Vincent Palumbo appeared before the Board with a Plan of Land in Medfield, off Main Street and requested that the Board sign the plan dated December 12, 1972.

VOTED: To sign the plan.

MINUTES: VOTED: To accept the minutes of June 5th as changed.

STAGECOACH ESTATES: Messrs. Rosenfeld and Owens appeared before the Board to request return of \$500 surety on Lee Road and reduction of surety on Oxbow Road from Station 6+17 to Station 2+00 and Pilgrim Lane from Station 0+0 to Station 6+68.37.

The Board will make an inspection on Saturday, June 17th, at 9:00 a.m.

LAKWOOD ESTATES: Messrs. Rosenfeld and Owens asked how they could have amount of requested surety on Lakewood Drive reduced. The Board <sup>informed</sup> told them that the final coat of bituminous concrete would lessen the surety.

MASTER PLAN IMPLEMENTATION COMMITTEE: Mr. Vanslette moved that we appoint Mr. Meehan for a full term and Mrs. Place and Mr. Sturtevant for one year.

Mrs. Munsey said she would not like to take action on Mr. Meehan's reappointment until we know his background. Other Board members agreed.

Mr. Vanslette withdrew his motion.

VOTED: To reappoint Mrs. Elizabeth Place and Mr. Richard V. Sturtevant for an interim term of one year, and to so inform them.

The Board is holding reappointment of Mr. Meehan pending review of his qualifications.

LIBRARY TRUSTEES: The Library Trustees and Mr. Woglom will meet at 8:00 p.m., July 17th, to discuss the Library section of the Financial Impact Study.

BOARD OF APPEALS DECISION #218: The Board of Appeals Decision relative to the Dover Pool & Racquet Club was received. Action will be taken on this decision at the Board's June 20th meeting.

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

Respectfully submitted,

  
F. Gordon Yarlott  
Secretary

MEDFIELD PLANNING BOARD  
Minutes of June 20, 1972

Members present: Messrs. Rogers, Standley, Vanslette and Yarlott.  
Others attending: Mr. Ronald J. Curry, 102 Green Street.

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

PLANNED DEVELOPMENT: Mr. Curry said he had a piece of property on Green Street which is slightly in excess of 80,000 square feet. He would like to subdivide his property into four lots; the lot on which his home is located and three others which would be for his children.

Mr. Rogers stated that Mr. Curry would not be developing his property under the conventional subdivision control law but would develop it under "Planned Development" Sections 2.1.35, 5.4.1.5, 6.2.1 and 13.102a of the Zoning Bylaw.

There would be a private way deeded to the center of the road.

Mr. Rogers said he requested Mr. Curry to come in to review with him and the Board Planned Development zoning. We will have to bring this zoning to the Board of Appeals' attention so that when Mr. Curry goes before them they will be cognizant of it.

Mr. Standley said that he did not like this section of the Bylaw as he felt it would be a loophole in the zoning.

Mr. Rogers said that it is a use that is in the Zoning Bylaw and whether it is liked or not is not a factor. What does matter is that it is a Bylaw and what do we do next?

The Planning Board is not the proper Board to give Mr. Curry advice; however, the Board did advise him to engage an attorney to review this and come up with an opinion and present it to the Board of Appeals in the form of an application.

Mr. Vanslette said he did not feel the Planning Board should be an interested party.

The Board will investigate this and talk with Town Counsel regarding the total picture.

VOTED: To request the Town Counsel to attend our next meeting to discuss Sections 2.1.35; 5.4.1.5; 6.2.1 and 13.10.2a.

SCHOOL SURVEY ARTICLE: Mr. Rogers reported that he had presented an amended Article 4 to the Town Meeting, as follows:

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June 20, 1972

"Article 4. To see if the Town will vote to form a School Survey Committee, to be appointed by the Moderator to consist of five members; said committee to be charged with the responsibility of making an indepth study of the Town's public school curriculum, facilities and management to make recommendations and that said committee be empowered to retain consultants to assist with the carryout of the purposes of this article and that a sum of money be raised and appropriated, transferred from available funds, and/or borrowed for this purpose or take any other action relative thereto."

This article was defeated at the Town Meeting held June 19, 1972.

INSPECTIONS: The Board will meet at 7:00 p.m. Wednesday, June 21st, to make inspections of Lee Road, Pilgrim Lane and Oxbow Road.

BOARD OF APPEALS DECISION 218: After reading Board of Appeals Decision 218, the Planning Board did not feel that the Board of Appeals had complied with the Planning Board's request that consideration should be given to the Watershed Protection District zoning of the Zoning Bylaw.

VOTED: To send a letter to the Board of Appeals to that effect.

MASTER PLAN IMPLEMENTATION COMMITTEE: Mr. Rogers will check with Mrs. Place relative to Mr. Meehan's qualifications to serve another term on the MPIC.

Mr. Vanslette reported that he had attended the MPIC meeting held June 14th and discussed with Mrs. Place that she and Mr. Sturtevant had been reappointed for one-year terms and that a letter was in the mail. Mr. Meehan's appointment was tabled until the Board members were apprised of his qualifications. Mr. Vanslette said he told Mrs. Place that Mr. Rogers was going to be in touch with her to discuss the matter.

Mr. Vanslette further reported that the MPIC is well along with their work relative to the Housing Study. They have sent out their questionnaires and have received about 50% back and feel they will not be getting any more replies.

They have started to collate the data.

The MPIC will be starting phase two of the program which includes some consultation with Town Boards.

HASTINGS & GAUTREAU AND KAYMARK: The Planning Board Assistant was requested to check with the Executive Secretary to determine how the cost estimate for the completion of Hastings & Gautreau and Kaymark is coming along.

Mr. Rogers will check with Mr. Vaughan of Cheney Engineering on the same subject.

TOWN DUMP: VOTED: To send a letter to the Selectmen stating that the Planning Board is concerned about the filling of the present dump area as it pertains to the Watershed Protection District of Turtle Brook.

GUNHILL PARK: The Board received the Executive Secretary's letter of June 15th asking what action should be taken at this time relative to Mr. Hardy's contention that the engineering on the Gunhill subdivision seems to be in error.

VOTED: To send a letter to the Selectmen attaching a copy of the certification of the street placement and stating that the Planning Board does not feel any action should be taken until Mr. Hardy presents his information for study.

LOT 80 STAGECOACH ESTATES: The Planning Board is in receipt of a copy of the Board of Health's letter disapproving Lot 80 Stagecoach Road for a septic system due to the low flood plain elevations on this lot. No action required.

M&D BUILDERS - LOT 53 CAUSEWAY STREET: The Planning Board is in receipt of a copy of the Board of Health's letter disapproving lot 53 Causeway Street for septic installation, the original letter was to M&D Builders. No action required.

DELAPA REALTY TRUST - Gravel Removal Permit: A copy of the Executive Secretary's letter of May 31, 1972, to Mr. Anthony Delapa setting forth conditions for Mr. Delapa's Earth Removal permit was received. No action required.

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

Respectfully submitted,

  
F. Gordon Yarbott  
Secretary

## MEDFIELD PLANNING BOARD

Minutes of June 26, 1972

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

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

PLANNED DEVELOPMENT: Town Counsel was invited to attend the Planning Board meeting to discuss "Planned Development" as set forth in Sections 2.1.35, which reads, "Any development involving the construction of two or more principal dwellings or community facility buildings on a single lot." This is also included in Sections 5.4.1.5, 6.2.1 and 13.10.2a. "Planned Business Development" is included in Section 5.4.4.24.

Town Counsel asked what the Board's intent was when Planned Development was included in the Zoning Bylaw.

Mr. Rogers said that he felt the intent was to allow a person who had a large lot of land to build an additional house or houses on the lot for relatives to live - in the manner of a compound.

Mr. Vanslette said he did not think that this was the intent.

The question was asked that if a person had a large parcel of land and wanted to put two or three homes on it for his own immediate family, would it be permissible to require that this be one lot?

Mr. Fuller said that before construction of additional buildings on a single lot could be built, a Special Permit would be required from the Board of Appeals. Upon receipt of this Special Permit, all buildings to be constructed would have to be on a lot with one ownership at the outstart.

The Board requested that Mr. Fuller put this in letter form for the Board's future reference.

Mr. Fuller said that there is a section "Planned Development"; however, in Section 13.10.2a there is reference to "Planned Residential Development." Is this the same thing?

The Board felt it was.

Mr. Rogers said he would like to have the Board review what the State is saying for "Planned Development" so that when we make any changes it will be in accordance with the State regulations.

Mr. Vanslette asked if it would be legally possible to prevent this type of lot from being subdivided after the structures are built? Mr. Fuller said there is no legal way to keep this in one ownership if the owner wishes to sell a portion.

Could the Board of Appeals require this as a matter of condition?

Town Counsel said, "The Board of Appeals could not."

MINUTES: VOTED: To accept the minutes of June 13th.

PLANNING BOARD MEETING: VOTED: To meet on July 5th.

STAGECOACH ESTATES: On Wednesday, June 21st, Mrs. Munsey, Messrs. Vanslette and Rogers inspected Lee Road, Oxbow Road and Pilgrim Lane. The following recommendations were made:

Lee Road: The Board feels that there is some repair work to be done to the sidewalk adjacent to the driveway that comes from the corner lot on Lee Road. There is a piece of curbing that needs to be rebuilt in this area also.

Until the above work has been completed to the Planning Board's satisfaction, the Board must continue to retain the \$500 surety which the Town holds on Lee Road.

VOTED: To send a letter to Medfield Development Corporation setting forth the above.

Oxbow Road:

VOTED: To release Workingmen's Cooperative Bank Savings Share Account No. 24-85551 - \$4,000; No. 24-85552 - \$1,000; No. 24-85553 - \$1,000 and No. 24-85554 - \$6,000 upon receipt of surety in the amount of \$500 to be held as a contingency until the street is accepted by the Town.

Pilgrim Lane:

VOTED: To release Peerless Insurance Company Bond No. S-10-81-76 in the amount of \$15,650, covering Pilgrim Lane from Station 0+0 to Station 6+68.37, upon acceptance of surety in the amount of \$3,200.

The \$3,200 surety is to cover the completion of the following:

1. Relocation of telephone pole adjacent to Hobel land and the straightening of another pole in the area (\$400).

2. Repair sidewalk (\$500)
3. Set six bounds (\$300)
4. Fix gutterline of the street at lot 35 where there is puddling (\$1,000)
5. Construct headwall and riprap and apply grating to the outfall of the storm drain pipe approximately at Station 10+34 (\$1,000)

VOTED: To request Messrs. Rosenfeld and Owens to attend the Planning Board meeting of July 5th to discuss Item 5.

VOTED: To send letters setting forth the above votes to Medfield Development Corporation.

During their inspection the Board noted that the sloping of lots 33 and 30A do not comply with our typical cross section of the approved road. This will be brought to Messrs. Rosenfeld and Owens' attention when they come before the Board.

MPIC APPOINTMENTS: Mr. Rogers said he had called Mrs. Place regarding Mr. Edward L. Meehan, Jr.'s qualifications for reappointment to the MPIC. Mrs. Place said that Mr. Meehan is one of the MPIC's good workers.

VOTED: To appoint Mr. Edward L. Meehan for a three-year term ending June 28, 1975, and so inform him by letter.

HASTINGS & GAUTREAU AND KAYMARK: Mr. Rogers reported that he had checked Mr. Vaughan of Cheney Engineering regarding the cost estimates of the work to complete Hastings & Gautreau and Kaymark; however, he stated that they would, in all probability, be ready for the Board's July 5th meeting.

A copy of a memorandum from the Superintendent of Streets to the Executive Secretary dated June 19th was received. In summation this memo stated that Mr. McCarthy would not be able to make a cost estimate of the work to be done in the Hastings & Gautreau and Kaymark areas.

Mr. Rogers suggested that the Board wait until we have Cheney Engineering's cost estimates and then turn the project over to the Selectmen for bids, etc.

BOARD OF APPEALS: The Board received the Board of Appeals' letter of June 23rd regarding Board of Appeals Decision 218. The letter stated that "Where our decisions pertain solely to permissive land use, we generally do not think it necessary to recite all of the various bylaws that any owner must comply with. I would feel the Watershed Protection requirements would fall in this category."

June 26, 1972  
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A copy of this letter and the Planning Board's letter of June 21st will be sent to the Building Inspector to keep him up to date on the matter.

SIGN BYLAW: Questions about the Sign Bylaw were referred in writing to Mr. Fuller:

1. Sign Advisory Committee and possibility of its enforcement powers being used instead of the Board or Selectmen or Board of Appeals on sign questions.

LAKWOOD ESTATES: The Planning Board

VOTED: To accept Workingmen's Cooperative Bank Savings Share Account No. 21-32116 in the amount of \$20,000, covering Lakewood Drive from Station 6+73.79 to Station 11+50, including Ridge Road, thereby releasing lots 28, 29, 6, 7 and 8.

VOTED: To notify Medfield Development Corporation.

NORFOLK COUNTY TRUST COMPANY: The Planning Board received a copy of Mr. Burr's letter of June 22nd to the Norfolk County Trust Company relative to a complaint from an abutter, which complaint stated that the stockade fence separating the bank from her property had been removed and replaced with a chain-link fence. No action required.

4R KENNEY ROAD: A copy of the Building Inspector's letter of June 26th to Mr. J. D'Alessandro denying a permit to construct a one-family dwelling at 4R Kenney Road. No action required.

FINANCIAL IMPACT STUDY ADDENDUM: Mr. Standley requested that the Board act on the addendum to the Financial Impact Study at the Board's July 5th meeting.

PLANNERS HANDBOOK: A copy of the Planners Handbook was received from the Massachusetts Federation of Planning Boards. Mr. Standley has reviewed this book and feels that it would be worthwhile for Board members to have. Mrs. Munsey will review it also.

TAXES, LAND USE AND POPULATION: Mr. Kenneth R. Brock, Chairman of the Warrant Committee, brought this to the Board's attention. A copy will be sent to the MPIC and a copy made for each Board member.

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

Respectfully submitted,

  
F. Gordon Yacobi  
Secretary

## MEDFIELD PLANNING BOARD

Minutes - July 5, 1972

Members present: Mrs. Munsey, Messrs. Standley, Rogers and Vanslette.

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

MINUTES: VOTED: To accept the minutes of June 20th and 26th.

SIGN BYLAW: Mrs. Munsey and Mr. Vanslette met with Messrs. Palumbo, Rossi and Walsh on Wednesday, June 28th, to discuss progress being made on the Sign Bylaw.

Mrs. Munsey said she felt that a great deal was accomplished in getting things moving in the right direction. There was considerable discussion about the question of free-standing signs and how it is going to be resolved. The businessmen feel that if the gas stations are allowed to have free-standing signs, other businesses should be allowed to have free-standing signs also.

There will be a meeting on July 19th at 8:00 p.m. with the businessmen and all Planning Board members are invited.

Mrs. Munsey reported that the question of colored signs and lights was discussed. The main thought here seems to be that if the lights do not interfere with public safety, it would be pretty difficult to justify forbidding them entirely.

It is pretty well agreed that signs should be restricted to the property on which the business is located. However, we still have to resolve the problems of businesses in a remote location which need directional signs. The group seems to be heading in the direction of a Special Permit for this type of sign.

Mr. Vanslette said he had a suggestion at the time they were discussing signs that perhaps a formula could be determined that would relate the number of square feet in a sign with the frontage of the property.

Since then, he has done more thinking along these lines and has concluded that a simple formula - one square foot of sign per one square foot of frontage - might be feasible. A freestanding sign would have to pay a double penalty, as both sides of the sign would have to be counted in the square footage. This formula would encourage signs placed against a building.

Mrs. Munsey asked if there is anyone who has strong opposition to free-standing signs, as she would like to be aware of it now.

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July 5, 1972

Mr. Standley said he would like to see some kind of arrangement reached where free-standing signs would be discouraged. He feels that Mr. Vanslette's idea is a very good approach. No signs are outlawed but at least the businessmen will be encouraged to use signs against the buildings.

ESTIMATES FROM CHENEY ENGINEERING: Estimates for the completion of work in Kaymark and Harding Estates were received from Cheney Engineering.

The Board will meet at 9:30 a.m. Saturday, July 8th, to review the plans and to inspect the subdivisions involved.

NEIGHBORHOOD YOUTH CORPS PROGRAM: A memorandum was received from the Executive Secretary stating that through the Neighborhood Youth Corps program there would be additional clerical help in the Town Hall for the various Boards to use.

PLANNERS HANDBOOK: In regard to the above, it was thought that copies of the Planners Handbook could be made by the summer help. However, before going ahead with this, the Planning Board Assistant will check to see the price of paper to be used.

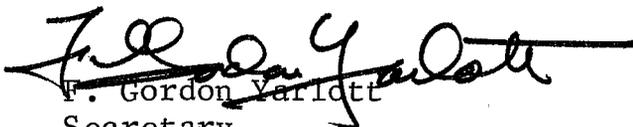
LETTER FROM OFFICE OF PLANNING & PROGRAM: A letter was received from the Commonwealth of Massachusetts Office of Planning and Program coordination requesting information relative to child care centers. That portion of the Zoning Bylaw which pertains to child care centers will be copied and sent as requested.

PAYROLL REPORTING FORMS: A memorandum was received from the Executive Secretary relative to new payroll reporting forms. The Planning Board Assistant will conform with the request.

FINANCIAL IMPACT ANALYSIS: The addendum to the Financial Impact Study which Mr. Standley prepared will be finalized for the Board's July 17th meeting with the Library Trustees and Mr. Woglom.

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

Respectfully submitted,

  
F. Gordon Variott  
Secretary

MEDFIELD PLANNING BOARD  
Minutes - July 10, 1972

Members present: Mrs. Munsey, Messrs. Rogers and Vanslette. Others attending: Messrs. Owens and Rosenfeld.

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

MINUTES: VOTED: To accept the minutes of July 5th.

PLANNERS HANDBOOK: The cost of paper for duplication of the Planners Handbook is .0135¢ per sheet.

VOTED: To have six copies of the Planners Handbook reproduced by summer clerical help provided to the Town Hall by the Neighborhood Youth Corps.

HASTINGS & GAUTREAU AND KAYMARK: On Saturday, July 8th, Mrs. Munsey and Messrs. Rogers and Standley inspected Kaymark and Hastings & Gautreau and the plans engineered by Cheney Engineering for the completion of these areas.

The estimate by Cheney Engineering indicated that the Planning Board is not holding sufficient funds for all the work in the Cheney plans.

- VOTED:
1. That the intersection of Longmeadow Road and Springvalley Road be completed according to plans drawn up by Cheney Engineering.
  2. That the bituminous pavement in the stub of Springvalley Road where it abuts Dover should be carried beyond the furthest most driveway and then be terminated. The remainder of the stub should be graded, loamed and seeded to drain. The stub at the extension of Stonybrook Road adjacent to Dover should not be completed but the stub should be graded, loamed and seeded and the curb and sidewalk should be lined up with the present berm and sidewalk.
  3. That the construction of the stub at the other extension of Stonybrook Road should be eliminated and, pending approval of the Superintendent of Streets as to its possible use, the sidewalk in this area be installed with curb and the remainder of the stub be blended into the adjacent lots and loamed and seeded.
  4. That the minimal amount of work be done on Kaymark.

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The Planning Board Assistant was requested to invite Mr. Vaughan of Cheney Engineering to the Board's July 17th meeting and ask him to revise the plans.

HEALD HOMES: The Board will check into the background of the turnaround on Colonial Road.

GUNHILL PARK: Mr. Rogers reported that he had been subpoenaed to attend Court at 9:30 a.m., Tuesday, July 11th, and to bring Planning Board's records relative to Gunhill Park.

Mr. Rogers said he would comply with this request.

HEARING - ZONING BYLAW: On July 12, 1972, at 2:30 p.m. there will be a hearing in Room 167-1 of the State House relative to the Zoning Bylaw and amendments passed at the Town Meeting held March 21, 1972.

VOTED: To submit the following statement to the Zoning Bylaw hearing:

In the Zoning Bylaw presented to the Town in March, 1972, the Planning Board recognized multi-family and apartment use as a use. The area devoted to apartment use remained substantially unchanged in this proposed Zoning Bylaw from that Zoning Bylaw which was previously adopted and approved.

STAGECOACH ESTATES: Messrs. Owens and Rosenfeld appeared before the Board to discuss the Board's letter of June 28th.

Lee Road: Mr. Owens presented a photograph of Lee Road and requested the Board to point out exactly where they wished to have repair work done, as set forth in the Board's June 28th letter. Mr. Rogers pointed out where the Board would like to have the blend between the old and new curbing fixed.

Pilgrim Lane: Referring to the Board's June 28th letter, Mr. Owens said a headwall has already been built. It has been built of stone so that it would not be conspicuous.

The Board asked that grating be affixed to this storm drain so that small children could not enter the cavity.

Mr. Owens said they would install the grating as requested. Mr. Rosenfeld asked the Board what their policy would be on the use of grating.

Mr. Rogers said that where there is a large pipe that a child could crawl into and the pipe goes into darkness, the Board would want grating installed.

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The Board also asked Messrs. Owens and Rosenfeld to have sloping on Pilgrim Lane to be 3 to 1 or between 2 to 1 and 3 to 1, as the Board feels these slopes are unsafe at the present time. This relates mainly to the turnaround.

Surety Requested: Messrs. Owens and Rosenfeld requested that surety be set on Lee Road from Station 14+90 to the p.c.'s of Ridge Road, including drainage in the intersection. Receipt of the surety which the Board will set, lots 88 and 121 will be released.

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

Respectfully submitted,

  
F. Gordon Yarrlott  
Secretary

MEDFIELD PLANNING BOARD  
Minutes - July 17, 1972

Members present: Mrs. Munsey and Messrs. Rogers, Standley, Vanslette and Yarlott. Others attending: Messrs. James Woglom, Roy Beaudette, John Devine and Allan Praught.

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

MINUTES: VOTED: To accept minutes of July 10, 1972, as written.

GUNHILL PARK: Mr. Rogers reported that on July 11, 1972, at 9:30 a.m. the Town Clerk and he appeared at the Dedham Superior Court to offer testimony in the case of Gunhill Realty Trust vs. Town of Medfield.

ZONING BYLAW HEARING: Mrs. Munsey reported that there were 23 people in attendance at the State House hearing held at 2:30 p.m., Wednesday, July 12th. There were three letters which had been submitted in advance; one from Hardy Associates, one from Robert A. Vanslette and one from Norman A. Gray, Jr. These letters dealt in the main with multifamily housing.

Town Counsel's arguments were based on the fact that the mere inclusion of Zoning Bylaw changes in the warrant is sufficient warning to make any town's person aware that changes are taking place.

Some others in attendance brought up the question of lot sizes.

The Attorney General's office stated that as they needed additional information from the Town Clerk, the ninety days' period which they have to render a decision on the Zoning would start at the date they receive the final information.

A copy of a letter to the Town Clerk from the Attorney General dated July 13th was received. This letter contained a request for additional information.

SUBDIVISION CONTROL NOT REQUIRED: Mr. John Devine, Main Street, Dover, and Mr. Allan Praught, 22 Oakdale Street, Dover, appeared before the Board to pick up a plan dated June 24, 1972, signed by the Board on July 14th for a lot of land on Main Street; namely, the six-plus acres of a business-zoned land on which the Colonial is located.

VOTED: To approve the Board's action Saturday, July 14th, when it signed the plan under Subdivision Control Law not Required.

July 17, 1972

Page 2

The Board reviewed a plan presented by Mr. Ralph C. Copeland and signed on July 14th, for two lots of land off North Street. The plan was dated June 28, 1972, and drawn up by Pilling Engineering.

VOTED: To approve the Board's action Saturday, July 14th, when it signed the plan under Subdivision Control Law not Required.

STAGECOACH ESTATES: The Board inspected Lee Road from Station 14+90 to Station 12+48, including the p.c.'s of the intersection of Lee and Ridge Roads for the purpose of setting surety.

VOTED: To set surety on Lee Road from Station 14+90 to Station 12+48, including the p.c.'s of Ridge and Lee Roads, a distance of 310 feet, at \$8,000 for a one-year period. Acceptance of this surety will release lots 88 and 121. A drainage easement easterly to the brook will be required. This surety is contingent upon the installation of drainage and utilities being completed.

KAYMARK AND HASTINGS & GAUTREAU: Mr. Roy Beaudette attended the Planning Board meeting at the Board's request. The Board explained the work which they would like to have completed and requested that the plans be modified to this effect at as low a cost as possible.

VOTED: To send a letter to Cheney Engineering outlining this conversation. This letter will also request a cost estimate of the work required under the revised plans and the fee which Cheney Engineering estimates for their engineering. The Board will also request a completion date for the revised plans.

USE OF ASSESSORS MAPS: A letter dated July 7, 1972, was received from the Board of Assessors stating that the Board may use the aerial maps by requesting them in advance. No action required.

BOARD OF APPEALS DECISIONS: The Board received the decisions rendered by the Board of Appeals on the follows:

Decision 219: Mr. Frederick A. Uvezian, Jr., 15 Dale Street, Medfield, requested a special permit for a home occupation and storage of more than one commercial vehicle. The request was denied. No action required.

Decision 220: Mr. Wesley F. Pease III, 29 Spring Street, Medfield, requested a special permit to conduct as a home occupation a real estate office on the premises and to erect an exterior sign. The request was denied. No action required.

Decision 221: Mr. & Mrs. Arthur F. McEvoy, 161 Spring Street, Medfield, requested a special permit to conduct as a home occupation or to use the building in question in a nonconforming manner for the purpose of conducting a school of classical ballet. The request was granted. No action required.

ADDENDUM TO FINANCIAL IMPACT ANALYSIS: Mr. Woglom attended the meeting at the Board's request to discuss the library figures with the Library Trustees. In the absence of the Library Trustees, the Board asked Mr. Woglom his opinion of the suggested addendum. Mr. Woglom was in agreement with the addendum.

VOTED: To accept the addendum dated July 17, 1972, to the Financial Impact Analysis concerning Table 5, page 11, and have it inserted in the report.

MASTER PLAN IMPLEMENTATION COMMITTEE: Copies of the MPIC minutes of July 5th and a copy of a questionnaire being readied to be distributed to Town Officials relative to the Housing Study were given to the Board members. Mr. Rogers plans to attend the MPIC meeting of July 19th.

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

Respectfully submitted,

  
F. Gordon Yarbott  
Secretary

MEDFIELD PLANNING BOARD  
Minutes - July 24, 1972

Members attending: Mrs. Munsey, Messrs. Rogers, Vanslette and Yarlott.  
Others attending: Mr. Peter True, representing Mr. Arthur Stivaletta.

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

MINUTES: VOTED: To accept the minutes of July 17th.

SIGN BYLAW: Mrs. Munsey reported on the Sign Bylaw meeting held July 19th which was attended by Mrs. Munsey and Mr. Vanslette of the Planning Board and Messrs. Vincent Palumbo and William Walsh representing the business community.

The next meeting of this group will be held on August 9th.

MPIC MEETING: Mr. Rogers reported that he had attended the MPIC meeting on July 19th. Mr. Woglom was also present. The form and content of questionnaires to be distributed to Town Officials was discussed.

BELCHERTOWN: Mr. William M. Cary, Rte. 1, Box 207A, Belchertown, Massachusetts, telephone Mr. Rogers in connection with the establishment of a Master Plan. Mr. Cary had heard that Medfield had formulated a master plan with citizen participation only. Mr. Rogers gave Mr. Cary the proper history of Medfield's master plan.

CAROL ANN DRIVE: Mr. Peter True, representing Mr. Arthur Stivaletta, presented an \$8,000 bond to the Board so that the lots on Carol Ann Drive could be released.

As the Board did not have the book and page where the plan and the Covenant was recorded, no action could be taken on the bond.

The Board requested Mr. True to obtain this information; until it has been received, Mr. True will keep the bond.

ZONING BYLAW: A copy of a letter dated July 18th to the Town Clerk from Assistant Attorney General Henry F. O'Connell was received. This letter stated that the Zoning Bylaw passed by the March 1972 town meeting was approved by the Attorney General, with the exception of the first and second amendments to the main motion adopted on the Town Meeting floor.

Steps will now be taken by the Planning Board to have this Bylaw and map printed.

Prices will be obtained from three printers regarding the printing of the Bylaw.

Mr. Derman of Avis Airmap will be contacted to update the zoning map.

The Board will await approval of "Section 7 - Signs" by the Attorney General prior to having the new Zoning Bylaw printed.

PUBLIC HEARING: A notification was received of a public hearing at 6:15 p.m., Tuesday, July 25th, requesting additional storage of gas, etc., on the premises of the Texaco Station at 26 Spring Street.

BOARD OF HEALTH: The Planning Board received a copy of the Board of Health's letter of July 19th to Fernandes requesting that action be taken relative to the standing water in Fernandes' Medfield parking lot. No action required.

HOUSING STUDY: Metcalf & Eddy's first invoice for work on the Housing Impact Study was received.

VOTED: To have the \$2,000 invoice paid.

CALIFORNIA SIGN BOOKLET: To aid in the drawing up of the Sign Bylaw, Mr. Vanslette requested that ten copies of the California Sign Booklet be purchased.

VOTED: To purchase as above.

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

Respectfully submitted,

  
F. Gordon Yarbott  
Secretary

MEDFIELD PLANNING BOARD  
Minutes - July 31, 1972

Members present: Messrs. Standley, Rogers, Vanslette and Yarlott.  
Others attending: Mesdames Gomes and Schmitt.

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

TURNAROUND - BLACKSMITH DRIVE: Mesdames Gomes and Schmitt appeared before the Board to report that part of the turnaround on Blacksmith Drive is located on their property and they feel that the turnaround has lessened the value of their homes.

They asked the Board if they could request Mr. Heald to put the turnaround beyond their lots.

The Board said they could not do this as it would be an infringement of the Watershed Protection District.

Mr. Rogers read from the Board's July 16, 1969, letter to Mr. Heald, the developer, which indicated that this turnaround is approved.

Mesdames Gomes and Schmitt also reported that there are open storm drainage pipes in the area which are dangerous for young children.

The Board said that they frequently required grating on this type of drainage and after inspection would inform the developer if this is required.

MINUTES: VOTED: To accept July 24th minutes as written.

ZONING BYLAW AND MAP: Mr. Derman could not attend this meeting because of illness. Another date will be set up in the near future to discuss the changes in the map.

A list of specifications were approved by the Board and quotations for the printing of the Zoning Bylaw will be requested from Fleetwood Printing, Hansom Printing and Laurel Press.

SANITARY LANDFILL: A letter dated July 31, 1972, was received from the Executive Secretary regarding the Watershed Protection District within the sanitary landfill area.

VOTED: To send a letter to the Selectmen requesting either they or their representative meet with the Planning Board at 9:30 a.m. Saturday, August 5th, to point out the Watershed area boundaries.

July 31, 1972

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QUESTIONNAIRE ON CONDOMINIUM DEVELOPMENT: The Planning Board received a questionnaire on condominiums from the Department of Community Affairs, 141 Milk Street, Boston, MA 02109.

VOTED: To request the Building Inspector to fill out the questionnaire and return it to the Department of Community Affairs.

FISCAL YEAR CHANGE: A memorandum dated July 27, 1972, was received from the Executive Secretary stating that information regarding the new fiscal cycle is available from the Selectmen.

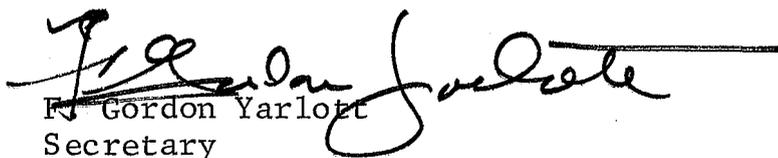
VOTED: To request information.

PLANNING BOARD MEETINGS:

VOTED: Not to hold a meeting on August 14th and 21st.

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

Respectfully submitted,

  
Gordon Yarlott  
Secretary

MEDFIELD PLANNING BOARD  
Minutes of August 7, 1972

All members present.

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

MINUTES: VOTED: To accept the minutes of July 31st.

BLACKSMITH DRIVE: The Board inspected the turnaround on Blacksmith Drive and the drainage pipe at the request of Mrs. Gomes and Mrs. Schmitt, abutters. As a result of the August 5th inspection, it was

VOTED: To send the following letter to Mr. Henry Heald, with copies to Mrs. Gomes and Mrs. Schmitt:

We have made an inspection of the drainage at the end of Blacksmith Drive at the request of the abutters.

The Board is of the opinion that the end of the concrete drainage pipe should be repaired and two steel vertical rods should be driven into the ground approximately 6" apart in front of the drainage pipe so as to prevent entrance into the end of the drainage system by a child.

CAROL ANN DRIVE: The Board received the book and page of the registration of the Plan of Carol Ann Drive; namely, Plan #507 of 1970, Book 4671, page 150. The date of the registration is June 24, 1970. The Covenant has not been recorded.

PINE NEEDLE PARK - Partridge Road: Mrs. Bartlett of Partridge Road called to inquire as to when Partridge Road will be completed. The Board checked the bonds held.

VOTED: To send the following letter to Mr. Edward Stivaletta:

The following bonds are overdue relative to the completion of Erik and Partridge Roads:

1. Employers Groups of Insurance Companies Bond No. SY A-B 71046-86 in the amount of \$3,500. This bond covers Partridge Road from Station 0+65 to Station 9+00, including the p.c.'s of Morse Drive. This bond expired on January 11, 1972.

2. Employers Bond No. SY-71016-53, in the amount of \$8,000, covering Erik Road from Station 5+20 to end of stub, including p.c.'s of Partridge Road, and from 9+00 Partridge Road to approximately Station 13+30. This bond was due November 13, 1970.

The Board would like to have a completion date on the work covered by the above bonds.

Copies of the above letter will be sent to Employers Group, Town Counsel and Mrs. Bartlett.

ZONING MAP: There will be a meeting with Mr. Derman of Avis Airmap on Monday, August 14th, at 8:00 p.m.

LEE ROAD: Needham Co-operative Bank Savings Share Account No. 2-995083 in the amount of \$8,000, in the name of Arthur F. Owens and an easement from Ridge Road to the natural water course was received.

VOTED: To accept surety and release lots 88 and 121 on Lee Road, subject to the inclusion in the easement of lots 88 and 91.

MOHAWK AND PENOBSCOT STREETS: Peerless Insurance Company Bond No. S-10-80-09, dated June 19, 1972, in the amount of \$31,000 was received. This bond covers the completion of Mohawk Street from Station 0+00 to Station 5+72 and of Penobscot Street from Station 0+00 to Station 7+00.

Acceptance of this bond would release Norfolk County Trust Company Account No. 177-59035 in the amount of \$31,000.

VOTED: To return bankbook upon approval of the bond by Town Counsel.

FRANKLIN-SUFFOLK SAVINGS DEPOSIT FORFEITED - HASTINGS & GAUTREAU: A memorandum was received from Town Treasurer requesting permission to have the above-captioned account transferred to a 90-day account to take advantage of higher interest.

VOTED: To have the account transferred as requested and to so notify the Trueasurer.

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

Respectfully submitted,

  
F. Gordon Yarlott  
Secretary

MEDFIELD PLANNING BOARD  
MINUTES OF AUGUST 28, 1972

Members present: Mrs. Munsey, Messrs. Rogers, Standley and Yarlott.

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

CAROL ANN DRIVE: Mr. Arthur Stivaletta has requested release of lots on Carol Ann Drive. As the covenant has not been filed in the Registry, Mr. Rogers checked with Town Counsel to see how it could be done to the Town's satisfaction at this time.

VOTED: To send a letter to Mr. Arthur Stivaletta, with a copy to Mr. Mulvee, his attorney, requesting that the covenant be filed in the Registry and that the information be footnoted on the plans pertaining thereto, which are already on file at the Registry.

DRAINAGE - OFF SOUTH STREET: Mr. Rogers said he had received a telephone call from people off South Street regarding their concern for drainage from Snyder Road. Mr. Rogers said he inspected the area with Mr. Rosenfeld and Mr. Rosenfeld said he would have the drainage completed to Stop River before cold weather.

PLANNING BOARD MEETING:

VOTED: To meet on Tuesday, September 5th, due to the Labor Day holiday.

GARRY DRIVE: A memorandum dated August 24, 1972, was received from the Executive Secretary regarding the condition of a small portion of Garry Drive.

The Board will inspect the area and indicate to the Selectmen what would be required to complete the street, including utilities, drainage, etc.

COMPLETION OF HASTINGS & GAUTREAU AND KAYMARK DRIVE: A quotation was received from Cheney Engineering as requested in the Board's July 18th letter.

VOTED: To send a letter to Cheney Engineering authorizing them to proceed to make plans and specifications and a cost estimate for a sum not to exceed \$400.

The Board will discuss with the Selectmen whether or not they would like to have Cheney Engineering do staking, grading and supervising of the work for a sum of \$1,000.

NOON HILL ESTATES - SECTION II: On August 21, 1972, Mr. Kennedy hand-delivered the Definitive Plan of Noon Hill Estates Section II. He also delivered a letter from Mr. William R. Domey, dated August 11, 1972, regarding soil conditions in the area covered by the above-mentioned plan.

VOTED: To send a letter acknowledging receipt of the plans.

BOARD OF HEALTH: Copies of Board of Health letters of August 14th and 25th to J. Stivaletta re lots 53, 54 and 55 on Partridge Road were received. No action required.

A copy of Board of Health letter of August 16th to the Building Code Committee regarding a suggested change in Section 104.11 of the Building Code. No action required.

VIOLATION OF ZONING BYLAWS: A copy of a letter from the Zoning Enforcing Officer to the Board of Selectmen re violation of the Zoning Bylaws at 35 Farm Street, Frank P. Sugrue. No action required.

MINUTES OF MPIC MEETING: Minutes of the MPIC meeting of August 1972 were received. No action required.

AVIS AIRMAP: The Board met with Mr. Derman of Avis Airmap to discuss the changes in the Zoning Map. Mr. Derman felt that he could do this work for about \$100.

VOTED: To have this work done by Avis Airmap.

SUBDIVISION CONTROL NOT REQUIRED: On Monday, August 21st, Mr. Rogers had Board members sign a plan of land for two lots off Rocky Lane. This plan was drawn up by Guerriere & Halnon, Millis, Mass., and dated June 14, 1971. The land in part is owned by Karl H. Johnson, 5 Westview Road, Medfield.

VOTED: To accept Board's action.

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

Respectfully submitted,

  
F. Gordon Yarrlott  
Secretary

MEDFIELD PLANNING BOARD  
Minutes of September 5, 1972

Members present: Mrs. Munsey, Messrs. Rogers, Standley and Yarlott.  
Others attending: Dr. Thiel, Messrs. McCarthy, Moran and Foley of  
Gunhill Park and Mr. Harold Kale, 274 South Street.

The meeting was called to order at 8:00 p.m. and the following business was transacted:

GUNHILL PARK: The above-listed residents of Gunhill Park attended the Planning Board meeting to ask questions regarding the decision of the Court case of Stivaletta et al vs. Rogers et al. However, the Planning Board had not seen a copy of the decision so was unable to comment.

Mr. Standley showed the Gunhill Park residents the writ of mandamus.

Dr. Thiel requested that he be apprised of the Town's decision whether or not to appeal.

CLUSTER ZONING: Mr. Harold Kale, 274 South Street, Medfield, asked the Board if cluster zoning had been completely ruled out by the town.

Mr. Rogers said the proposal had been removed from the Zoning Bylaw because there was a lack of legal definition and pending revision to Zoning Enabling Act. However, if someone wished to take action at any time, the town can change the zoning by a Town Meeting vote.

BOARD OF APPEALS: The Board received a notification of a Board of Appeals hearing on Thursday, September 14, 1972, at 7:45 p.m., on the petition of J. D'Alessandro, 3 Windham Road, Hyde Park, appealing the refusal of the Building Inspector to issue a permit to build a single-family residence at 40 Kenney Road, due to inadequate street frontage.

HOUSING STUDY - MPIC: Mr. Rogers reported that he was notified that Mr. Woglom has started drafting the Housing Study, Mr. Rogers will talk to Mr. Woglom about the preparation of the draft.

GARRY DRIVE: In accordance with a memorandum dated August 24, 1972, the Planning Board will inspect Garry Drive at 9:00 a.m., Saturday, September 9, 1972.

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September 5, 1972

SIGN BYLAW: Mrs. Munsey reported that Messrs. Vanslette, Palumbo, Crocker and Rossi met with her on Wednesday, August 30, 1972, and worked almost exclusively on developing a formula for determining sign size.

The next meeting with the businessmen will be held on Thursday, September 21st, at 8:00 p.m.

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

Respectfully submitted,

  
F. Gordon Yarlott  
Secretary

MEDFIELD PLANNING BOARD  
MINUTES OF SEPTEMBER 12, 1972

Members present: Mrs. Munsey, Messrs. Standley, Yarlott and Rogers.  
Others attending: Messrs. Rosenfeld and Owens, several residents of Gunhill Park, and Mr. Ralph Copeland.

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

MINUTES: VOTED: To accept minutes of August 7th as written and the minutes of August 28th and September 5th as amended.

GARRY DRIVE: The Board met at 9:00 a.m., Saturday, September 9th, to inspect the entrance to Garry Drive.

The Board felt that if the Town is going to construct Garry Drive it will be necessary to construct it in accordance with the plans on file. These plans include the installation of a 12" drain, a 12" water line, two catchbasins at the p.c.'s of lots 44 and 57, a fire hydrant, four stone bounds and construction of a manhole in High Street at an existing 10" drain, plus paying and necessary sideline improvements, sloping, etc.

However the Board feels a day's work of fill and grading would make the area adequate for an egress into the two parcels of land. The town would have to secure permission from the owner of Garry Drive in order to do work in that area.

During our inspection, we noted that a large outcrop exists in front of lot 57 at one side of the driveway into this property and it is our opinion that the removal of this large outcrop would be beyond the scope of what the town might do.

VOTED: To have a letter drafted to Executive Secretary setting forth above.

MEETING WITH SELECTMEN - RE STIVALETTA VS. PLANNING BOARD: The Planning Board received a letter from Town Counsel dated September 6th enclosing Judge Brogna's decision of August 25th in the case of Stivaletta et al vs. Rogers et al. Also received by the Planning Board was a copy of a letter from Mr. Ralph Copeland to the Selectmen setting forth Mr. Copeland's opinion regarding an appeal of this case.

September 12, 1972

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The Planning Board met with the Selectmen and Mr. Copeland to discuss the advisability of appealing the Judge's decision.

After lengthy discussion, which included Town Counsel, Charles Fuller, on the phone and the points in Mr. Copeland's September 11th letter, Mr. Kelleher polled each member of the Planning Board and the Selectmen separately. The Planning Board voted unanimously of the four members present and the Selectmen two to one in favor of an appeal.

The Planning Board and Mr. Copeland then went into executive session and discussed the matter further.

VOTED: To release the following statement to the press and the Gun Hill Park residents: "The Selectmen, upon recommendation of the Planning Board have authorized counsel to proceed with an appeal of the case of Arthur Stivaletta et al vs. William Rogers et al."

VOTED: To have a letter drafted for the next meeting which would request the services of Mr. Ralph Copeland to represent the Town in this appeal.

STAGECOACH ESTATES: Messrs. Rosenfeld and Owens appeared before the Board and stated that they will complete drainage from Ridge Road to the end of the present pipe that is installed on the west side of the South Street. This construction will complete drainage in the subdivision to Stop River.

A plan was presented for a change in profile in Lee Road. The Board requested that it receive a drawing of the profile so it might approve same.

NOON HILL ESTATES - SECTION II:

VOTED: To hold a hearing on Noon Hill Estates, Section II, Definitive Plan at 8:00 p.m., Tuesday, October 10, 1972, and have notice published on September 21st and 28th in the Suburban Press.

ZONING BYLAW:

VOTED: To have Fleetwood Printing prepare 500 copies of the Zoning Bylaw at a cost of \$566.

A cost estimate for printing the new Zoning Maps will be requested from Hanson Printing Company.

September 12, 1972

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CAROL ANN DRIVE: Mr. Mulvee, attorney for Arthur Stivaletta, called and informed the Board that the Covenant had been filed and is Document No. 36203, and again requested release of lots on Carol Ann Drive.

The Board requested that this information be received from Mr. Mulvee in letter form.

SUBDIVISION CONTROL NOT REQUIRED: A plan of land in Medfield dated September 7, 1972, drawn by Halnon and Guierre, was presented to the Board for signing. This plan was for one lot off West Street. The applicant was Mr. Richard Kedski of Millis.

VOTED: To sign.

HARDING ESTATES: Mr. Taylor phoned and requested the Planning Board to release Needham National Bank Savings Account #021-411-0 in the amount of \$500, which was being held until miscellaneous work had been completed on Longmeadow Road. He also requested that the surety held on Evergreen Way from Station 23+67.51 to 20+65, in the amount of \$2,570 (two bank books - one for \$1,000 and one for \$1,570) be returned.

HATTERS HILL: Mr. Taylor requested that the surety now held for Station 7+00 to 10+00, in the amount of \$1,100, and \$500 held for work to be completed on Hatters Hill Road be transferred to cover from Station 10+00 to 15+00, releasing lot 11.

The Board will meet at 9:00 a.m., Saturday, September 16th, to make the above inspections.

There being no further business to come before the Board, the meeting was adjourned at 11:00 p.m.

Respectfully submitted,

  
F. Gordon Yarlett  
Secretary

## MEDFIELD PLANNING BOARD

September 18, 1972

Members present: Mrs. Munsey, Messrs. Rogers, Vanslette and Yarlott.  
Others attending: Mr. Henry Heald and Mr. Vardy Taylor.

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

COLONIAL ROAD: Mr. Henry Heald appeared before the Board to request a reduction in surety held on Colonial Road from Station 14+00 to Station 19+50.

Mr. Rogers requested that Mr. Heald send the Board a copy of the letter which gives him permission to construct a turnaround on Colonial Road.

Mr. Heald presented a copy of a plan showing the turnarounds as it is constructed. The Board requested that Mr. Heald bring in the linen to be signed and have four copies of the plan for the Board's use.

Mr. Heald asked if it were his responsibility to put a grating on the drainage pipe, as requested in the Board's letter of August 11th. The Board said it was Mr. Heald's obligation to take care of this matter.

The Board will meet on Saturday, September 23rd, at 9:00 p.m. to inspect Colonial Road.

EVERGREEN WAY: On Saturday, September 16th, the Board inspected this area and noted that there are several bounds in the area which have not been installed.

Mr. Taylor agreed to send the Board a copy of the certification of bounds in Harding Estates. After the certification is received the Board will take further action on the reduction of surety in this area.

The Board asked Mr. Taylor if the work done by the Norfolk Conservation District has helped relieve the water problems in his subdivision. Mr. Taylor said that the water table was down about four feet at lot 94.

HATTERS HILL: Mr. Taylor has requested that surety be set from Station 10+00 to Station 15+00 on Hatters Hill Road. The Board suggested that Mr. Taylor complete the sidewalks before the surety is set.

September 18, 1972  
Page 2

The Board discussed the retaining wall at lot 11 at the intersection of Hatters Hill Road and Vine Brook Road and also the wave in the road in that vicinity with Mr. Taylor.

Mr. Taylor inquired as to the status of the work to be done which has been bonded by Mr. Michele Stivaletta on Route 109. Mr. Taylor told the Board he would be glad to put in his section of drainage, but that it would be closed at both ends. The Board told Mr. Taylor that they had requested the town to sue to have this work done, but nothing has been done to date.

VOTED: To send a letter to the Executive Secretary requesting that an inspection be made of the stone rubble retaining wall abutting lot 11 at the intersection of Hatters Hill Road and Vine Brook Road.

MINUTES: VOTED: To accept minutes of September 12th as amended.

STIVALETTA COURT CASE: A letter dated September 15, 1972, was received from Mr. Copeland. No action required.

VOTED: To send a letter to the Selectmen to request that they retain Mr. Copeland to represent the town in the appeal of the decision of the Stivaletta Court Case.

PORTION OF GARRY DRIVE:

VOTED: To send letter to Selectmen regarding the improvement of Garry Drive.

CAROL ANN DRIVE: A letter dated September 14, 1972, was received from Mr. Santos, Mr. Arthur Stivaletta's attorney. This letter certified that the covenant was recorded in the Norfolk Registry of Deeds.

VOTED: That upon receipt of a letter from Mr. Santos stating that the Covenant has been referenced to the Plan at the Registry, the lots on Carol Ann Drive can be released.

VOTED: To send a letter to Mr. Arthur Stivaletta requesting that reproducible linens of Carol Ann Drive with the condition under which it was approved be put thereon.

## MEDFIELD PLANNING BOARD

September 25, 1972

Members present: Messrs. Vanslette, Yarlott and Mrs. Munsey.  
 Others attending: Mr. Carlton S. Cheney and Mr. Huna Rosenfeld.

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

SUBDIVISION CONTROL NOT REQUIRED: Mr. Carlton S. Cheney, 23 Farm Street, presented a plan of land in Medfield, located on the Layout of North Street, dated November 17, 1970. This plan subdivides the area into four lots at least 40,000 square feet in size. The plan was drawn up by Ellsworth Holman Engineering Associates and dated August 31, 1972.

VOTED: To sign plan.

STAGECOACH ESTATES: Mr. Huna Rosenfeld appeared before the Board to request that surety be set on Lee Road from Station 12+60 to Station 15+0 and on Ridge Road from Station 12+70 to 18+60, which would release lots 91, 110, 111, 119 and 120.

The Board will make an inspection at 9:00 a.m. Saturday, September 30th.

COLONIAL ROAD: A plan of land in Medfield, Massachusetts, showing the temporary turnaround approved for Colonial Road was presented for signing by Mr. Henry Heald. The Board did not sign this plan as it was stamped "Approval under the Subdivision Control Law NOT Required." The Board questioned whether this should come under Subdivision Control or Marlyn Estates plan.

An inspection of Colonial Road from Station 14+00 to 19+50 will be made on Saturday, September 30, at 9:00 a.m.

EASTMOUNT DRIVE: A bankbook in the amount of \$16,000, with assignment, and a letter stating the work will be completed within one year was received from Mr. Anthony Delapa.

The Board will make an inspection at 9:00 a.m. Saturday, September 30th to see if the work set forth in the Board's May 17, 1972, letter to Mr. Delapa had been completed.

HATTERS HILL: Mrs. Munsey reported that she had noted a puddle in front of the hydrant by the intersection of Vine Brook Road and Hatters Hill Road. No action taken.

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NOON HILL ESTATES: The size of lots in the Noon Hill Section II Definitive Plan before the Board for approval is 30,000 square feet. The Zoning Bylaw passed by the Town Meeting on March 21, 1972, the notice of the public hearing of which was in the newspaper on January 27, 1972, requires 40,000 square foot lots.

A preliminary plan of the area was received by the Board on January 24, 1972, and the definitive plan was received on August 21, 1972.

VOTED: To give Town Counsel proper background and request an opinion from him as to whether or not the lot size used is correct.

PERSONNEL BOARD: A letter dated September 21st was received from the Personnel Board requesting a meeting with the Planning Board on October 10, 1972, at 8:45 p.m. As the Planning Board is holding a Legal Public Hearing that evening, a change in time will be requested of the Personnel Board.

MPIC MINUTES: A copy of the MPIC Minutes of August 30th and September 13th were received and distributed to Board members.

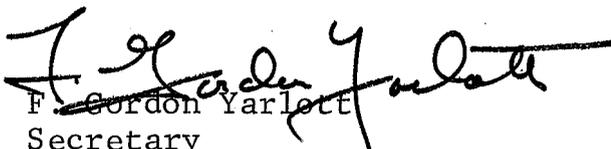
MINUTES: VOTED: To accept the minutes of September 18th as written.

PUBLIC LAW MEMOS: The Board will request the following Public Law Memos from the Department of Community Affairs:

- No. 3 - Subdivision Control
- No. 11 - Three rescript opinions
- No. 12 - Apartment zoning
- No. 13 - Sign and billboard control

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

Respectfully submitted,

  
F. Gordon Yarlett  
Secretary

MEDFIELD PLANNING BOARD  
Minutes of October 2, 1972

Members present: Mrs. Munsey, Messrs. Vanslette and Yarlott. Others attending: Messrs. Owens and Rosenfeld.

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

MINUTES: VOTED: To accept the minutes of September 25th as written.

COLONIAL ROAD: On Saturday, September 30th, Mrs. Munsey and Mr. Vanslette inspected Colonial Road. They made the following observations:

1. At lot 88 the guide wire which supports the utility pole is mounted in the driveway. This must be corrected.
2. The bound at lot 88 could not be located.
3. At the end of the drainage in the turnaround, at approximately Station 19+75, there needs to be some rods driven into the ground over the end of the pipe to prevent small children and animals from entering the pipe.
4. Rods over drainage at Blacksmith Drive have not yet been installed.

VOTED: To send a letter to Mr. Henry Heald stating that upon receipt of certification of bounds and drainage, the completion of the four items above-listed, and \$500 surety to cover the backing of the sidewalk at lot 103 and any possible damages to the street before its acceptance by the Town, Needham Cooperative Bank Savings Share Account No. 59264 in the amount of \$4,100 and No. 62153 in the amount of \$9,000 will be released.

The Planning Board Assistant will draft the letter and send it under the signature of Robert A. Vanslette.

EASTMOUNT DRIVE: On Saturday, September 30, Mrs. Munsey and Mr. Vanslette inspected Eastmount Drive.

VOTED: To accept Norfolk County Trust Company Acct. No. 057-71919 in the name of Anthony F. Delapa and assignment in the amount of \$16,000 for a one-year period. This covers work on Eastmount Drive from Station 6+64 to Station 2+50 and Fieldstone Drive from Station 0+60 to Station 1+53.25, including drainage on Fieldstone Drive, releasing lots 18, 19, 25 and 26.

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October 2, 1972

VOTED: To send a letter to Mr. Anthony Delapa requesting that he meet with Mr. McCarthy to discuss details of the additional catchbasins required on Fieldstone Drive and requesting that a plan be given to the Planning Board indicating the additional catchbasins.

STAGECOACH ESTATES: On Saturday, September 30th, Mrs. Munsey and Mr. Vanslette inspected Ridge Road.

VOTED: To set surety on Ridge Road from Station 12+30 to Station 19+00 (580 feet) in the amount of \$17,000, which would release lots 91, 110, 111, 119 and 120.

VOTED: To send a letter to Mr. Rosenfeld setting above surety for a one-year period.

Messrs. Owens and Rosenfeld requested that the Board set surety on Pilgrim Lane from Station 6+68.37 to Station 8+18.37, a distance of 150 feet. Acceptance of surety would release lots 42A and 34.

Messrs. Owens and Rosenfeld requested that an inspection be made of Lee Road and the \$500 surety held thereon be returned.

STIVALETTA VS. ROGERS: The Board received a copy of a letter to the Selectmen from Attorney George C. Burke, dated September 20, 1972, and a message from John Bradley via Town Counsel and will take the information under advisement.

PINE NEEDLE PARK III - Partridge Road: A letter dated September 25th was received from Mr. Edward Stivaletta regarding completion of work on Partridge Road. No action required.

NOON HILL ESTATES - Section II: A letter dated September 29th was received from the Board of Health approving "said plan with the stipulation that no Building Permit may be issued for any lot until appropriate percolation tests and strata observation pits have been conducted and witnessed by an Agent for the Board of Health, and until Board approval is granted by the issuance of a Board of Health Septic Permit for each lot."

No action required.

The Board will meet at 9:00 a.m. Saturday, October 7th, to study the Noon Hill Estates Section II Definitive Plan.

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October 2, 1972

MAPC QUESTIONNAIRE: The Executive Secretary sent a copy of a MAPC Questionnaire re Regionalization to the Planning Board. Mrs. Munsey will answer those sections of the questionnaire pertaining to planning and zoning for the Board's approval.

DEPARTMENTAL BUDGETS: The Board received a notification of a meeting on Tuesday, October 17th, at 8:00 p.m. to discuss departmental budgets.

The Planning Board Assistant has been requested to prepare a summary of last year's budget for Board members.

SIGN BYLAW COMMITTEE: The Sign Bylaw Committee will meet on Thursday, October 5th, at 8:00 p.m.

PERSONNEL BOARD: At the Personnel Board's request the Planning Board will meet with Personnel Board after their meeting on Tuesday, October 10th.

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

Respectfully submitted,

  
F. Gordon Yarlott  
Secretary

MEDFIELD PLANNING BOARD  
Minutes of October 10, 1972

Members present: Mrs. Munsey, Messrs. Standley, Yarlott and Vanslette. Others attending: Mr. Huna Rosenfeld.

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

PILGRIM LANE: On Saturday, October 7th, Mr. Vanslette inspected Pilgrim Lane from Station 6+68.37 to Station 8+20.

VOTED: To set surety on Pilgrim Lane from Station 6+68.37 to Station 8+20 at \$3500 for a one-year period. Acceptance of surety would release lots 34 and 42A.

Mr. Vanslette also inspected Pilgrim Lane from Station 0+0 to Station 6+68.37 and noted that none of the work requested to be completed in the Board's June 28th letter had been done.

VOTED: To send a letter to Medfield Development Corporation relative to surety set and an additional letter stating that \$3200 is still required to release Peerless Insurance Company Bond in the amount of \$15,650.

Mr. Rosenfeld appeared before the Board to request the amount of surety to be required to release lots 34 and 42A on Pilgrim Lane.

The Board asked Mr. Rosenfeld to correct the dumping situation off Pilgrim Lane. Mr. Rosenfeld said he would rectify this condition prior to October 21st.

CAMELOT LANE: Mr. DuHaime requested the return of \$500 surety held on Camelot Lane.

VOTED: To send a letter to M&D Builders stating that it is the Board's policy to keep a small amount of surety until the street is accepted by the Town.

MODIFICATION OF PLANS - KAYMARK AND HASTINGS & GAUTREAU: A letter dated October 3, 1972, including the modified plans of Kaymark and Hastings & Gautreau and the cost estimates, was received from Cheney Engineering.

The Board will meet at 9:00 a.m. Saturday, October 14th, to check these plans.

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October 10, 1972

MAPSS QUESTIONNAIRE: The Board approved the comments made by Mrs. Munsey as modified.

VOTED: To send to Selectmen.

PARTRIDGE ROAD:

VOTED: To send a letter to Mr. Edward Stivaletta stating that during an inspection of Partridge Road on Saturday, October 7th, it was noted that the work which was expected to be completed by the end of September was still incomplete.

COLONIAL ROAD PLAN: The Board has a plan of Colonial Road which includes a turnaround, said plan is marked "Subdivision Control Not Required."

VOTED: To send a letter to Town Counsel asking his advice as to the signing of this plan.

BOARD OF APPEALS DECISION 222: The Board of Appeals Decision 222 regarding the refusal of the Building Inspector to issue a Building Permit to allow a single-family residence at 40 Kenney Road due to inadequate street frontage was received. The appeal was denied. No Planning Board action required.

RETAINING WALL - Hatters Hill Road: The Board is in receipt of the Executive Secretary's letter of October 6, 1972, relative to the retaining wall which abuts lot 11 at the intersection of Hatters Hill Road and Vine Brook Road.

This letter stated that the Highway Superintendent would be willing to work with the Planning Board in drafting specifications for the Subdivision Rules and Regulations for retaining walls.

Mr. Burr gave the Board a section of the BOCA (Building Officials Conference of America) Building Code relative to retaining walls.

SUBDIVISION CONTROL NOT REQUIRED: A plan of land on Elm Street, owned by the Wheelwrights, was presented to the Board. This plan was drawn by Cheney Engineering, dated October 6, 1972. The plan is for two lots of land.

VOTED: To sign plan.

The Planning Board meeting adjourned at 9:30 p.m. to meet with Selectmen relative to the Stivaletta appeal.

Respectfully submitted,

  
F. Gordon Yarlott  
Secretary

## MEDFIELD PLANNING BOARD

MINUTES OF OCTOBER 16, 1972

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

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

PINE NEEDLE PARK III: Mr. Michele Stivaletta appeared before the Board to request information relative to the completion of Partridge Road.

Mr. Stivaletta was given copies of the Board's letters of December 1 and 9, 1970, to Mr. Edward Stivaletta, Joseph Stivaletta, Inc., which enumerated items to be corrected on Partridge and Erik Roads.

Mr. Stivaletta requested that he be allowed to redesign the turnaround at the end of Morse Drive. The Board requested that Mr. Stivaletta have a plan drawn and present it to the Board for approval.

HEALD HOMES TRUST: Mr. Heald presented a certification of Colonial Road inverts to the Board.

VOTED: Subject to drainage being correct and receipt of \$500 surety, the Board will release Needham Cooperative Bank Acct. No. 62153 in the amount of \$9000 and No. 59264 in the amount of \$4100.

Mr. Heald requested that surety be set on Blacksmith Drive from 25 plus 20 to 23 plus 10 and on Colonial Road from Station 25 plus 60 to 28 plus 83.38, including the pc.'s of Blacksmith Drive and Colonial Road, a distance of approximately 533 feet. The surety is tentatively set at \$15,000 pending inspection. The acceptance of this surety will release lots 58, 59 and 94.

The Board members will inspect the area individually and have information available for Tuesday, October 24th.

The Board called Town Counsel re the signing of this plan. Town Counsel advised that if the turnaround were temporary the plan could be signed under subdivision control not required.

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October 16, 1972

VOTED: To sign plan of May 3, 1972, submitted by Mr. Heald and drawn by Cheney Engineering approving a temporary turn-around in Colonial Road between lots 103-104 and 88A.

HASTINGS & GUATREAU AND KAYMARK: On Saturday, October 14th, Messrs. Standley and Vanslette reviewed the revised plans of Hastings & Guatreau. With the exception of the deletion of the installation of the water main in the stub at the intersection of Spring Valley Road and Long Meadow Road, the Board is in agreement with the plans.

VOTED: To send a letter to the Executive Secretary transmitting plans and requesting that the Selectmen's Office take care of the bidding procedures and awarding of contracts. The Board recommends that bids be taken on the two alternate Stony Brook Path plans and, if possible, elect the October 3, 1972, solution.

ZONING MAP: Mrs. Willis was requested to invite Mr. Derman of Avis Airmap to meet with the Board at 8:00 p.m. Tuesday, October 24th, to discuss changes in the Zoning Map.

BUILDING CODE COMMITTEE: Mr. Vanslette indicated that he felt there is a problem in the Business District side line set back. The Board would like to discuss this and party and fire walls with the Building Code Committee in mid November.

NOON HILL ESTATES:

VOTED: To accept Peerless Insurance Company Bond No. S-10-80-90 dated June 19, 1972, in the amount of \$31,000. This bond will release Norfolk County Trust Company Savings Acct. No. 177-59-35 in the amount of \$31,000. The bond covers Mohawk Street from Station 0 plus 00 to Station 5 plus 72 and Penobscot Street from Station 0 plus 00 to Station 7 plus 00, and lots 27, 28, 29 and 30 on Mohawk Street and lots 34, 35, 36, 37 44 and 45 on Penobscot Street were released on December 13, 1972.

ZONING BYLAW:

VOTED: To take steps to see if the Town will vote to amend the Zoning Bylaw by deleting Section 9.3 or take any action relative thereto.

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October 16, 1972

The Planning Board Assistant will prepare the advertisement for next meeting and receive Town Counsel's approval.

The Board will request Mr. Fuller to attend the Board's October 30th meeting to discuss changes to be made in the Zoning Bylaw.

MEETING OF OCTOBER 10th: A letter dated October 12th was received from the Executive Secretary. This letter confirmed the understanding that the anticipated cost of appealing the decision of Judge Brogna in the Stivaletta case is \$1,000. This letter also confirmed the retaining of Ralph C. Copeland to represent the Town in this appeal.

SUBDIVISION CONTROL NOT REQUIRED: Mr. Standley presented a Plan of Land in Medfield dated March 10, 1972, by Cheney Engineering. This land is owned by Robert Coleman and is located on North Street.

VOTED: To sign plan and require Form 1 to be completed.

WESTMOUNT DRIVE: A copy of a letter dated October 14, 1972, was received from Laura H. Smith.

VOTED: To send a letter to Miss Smith stating that we have checked the original subdivision plan and there is a turnaround at the end of Westmount Drive which is contained wholly on the land of the subdivider. A xeroxed copy of that portion of the plan will also be sent to Miss Smith.

There being no further business to come before the Board, the meeting was adjourned at 10:40 p.m.

Respectfully submitted,

  
F. Gordon Yarlett  
Secretary

## MEDFIELD PLANNING BOARD

MINUTES OF OCTOBER 24, 1972

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

Others Attending: Mr. Gordon Derman of Avis Airmap, Mr. Ralph C. Copeland and Mr. Charles Fuller, Jr.

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

ZONING MAP: Mr. Derman met with the Board to discuss final changes in the Zoning Map.

The list of changes was studied and Mr. Derman will incorporate them in the plan.

Mrs. Willis will check with the printer to ask what provisions he has for cutting the town seal into the map. She will also check to determine the map and lot numbers of the rezoned land on Pound Street. A list of streets accepted by the Town after July, 1970, will also be sent to Mr. Derman.

The charge for the revamping of this Zoning Map will be \$200.

STIVALETTA CASE: The Board met with Mr. Ralph C. Copeland to discuss the Stivaletta appeal.

VOTED: To have Mr. Copeland send a letter offering to release Wood End Lane from Station 18 plus 50 to Station 28 plus 49.33 from the covenant.

HEALD HOMES TRUST:

VOTED: To set surety on Blacksmith Drive from 25 plus 20 to 23 plus 10 and on Colonial Road from Station 25 plus 60 to Station 28 plus 83.38, including the p.c.'s of Blacksmith Drive and Colonial Road, a distance of 533 feet at \$15,000 for a one-year period. Acceptance of this surety will release lots 58, 59, and 94.

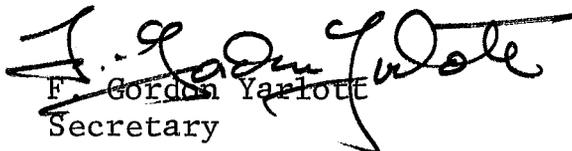
VOTED: To notify the builder.

MORSE DRIVE: Mr. Michele Stivaletta presented a plan of a change in the Morse Drive turnaround. The Board requested that the proper signature block and title be put on the plan before it is signed.

Page 2  
October 24, 1972

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

Respectfully submitted,

  
F. Gordon Yarbott  
Secretary

MEDFIELD PLANNING BOARD

MINUTES OF OCTOBER 30, 1972

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

Others present: Mr. Charles Fuller, Town Counsel.

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

ZONING BYLAW: Mr. Fuller met with the Board to discuss the Zoning Bylaw. Mr. Fuller said he felt the draftsmanship of the Bylaw was poor and, as written, is not a good tool to defend the Town.

Mr. Fuller said that an expert in this area would be needed. The question was asked if this would be within the realm of Town Counsel. Mr. Fuller replied that he is not qualified as a draftsman of this scope and suggested that the Board contact the Department of Community Affairs and request that they recommend some consultants which specialize in drafting Zoning Bylaws.

The deletion of Section 9.3 from the Zoning Bylaw was discussed.

VOTED: To hold a public hearing relative to the deletion of Section 9.3. This hearing will be held on November 27th and advertised on November 9th and 16th. Mr. Fuller will approve the advertisement before it is released to the Suburban Press.

VOTED: To request Town Counsel prepare a phrase to be inserted in the Subdivision Rules & Regulations which would rescind the approval of subdivisions after a two-year period.

MEETING WITH MPIC: Mr. Rogers reported that he and Mrs. Munsey had attended the MPIC meeting of October 25th. It was noted at this meeting that the Housing Impact Study as it relates to developers was not completed. Mr. Rogers said he would attempt to have the developers answer the questionnaires.

Mrs. Munsey further stated that Mr. Woglom had suggested that the updating of the master plan be in the area of open space, conservation land and recreation. Land inventory should also be included in this updating. Mr. Woglom will confirm his recommendations and estimated cost of the updating by letter.

Page 2  
October 30, 1972

A letter dated October 19, 1972, was received from Mr. Woglom advising the Board of the status of the preparation of the Housing Impact Study. The Board would like to have a letter from Mr. Woglom stating that the cost of the Housing Impact Study would not be increased because it is taking longer than anticipated.

ZONING MAP: A letter dated October 26, 1972, was received from Mr. Derman of Avis Airmap requesting that the Board locate the streets accepted by the Town after July 1, 1970.

The Board will meet at 9:00 a.m. Saturday, November 4th, to do this work.

MORSE DRIVE: Mr. Michele Stivaletta presented a corrected plan of Morse Drive dated October 24, 1972, which changes the location of the Morse Drive turnaround.

VOTED: To approve the action of the Board members who signed the plan.

CAROL ANN DRIVE: A letter dated October 26th was received from Mr. Joseph R. Santos, attorney for Mr. Arthur Stivaletta, which forwarded a photo copy of the Covenant showing that the covenant had been registered. No action required.

REQUEST FOR ADDITIONAL FUNDS: The Planning Board Account No. A106-00-105 (Personal Account) as of October 24, 1972, has a balance of \$148.50.

VOTED: To request a transfer of \$300 to the above-mentioned account.

LETTER FROM SUPERINTENDENT OF STREETS: A letter dated October 17th was received from Mr. McCarthy relative to a change in Inspection Cards. This will be set aside for review.

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

Respectfully submitted,

  
F. Gordon Yarlett  
Secretary

MEDFIELD PLANNING BOARD

MINUTES OF NOVEMBER 6, 1972

Members present: Mrs. Munsey, Messrs. Rogers, Standley and Vanslette.

Others attending: People interested in Noon Hill Estates Section II Plan and Mr. Huna Rosenfeld.

At 8:00 p.m. the Chairman called the hearing relative to Noon Hill Estates, Section II, plan dated August 11, 1972. Minutes of the hearing will be filed in the Noon Hill Estates, Section II folder and are a part of this meeting by reference.

At 9:30 p.m. the regular meeting was called to order by Mr. Rogers, Chairman, and the following business was transacted:

STAGECOACH ESTATES: Prior to the meeting Mr. Joseph S. Kennedy presented a bankbook in the amount of \$17,000, an assignment from the bank and a letter from Medfield Development Corporation stating that the work on Ridge Road from Station 12 plus 30 to Station 19 plus 00 will be completed in a one-year period.

VOTED: To accept Needham Co-operative Bank Savings Share Account 66182 in the amount of \$17,000 which covers Ridge Road from Station 12 plus 30 to Station 19 plus 00, releasing lots 91, 110, 111, 119 and 120.

Mr. Huna Rosenfeld appeared before the Board to inquire if he could have certain sections of Stagecoach Estates bonded within a week's time from request; namely, portions of Pilgrim Lane, Lee, Snyder and Ridge Roads. As the protection date for zoning of Stagecoach Estates is January 26, 1973, Mr. Rosenfeld asked how he could be assured of building on the lots in his subdivision under the old zoning.

The Board advised Mr. Rosenfeld to contact his attorney on this matter.

HATTERS HILL: The Board inspected Hatters Hill On Saturday, November 4th, and the following votes were recorded:

VOTED: To set surety on Hatters Hill Road from Station 10 plus 00 to Station 15 plus 00, including the p.c.'s of Vine Brook Road and turnaround at \$7300 for a one-year period. Acceptance of this surety would release lots 11, 12, 22, 29, 30, 31 and 32.

Page 2  
November 6, 1972

VOTED: To set surety on Vine Brook Road from Station 0 plus 00 to Station 3 plus 60 and from Station 4 plus 70 to Station 6 plus 10, including the p.c.'s of Cheney Pond Road at \$2,400 for a one-year period. Acceptance of this surety would release lots 8, 9, 10 and 13.

VOTED: To send a letter to Mr. Taylor setting forth the above and another letter containing the following observations:

1. The turnaround at the end of Hatters Hill Road has not been constructed in accordance with the plan.
2. In the middle of the intersection of Hatters Hill and Vine Brook Roads, there is a low point - an area approximately 20 x 5 feet - which will have to be crowned to drain properly to the catchbasins on the northeast side of the intersection of Hatters Hill and Vine Brook Roads. It appears that the sideline of the street is so constructed that the surface drainage does not drain readily into the catchbasin but puddles on either side.
3. The sidewalks on Hatters Hill Road have not been backed up according to our Subdivision Rules and Regulations as shown in the typical cross section for street layouts.
4. The Board observed the stone wall on the south side of lot 11 and is of the opinion that this wall is not adequate for the purposes for which it is intended and will not approve the wall as a suitable means to retain the soil at the back of the sidewalk.
5. The Board requires that protection at the end of the stub between lots 30 and 31 on Vine Brook Road be provided so as to prevent vehicular traffic from passing beyond the limits of the subdivision. Before this barricade is constructed Mr. Taylor is to submit specifications of the barricade for the Board's approval.

The meeting was adjourned at 10:30 pm. and will meet on Saturday, November 11, at 9:30 a.m. for regular business.

Respectfully submitted,

  
F. Gordon Yarlott  
Secretary

MEDFIELD PLANNING BOARD  
Minutes of November 11, 1972

Members present: Mrs. Munsey, Messrs. Rogers & Standley. Others attending: Mr. Vardie L. Taylor.

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

HATTERS HILL: It was brought to the Planning Board's attention by Mr. Taylor that they were using an incorrect plan when they inspected Hatters Hill. As the Board has only the linens of the plan which was approved, the Board will have two sets of blue-line prints made.

The Board then discussed with Mr. Taylor the points observed during their inspection on November 4th and as stated in the Planning Board minutes of November 6th.

Mr. Taylor asked if he would be required to build the turnaround. The Board said that since it is not on the plan, they would not require it.

Mr. Taylor said that when he has corrected the drainage, lowered two catchbasins, built up the crown on a section of road and backed up the sidewalks as required, he will again request that surety be set.

By that time Mr. Taylor will determine what he is going to do with the retaining wall at the corner of Vine Brook Road and present a cross-section sketch to the Board for what he plans to do. He will discuss the wall and the barricade at the end of Vine Brook Road with Mr. McCarthy.

The Board asked Mr. Taylor to barricade Hatters Hill also. Mr. Taylor questioned his right to do this. The Board agreed and asked Mr. Taylor to fill in the end of the street with gravel for a distance of a couple of car lengths.

APARTMENT QUESTIONNAIRES: Mr. Rogers reported that he had distributed nine questionnaires and will send out one more in connection with the housing impact study.

MINUTES: VOTED: To accept minutes of October 2, 10, 16 and 24 as written and October 30th as amended.

MISCELLANEOUS: Mr. Standley suggested that a checklist be attached to the front of each subdivision file listing documents received, such as certifications to serve as a ready reference record so members will not have to search an entire file to find out if certain documents have been received. The Board concurred.

The Planning Board Assistant received permission to order a new matching file.

SUBDIVISION RULES & REGULATIONS:

VOTED: To send a letter to Mr. Fuller confirming the Planning Board's request to have Town Counsel prepare a phrase to be inserted in the Subdivision Rules & Regulations which would permit rescinding the approval of a subdivision after a two-year period if the ways have not been completed.

SUBDIVISION CONTROL LAW NOT REQUIRED: A linen of a Plan of Land in Medfield dated November 2nd was received from Douglas A. Randall, 1372 Hancock Street, Quincy. As this plan lacked the signature block required, it will be returned to Mr. Randall for completion.

KAYMARK & HASTINGS & GAUTREAU: The Board received a letter dated November 1, 1972, from Mr. Conley relative to putting out to bid the work to be done in Kaymark and Hastings & Gautreau. The Board will request Mr. Conley to meet with them on Monday, November 13th, to discuss this letter.

RIDGE ROAD:

VOTED: To sign release of lots 91, 110, 111, 119 and 120 on Ridge Road, which had been prepared since the Board's acceptance of \$17,000 bankbook and assignment for release of these lots.

TOWN MEETING:

VOTED: To include the following article in the Warrant for the December 11, 1972, Town Meeting: "To take steps to see if the Town will vote to amend the Zoning Bylaw by deleting Section 9.3 or take any action relative thereto."

NOON HILL ESTATES - SECTION II PLAN:

VOTED: To send a letter to Mr. Calvin Colwell, developer of Noon Hill Estates, requesting that the cost of the material and labor of the installation of 12" concrete drain and the new 42" pipe culvert shall be borne by the subdivider that is to be laid in the town way, subject to receiving permission from the town to do this work.

ZONING BYLAW - SIDE YARD SETBACK: Mr. Burr requested confirmation of zoning in effect for what is now "B-I" zone. Zoning Bylaw in effect for 1964 was dated June 19, 1961 - 6 feet from side yards; March 16, 1967, changed to 12 feet; March 6, 1972 changed back to 6 feet. This will be confirmed by telephone to Mr. Burr.

HOUSING FOR ELDERLY: A letter dated October 15th was received from the League of Women Voters asking questions relative to the housing for the elderly program. Mrs. Munsey was requested to draft an answer to this letter.

There being no further business to come before the Board, the meeting was adjourned at 11:45 a.m.

Respectfully submitted,

  
F. Gordon Yarlott  
Secretary

Page 2-  
November 13, 1972

Inasmuch as the above need attention, Mr. Rogers telephoned Mr. Kennedy, attorney for the developer, and discussed these points and inquired if the developer would like the Planning Board to extend the date on which a decision must be rendered to November 22nd.

The Board was also concerned with the possibility of contamination of wells from water flowing from newly built lots. Another concern was that an earlier Planning Board request had not been complied with - that of overlaying a subdivision plan with the soil suitability plan from the soil survey study.

RULES & REGULATIONS: The Planning Board Assistant will arrange a meeting with the Board and Superintendent of Streets and Building Inspector to discuss specifications for retaining walls.

1973 MASTER PLAN UPDATING: There will be a meeting on Saturday morning, November 18th, at 9:30 a.m. with Mr. Woglom, the MPIC, the Park and Recreation Commission, Conservation Commission and Youth Advisory Board to discuss Park and Recreation, Conservation and open space land use updating of the Master Plan.

ZONING MAP REVISIONS: Mr. Rogers and Mr. Derman will meet at 10:30 a.m., Wednesday, November 15th, to discuss additional changes in the zoning map.

LEAGUE OF WOMEN VOTERS: VOTED: To answer the League's letter of October 15th relative to Housing for the Elderly.

UPDATING COSTS FOR STREET CONSTRUCTION: Mr. Rogers said that he would contact road construction firms and request estimates of costs for construction of ways in accordance with our Rules & Regulations. Mr. Rogers will also attempt to include estimates for costs of water and drainage installations within the ways.

TOWN ACCEPTANCE PLANS: The Board received a letter from the Executive Secretary stating that acceptance plans for streets must be in the Selectmen's office on or before December 5th.

VOTED: To apprise all subdividers of this due date.

DOVER PLANNING BOARD: A letter dated November 7 was received from the Dover Planning Board.

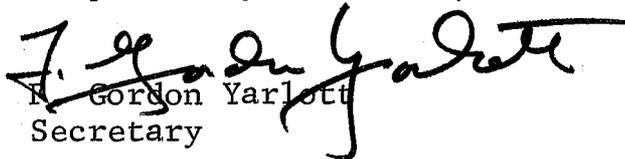
Page 3  
November 13, 1972

VOTED: To request a plan of the subdivision on the Medfield/  
Dover line.

MEETING WITH TOWN COUNSEL: The Planning Board would like to put  
a condition on the Noon Hill Estates Definitive Plan dated August  
11th relative to an adequate domestic water supply being furnished  
by the subdivider. This was discussed with Town Counsel and the  
Board requested his advice in letter form.

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

Respectfully submitted,

  
Gordon Yarlett  
Secretary

## MEDFIELD PLANNING BOARD

## MINUTES OF NOVEMBER 20, 1972

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

Others attending: Messrs, Richard J. Kedski, Douglas Randall and Huna Rosenfeld.

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

MINUTES: VOTED: To approve the minutes of November 11th and 13th as amended.

PLANS UNDER SUBDIVISION CONTROL NOT REQUIRED: Mr. Richard J. Kedski presented a Plan of Land on West Street, Medfield for the Board's signature. This plan was for the change of a lot line, was revised on November 20, 1972, and was drawn by Guerriere & Halnon of Millis.

VOTED: To sign the plan. However, the Board requested that the signature block dated September 20th be removed from the plan by Mr. Kedski's engineer.

Mr. Douglas Randall, 1372 Hancock Street, Quincy, presented a Plan of Land on West Street, Medfield, dated November 3, 1972, and drawn by Frederick Bowers, Quincy. Mr. Randall did not have the necessary blue-line prints; however he said he would send them to the Board immediately.

VOTED: To sign the plan.

A plan of land on Frairy Street, Medfield, owned by Mr. Rebel Palumbo was presented for the Board's signature. This plan was dated November 14th and drawn by Guerriere & Halnon, Inc.

VOTED: To sign plan.

BUDGET MEETING: On Tuesday, November 14th, Messrs. Rogers and Vanslette met to review the budget. Copies of the budget were distributed to Board members at tonight's meeting for their suggestions. The budget will be voted on at the November 27th meeting so that it can be presented to the Selectmen by November 30th due date.

Page 3  
November 20, 1972

NOON HILL ESTATES DEFINITIVE PLAN - SECTION II - DATED AUGUST 11, 1972: The Board received Town Counsel's letter dated November 20th, a copy of which will be included as a part of these minutes.

After a lengthy disucssion, the following motion was made by Mr. Vanslette and it was

VOTED: To grant approval to the Noon Hill Estates - Section II-Definitive Plan dated August 11, 1972, drawn by Landmark Engineering of New England, Inc., with the following condition: "No lots shall be released by the Planning Board for construction until an adequate water supply with regard to pressure and flow has been approved by the Water and Sewer Board."

The above vote was recorded three in favor and two opposed.

Messrs. Standley, Vanslette and Yarlott voted in the affirmative because "a review of these decisions makes it clear, however, that the Supreme Judicial Court considered that it would be proper for Planning Boards to impose conditions on its approval to secure adequate water for the subdivision under the provisions of General Laws, Chapter 41 Section 81U" and because we feel that we have an obligation to the individual persons in town for their health and safety.

Mrs. Munsey and Mr. Rogers voted in opposition because they feel that in putting a condition on the plan the Board has gone beyond its scope as it applies to our Rules and Regulations and to Chapter 41A of the General Laws and their interpretation of the last paragraph of Mr. Fuller's letter of November 20th which is a part of these minutes.

All other business will be tabled until November 27th and the meeting was adjourned at 10:45 p.m.

Respectfully submitted,

  
H. Gordon Yarlott  
Secretary

## MEDFIELD PLANNING BOARD

MINUTES OF NOVEMBER 27, 1972

Members Present: Mrs. Munsey, Messrs. Rogers, Standley and Vanslette.

Following a public hearing on the deletion of Section 9.3 from the Zoning Bylaw, Mr. Rogers, Chairman, called the regular Planning Board meeting to order at 9:00 p.m. The following business was transacted:

1973-74 BUDGET:

VOTED: To approve the 1973-74 18 month Planning Board budget to be submitted to the Warrant Committee as follows:

1st half 1973	\$ 5,473.00
2nd half 1973	4,328.00
1st half 1974	<u>3,051.00</u>

Total 1973-74 Budget	\$12,852.00
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LAND SUBDIVISION RULES & REGULATIONS:

VOTED: To send letters to Mr. Arthur Stivaletta (Carol Ann Drive Subdivision), Mr. Robert Larkin (Penobscot Subdivision) and Mrs. Cynthia Green (Kingsberry Estates Subdivision) requesting that their linens be presented to the Board in accordance with Section 4.328 (page 16) of the Land Subdivision Rules and Regulations of the Planning Board of the Town of Medfield.

STAGECOACH ESTATES: As a result of an inspection on Saturday, November 25th, by the Planning Board the following items were noted:

1. In the vicinity of lot 94 off Lee Road, the Board observed that an area had been filled, the base of which approaches the bank of the brook. The Board will request that plans for the filling in this area be approved before any additional work is done.
2. Intersection of Snyder and Ridge Roads - Due to the fact that at this time Medfield Development Corporation does not intend to complete that portion of Ridge Road to the East of Snyder, the Board will require that the curb and sidewalk be extended along the east side of Snyder through this intersection; that is, the sidewalk will be constructed between the p.c.'s of lot #116 to the p.c.'s of lot #115.



Page 3  
November 27, 1972

4. LEE ROAD - for Base Grade incomplete \$28,200.  
 \$28,200 If completed to rough grade, \$25,000.  
 or From Station 3+25 to Station 12+48, a  
 \$25,000 distance of 923 feet, releasing lots  
 Surety 92, 93, 94, 95, 96, 98, 106, 107, 108  
 and 109.

HEALD HOMES TRUST:

VOTED: To accept Needham Cooperative Bank Savings Share Account No. 60822 in the amount of \$500, releasing Needham Cooperative Bank Account Nos. 62153 in the amount of \$9,000 and 5924 in the amount of \$4,100.

VOTED: To accept Needham Cooperative Bank Savings Share Account No. 62153 in the amount of \$15,000 and assignment. This surety has been posted for the completion of Blacksmith Drive from Station 25+20 to Station 23+10 and Colonial Road from Station 25+60 to 28+83.38, including the p.c.'s of Blacksmith Drive and Colonial Road, a distance of 533 feet and releasing lots 58, 59 and 94.

MASTER PLAN IMPLEMENTATION COMMITTEE: The MPIC informed the Planning Board that Edward Meehan had resigned from the MPIC and requested a replacement for him.

VOTED: To appoint Stanley C. Rossier, 22 Ledgetree Road, for the term ending June 28, 1975.

BOARD OF APPEALS DECISION NO. 223: An application was filed by Susan H. Steele, D.V.M., and Wilbur M. Salter, D.V.M. requesting a special permit to use the premises located at 73-57 Farm Street as a commercial kennel and veterinary hospital and a variance from the 200-foot setback restriction so as to be able to use the existing buildings for these purposes.

The special permit and variance were granted by the Board of Appeals with conditions.

DELETION OF SECTION 9.3 FROM ZONING BYLAW: A certified letter dated November 22, 1972, was received from Joseph and Gladys Kennedy objecting to the deletion. No action required.

OVERDUE BONDS: The Planning Board Assistant was requested to compile a list of all overdue bonds for the next meeting.

Page -4-  
November 27, 1972

There being no further business to come before the Board,  
the meeting was adjourned at 11:00 p.m.

Respectfully submitted,

  
F. Gordon Yarrlott  
Secretary

## MEDFIELD PLANNING BOARD

MINUTES OF DECEMBER 4, 1972

Members present: Messrs. Rogers, Standley, Vanslette and Mrs. Munsey.

Others attending: Messrs. John S. Bottomly, Robert Booth and Huna Rosenfeld.

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

MINUTES: VOTED: To accept minutes of November 20th as amended.  
VOTED: To accept minutes of November 27th as written.

DISCUSSION OF PRELIMINARY PLAN FOR FLYNN PROPERTY: Mr. Booth of Ernest Branch, Inc. presented for discussion a plan for the subdivision of property which the Board knows as the "Flynn Property" on High Street.

Mr. Bottomly said that the name of his company was Mosaber, Inc., which is a family corporation. Equity in this company is held by the Bottomly family. Mr. Bottomly said he plans to have large, colonial-type homes built in part by Chris Weir.

Mr. Booth said that this is a preliminary informal chat to tell you what we are planning. Mr. Rogers read a copy of the letter the Board sent to Mr. Michelle Stivaletta in 1969 relative to the Flynn property.

Mr. Booth: What we would like to do here tonight is to see if you like our general scheme. There are a couple of places where I would like to have 45 foot roads.

Mr. Rogers: In a large subdivision it becomes a fact that some land has got to be set aside for town purchase of play areas. We could not guarantee that the town is going to take it; however, it might be a good selling point also.

Mr. Bottomly: Do you have or did you consider cluster zoning in the Town of Medfield?

Mr. Rogers: We presented cluster zoning to the Town meeting but withdrew it because not enough study had been made for control of the land. We would like to bring your attention to the fact that we have a legal procedure in the Zoning Bylaw for anything you do within the flood plain and watershed protection district. Basically you have to go before the Board of Appeals.

Page 2  
December 5, 1972

Mr. Vanslette: Perhaps we can talk to you about road widths.

Mr. Standley: Wouldn't it be good to show a connection with the Walpole property?

Regarding road widths, it was suggested that the main road through the subdivision be a 50-foot road and all other roads could be 45 feet.

Mr. Standley suggested that the road have a subtle swing.

Two stubs into Walpole land were requested.

Mr. Rogers: Who would own the pond?

Mr. Bottomly: Everyone owns the pond according to frontage by way of riparian rights.

Mr. Bottomly asked why the Board didn't want two egresses onto Route 27.

Mr. Rogers said that because of a slight dip in the road and the closeness of the egresses only one is desired, the one at Plain Street to be retained.

Mr. Standley requested that the brooks be located on the subdivision plan.

STAGECOACH ESTATES: Mr. Huna Rosenfeld appeared before the Board to discuss letters received by him from the Board dated November 29th.

Mr. Rosenfeld requested that surety be set on Lee Road from Station 0 - 20 to Station 3 plus 60, including the p.c.'s of Snyder Road, for release of lots 101, 102 and 105.

He also requested that surety be set on Snyder Road from Station 4 plus 30 to 7 plus 00 for release of lots 51 and 104.

Mr. Rosenfeld requested that Snyder Road be abandoned to Rocky Lane.

Mr. Rosenfeld told the Board that he would forward the Board's letter to Boston Edison re telephone poles on Pilgrim Lane.

Page 3  
December 4, 1972

Worksheets of previous surety calculation sheets will be forwarded to Mr. Rosenfeld.

HATTERS HILL ROAD: The Board inspected Hatters Hill Road on Saturday, December 2nd, and revised the surety required as follows:

VOTED: To set surety at \$2,900 for Hatters Hill Road from Station 10 plus 00 to Station 15 plus 00, including the p.c.'s of Vine Brook Road. Acceptance of this surety would release lots 11, 12, 22, 29, 30, 31 and 32.

STIVALETTA COURT CASE: A copy of a letter was received from George Burke, attorney for Stivaletta, requesting that the Board release lots from the covenant.

A copy of this letter will be sent to Mr. Copeland for answering.

SUBDIVISION CONTROL NOT REQUIRED: Mr. Burr requested that he receive copies of all plans under Subdivision Control Not Required. The Board concurred.

A copy of a plan of land in Medfield dated December 4, 1972, was received by the Board. This plan is for the changing of a lot line on Lee Road and was drawn by Guerriere & Halnon.

VOTED: To sign plan.

REPORT TO TOWN MEETING: The Planning Board Assistant was requested to prepare the report to the Town meeting for approval by Mr. Copeland.

VOTED: To recommend that Section 9.3 of the Zoning Bylaw be repealed by deletion from the Zoning Bylaw.

INSPECTION OF SUBDIVISIONS: Mr. Rogers said that he had been inspecting subdivisions over the weekend and noted that a piece of Partridge Road and Eric Road had been completed.

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

Respectfully submitted,

  
F. Gordon Yarlett  
Secretary

## MEDFIELD PLANNING BOARD

MINUTES OF DECEMBER 12, 1972

Members present: Mrs. Munsey, Messrs. Rogers, Standley & Vanslette.  
 Others attending: Mr. George Humber.

23 ARNOLD DRIVE: The Board provided Mr. George Humber with a copy of release of lot for 23 Arnold Drive.

SURETY - LEE ROAD AND SNYDER ROAD: The Board discussed the construction of Snyder Road from the p.c.'s of Lee Road to Rocky Lane. Mr. Rosenfeld had requested permission to abandon this section of road.

VOTED: To have the section of Snyder Road between Lee and Rocky constructed in accordance with the plan on file dated October 17, 1955, and revised June 16, 1965.

VOTED: To set surety on Snyder Road from Station 0 plus 20 to Station 3 plus 60 and from Station 4 plus 60 to Station 6 plus 20, a distance of 500 feet, at \$21,800 for a one-year period. Acceptance of this surety would release lots 50 and 51.

VOTED: To set surety on Lee Road from Station 0 - 20 to Station 3 plus 60, including the p.c.'s of Snyder Road, a distance of approximately 415 feet, at \$11,300 for a one-year period, releasing lots 101, 102, 104 and 105 upon acceptance of surety.

VOTED: To require that the above sureties be received by the Board at the same time, thereby insuring the completion of the above ways.

ACCEPTANCE OF COLONIAL ROAD:

VOTED: To send a letter to the Selectmen recommending that Colonial Road from Station 15 plus 04 to Station 19 plus 80 be laid out for town acceptance.

HATTERS HILL ROAD:

VOTED: To send a letter to Mr. Vardie L. Taylor stating that although the road may have the proper thickness, the lack of crown leaves much to be desired and requesting the name of the company doing the work.

Page 2  
December 12, 1972

MORSE DRIVE: The Board received a copy of Mr. McCarthy's letter of November 28, 1972, to Mr. Stivaletta relative to the construction of Morse Drive.

VOTED: To send a letter to Mr. McCarthy containing the following:

1. In what way did the material in the cul de sac of Morse Drive not meet your approval?
2. What steps do you recommend the Board take in this matter?

STIVALETTA COURT CASE: A copy of a letter dated December 5, 1972, was received from George G. Burke. This letter was addressed to Mr. Copeland and dealt with the release from the covenant of land in the Gun Hill Park Subdivision. No action required by Planning Board at this time.

WETLANDS PROTECTION ACT OF 1972: A memorandum dated December 10, 1972, was received from the Conservation Commission. Attached to this memorandum was a copy of Guidelines and Procedure for the Conservation Commissions to Implement Chapter 784 of 1972 - The Wetlands Protection Act. Members of the Board will receive a copy of above in mail.

NOON HILL ESTATES:

Calvin W. Colwell: A letter dated December 8, 1972, was received from Mr. John P. Concannon, Clerk of the Courts, Dedham, Massachusetts, notifying the Board that an appeal by Calvin W. Colwell was filed against the Board's decision of November 22, 1972. No action required.

The Board also received a copy of a letter from Joseph R. Santos to the Town Clerk dated December 8, 1972, with Bill of Complaint attached.

A copy of the Water & Sewerage Board's letter of November 29, 1972, to Mr. Joseph S. Kennedy was received giving Water Board's decision relative to water in Noon Hill Estates - Section II.

A letter was received from residents of Westview Road and Hilltop Circle with approximately 30 signatures objecting to further development of Indian Hill as they feel this development causes

Page 3  
December 12, 1972

them water pressure problems.

Copies of the above documents will be sent to Board members for their study.

RETAINING WALL: The Planning Board Assistant was requested to draft a letter to the Building Inspector to the effect that in the future plans for all retaining walls which are normally designed as a structure prior to their construction will be submitted for the Building Inspector's approval.

OVERDUE BONDS: The Planning Board would like to meet with the Selectmen to discuss overdue bonds on December 19th. Mrs. Willis will make the appointment.

DELETION OF SECTION 9.3: The Planning Board Assistant was requested to work with the Town Clerk relative to having the Planning Board Zoning article sent to the Attorney General.

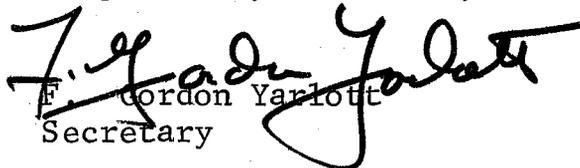
WILMINGTON:

VOTED: To send a letter to Wilmington Planning Board requesting a copy of their Subdivision Rules & Regulations.

UPDATING OF MASTER PLAN: The Board will call a meeting of Master Plan Implementation Committee, Board of Assessors, Park & Recreation Commission, Conservation Commission, Tree Warden, Warrant Committee, Board of Selectmen, Executive Secretary, Water & Sewerage Board, Highway Superintendent, Council for Aging and Youth Advisory Group on Monday, December 18, 1972, at 8:00 p.m. to discuss Metcalf & Eddy's November 29th proposal. Mr. Woglom will also be invited to the meeting.

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

Respectfully submitted,

  
F. Gordon Yarlott  
Secretary

MEDFIELD PLANNING BOARD

MINUTES OF DECEMBER 18, 1972

Members Present: Mrs. Munsey, Messrs. Rogers and Standley.  
 Others Attending: MPIC Members Ritchie, Kaewer, Rossier, Sturtevant, Donnelly, Hurd; Council for Aging, Mrs. Madeline Harding and Mr. Doyle; Conservation Commission, Mr. Mario Pederzini; Assessors, Messrs. Kennedy, Hardy and Mills; Warrant Committee, Mr. McCloud; and Mr. James Woglom of Metcalf & Eddy.

Mr. Rogers opened the meeting at 8:00 p.m. and Metcalf & Eddy's proposal dated November 29th was discussed regarding (A) inventory and evaluation of existing land use and utilization and (B) recreation and conservation study and plan.

The point was brought out that in order to receive any Federal or State aid in the recreation area an up-to-date Master Plan is required.

A price tag of \$13,500 over an 18 - month period is attached to the package. The inventory and evaluation of existing land use and utilization is in the vicinity of \$5,500, while the recreation and conservation study and plan would be \$8,000.

Mr. Woglom indicated that from 1963 to 1972 about one square mile of land in Medfield was committed. The only large, uncommitted open space area is in the Noon Hill section. Under section 7 of the proposal a preliminary evaluation of the advantages and disadvantages of permitting building development versus open space acquisition in the Noon Hill area will be prepared.

VOTED: That two articles be proposed for inclusion in the Town Meeting; namely, A and A & B, B to exclude #13 (map showing recommended recreation and conservation plan employing a composite of the new assessor's maps) and including in its stead an evaluation of recreation activities, present and proposed.

HOUSING IMPACT STUDY: Mr. Woglom reported that a preliminary draft of the Housing Impact Study would be in the hands of the Planning Board and the MPIC by the middle of January. Mr. Woglom urged that this preliminary report be studied and that any changes be submitted to him prior to the publishing of the final report.

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December 18, 1972

Mr. Woglom and the Planning Board met with the Assessors to ask questions pertaining to assessing policy on apartment buildings.

The assessors said the rule of thumb for assessing apartment complexes was 22% of net profit.

There was a discussion relative to a change in building code for apartments. A general consensus was that it should be Class A construction.

STAGECOACH ESTATES: Mr. Rosenfeld appeared before the Board to request a reconsideration of the Board's December 18th letter to him. After a discussion, the Board voted that a letter containing the following should be sent to Mr. Rosenfeld:

VOTED: To have the section of Snyder Road between Lee Road and Rocky Lane constructed in accordance with the plan on file dated October 17, 1955, and revised June 16, 1965.

VOTED: To set surety on Snyder Road from Station 4 plus 60 to Station 6 plus 20, a distance of 160 feet, at \$4,300 for a one-year period. Acceptance of this surety would release lot 51.

VOTED: To set surety on Lee Road from Station 0 minus 20 to Station 3 plus 60, including the p.c.'s of Snyder Road, a distance of approximately 415 feet, at \$11,300 for a one-year period, releasing lots 101, 102, 104 and 105 upon acceptance of surety.

VOTED: To require that the above sureties be received by the Board at the same time, thereby insuring the completion of the above ways.

VOTED: To require that Mr. Rosenfeld furnish the Board with a legal instrument of intent stating that Snyder Road from Station 0 plus 20 to Station 3 plus 60 and Ridge Road from Station 1 plus 80 to Station 12 plus 30 to the side-line of Snyder Road, including p.c.'s of Oxbow be conveyed and constructed as a whole.

HEALD HOMES: A letter dated December 14, 1972, was received from A. Lester Pitchford requesting a copy of the release of lot 41 on Fox Lane.

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December 18, 1972

VOTED: To send copy of release as requested.

DELETION OF SECTION 9.3 FROM ZONING BYLAW: A letter dated December 12, 1972, was received from Mr. Copeland. Attached thereto was a copy of a suggested letter to George G. Burke, Esq. in answer to Mr. Burke's letter of November 29th to the Board, which discussed the deletion of paragraph 9.13 from the Zoning Bylaw.

VOTED: To send the letter essentially as drafted.

Inasmuch as the deletion of Section 93 from the Zoning Bylaw was voted at the Town Meeting held on December 11th, Mrs. Willis was requested to work with the Town Clerk in seeing that the information be sent to the Attorney General. (Note only: It has since been sent to attorney General.)

DATES FOR CLOSING WARRANT AND ANNUAL REPORTS DUE: A memorandum dated December 6, 1972, was received from the Selectmen. This memorandum stated that all articles for the 1973 Town Meeting must be in the Selectmen's hands by 9:00 p.m., Tuesday, January 9, 1972. Annual reports are due Friday, January 6, 1973, at 5:00 pm. All bills and vouchers for 1972 must be delivered to the Town Accountant no later than Thursday, January 4, 1973.

PLANNING BOARD MEETING DATE: The Planning Board's next meeting will be held on January 2, 1973, at 8:00 pm.

The meeting was adjourned at 11:00 pm.

Respectfully submitted,

  
F. Gordon Yarlot  
Secretary



# TOWN OF MEDFIELD

Office of

TOWN COUNSEL  
CHARLES FULLER, JR.

MEDFIELD, MASSACHUSETTS 02052

(617) 359-2733  
482-9646

November 20, 1972

Planning Board  
Town Hall  
Medfield, Massachusetts 02052

Gentlemen:

You have inquired as to whether your Board may impose a requirement that an applicant for approval of a subdivision plan shall show that he has perfected arrangements which will make possible service of the subdivision by an adequate water system.

There have been a number of decisions by the Massachusetts Supreme Judicial Court holding that a Planning Board may not disapprove a subdivision plan, otherwise proper, on the ground that approval of the plan would render inadequate existing water supplies. A review of these decisions makes it clear, however, that the Supreme Judicial Court considered that it would be proper for Planning Boards to impose conditions on its approval to secure adequate water for the subdivision under the provisions of General Laws Chapter 41 Section 81U. Unfortunately, the court declined to say what those conditions might be.

In *Rounds vs. Board of Water and Sewer Commissioners of Wilmington*, 347 Mass. 40, the court considered, among other things, a subdivision regulation of the Wilmington Planning Board requiring the applicant to provide a certificate "that arrangements had been made with the appropriate... [town] [departments] ... for supplying to every lot in the subdivision... water...". The court said that, "The provision of an adequate system of water pipes is not beyond the proper scope of inquiry of the Planning Board in connection with the approval of a subdivision plan." In discussing the applicant's objection that this might require submission of the plan to some other Board, which is prohibited by the Subdivision Control Law, the court said, "We do not view this provision as preventing the Planning Board from imposing by its regulations a general and reasonable requirement that an applicant for approval of a subdivision plan shall show that he has perfected arrangements which will make possible service of the subdivision by the usual utilities, including water."



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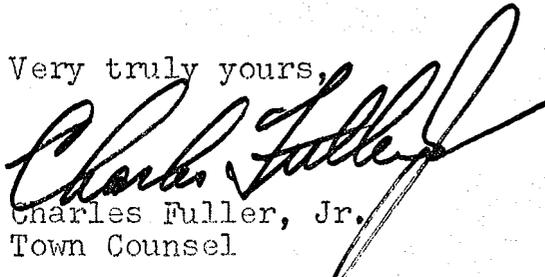
(617) 359-2733  
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Page 2

Planning Board

Applicable provisions of your Board's Subdivision Rules and Regulations (1967) are found in Section 3.1, 5.31, 5.33 and 6.2. Unfortunately, none of these provisions specifically set out that the applicant must determine all of the Water Board's requirements and arrange to comply therewith prior to approval of his subdivision plan. Nor does the application for approval of definitive plan amount to more than an agreement with the Town to install utilities in accordance with such rules of the Water and Sewerage Board as are applicable. Accordingly, it is my opinion that there is a very close question as to whether your Board may impose as a condition of approval of an otherwise proper subdivision plan, the installation of any water system outside of the "Rules and Regulations of the Medfield Water and Sewerage Board". If your Subdivision Rules and Regulations were so worded as to include some special provisions of that nature, it is my opinion that, from their statements made in other cases, that the Supreme Judicial Court would then uphold any reasonable requirement of the Water Board as a condition of approval of the subdivision plan, although I must caution that this question has not been squarely presented to the court as yet.

Very truly yours,

  
Charles Fuller, Jr.  
Town Counsel

CFjr:cb